

Tuesday, February 23, 2021
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

REMOTE MEETING

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot
Attendance	X Remote	X Remote	X Remote	X Remote	X Remote	X Remote

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor’s Orders imposing strict limitations on the number of people that may gather inside in one place, no in-person attendance will be permitted at this meeting. Board members will attend the meeting via ZOOM. Meeting access for the public is provided via ZOOM for the required opportunity for public participation in a public hearing. Information for participating via ZOOM is included at the end of this Agenda. Members of the public may also watch the meeting on Medway Cable Access: channel 11 on Comcast Cable, or channel 35 on Verizon Cable; or on Medway Cable’s Facebook page @medwaycable.

PRESENT VIA ZOOM MEETING:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Amy Sutherland, Recording Secretary
- Steve Bouley, Tetra Tech
- Barbara Saint Andre, Director of Community and Economic Development

PUBLIC COMMENTS:

- A resident wanted to speak about electric vehicle charging stations for the Medway Place site plan. Chairman Rodenhiser indicated they could address the Board during the public hearing for that project.

PUBLIC HEARING CONTINUATION - MEDWAY PLACE SHOPPING PLAZA SITE PLAN:

The Board is in receipt of the following documents: **(See Attached)**

- Email from Larry Ellsworth dated 2.23.21
- Public Hearing Continuation Notice

Attorney Gareth Orsmond was present representing the applicant. DPW Director Dave D’Amico and Compliance Coordinator Stephanie Carlisle were also present.

Attorney Orsmond provided an update since the last hearing which was held on November 24, 2020. Since then, the applicant has provided revisions to the stormwater information to DPW. This was

provided on February 18, 2010. Brady Consulting (for the applicant) provided updated plans on February 11, 2021. The applicant has also supplied comments to the response provided by Tetra Tech and is waiting to see if Tetra Tech is ok with the revisions. The goal of all the revisions is to get an MS4 Connection and Discharge permit from DPW. The applicant explained that there were repairs which needed to be done on site since there was a positive e-coli test. There were modifications to fix this at the back of the property. Tetra Tech was fine with the plan modification. The repairs will need to be inspected. The applicant would like to seek conditional approval for the MS4 permit. The DPW Director indicated that he is waiting to check the work but the weather has not allowed this.

The discussion next moved to address the residents' comments who wanted to speak about the need for electric vehicle charging stations:

Comments about electric chargers:

- Resident Larry Ellsworth, 148 Holliston Street, read a statement urging the owners to install electric charging stations. (See Attached).
- Resident Sue Rorke noted that town meeting voted to require charging stations. She had specifically asked if these would be required when somebody was fixing up an existing parking area. This is one of a key parking lots for this area and she encourages the Board to stick with new bylaw about having the owner include electric vehicle charging stations.
- Resident, Dave and Mendy Tarkowski, 82 Fisher Street, agree with the advantages for electric charging stations noted from other residents. With their electric car, they will venture to new locations due to the chargers being in these locations.
- Resident Jeannine Clifford noted there are restaurants in this location and charging stations would be great. Currently, states are looking to require these electric chargers.

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted by Roll Call vote to continue the hearing for Medway Place Shopping Plaza Site Plan to April 13, 2021 at 7:15 pm.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye
Tom Gay	aye

PEDB MEETING MINUTES:

February 9, 2021:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call to approve the PEDB meeting minutes of February 9, 2021 with an amendment to remove the reference to a confidential email in the list of documents for the Redgate subdivision agenda item.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye

Rich Di Iulio **aye**
Tom Gay **aye**

PUBLIC BRIEFING – EVERSOURCE ENERGY MINOR SITE PLAN- 12 & 13 West Street:

The Board is in receipt of the following documents: **(See Attached)**

- Public Briefing Notice
- Minor Site Plan Application
- Project Narrative
- Waiver Requests
- Site Plan by VHB dated 1.19.21
- Photos
- SAC email to Town staff requesting review and comment
- Email dated 2.11.21 from Fire Chief Lynch
- Review comments dated 2.18.21 from Susy Affleck-Childs
- Review comments dated 2.18.21 from Steve Bouley

The Chairman opened the public briefing for Eversource Energy Minor Site Plan.

Attorney Joshua Lee Smith was presenting for the Eversource for minor site plan application. An aerial of the site was shown on screen share. (See Attached) There are two substations noted on the plan. The project is noted as station 65. There is a switch gear and associated foundation and conduit work. This is on the westerly side of the site toward the entrance of the Exelon site. The sample photos were shown of a switch gear building. This would be installed in 2022. The tractor holding the mobile equipment would be dropped and temporarily fixed at the noted location and then will be moved. Its function is to pick up capacity when the transformer is Being replaced. Once the transformer is replaced, there is no need to switch the location on the site since the entire unit will leave the premises. However, it does constitute a permanent structure. The property is located in the Energy Resource zoning district. The closest residence is at 31 West Street which is over 1,000 feet away from the site. This was shown on Share Screen. A view of 3 West Street was also displayed. There has been no environmental testing done but staff would have to mitigate any environmental issues for the whole site if there were a problem. A color rendering of the plan was shown. The footprint of the switchgear building was identified. The existing structures were shown in the plan. These are 30 ft. from the lot line at West Street. The building will comply with setbacks and lot area.

The applicant seeks a waiver for certain of the Site Plan Rules and Regs design standards. This unit will be a metal box used to store only equipment. There is no need for bicycle racks as there are no employees working in this building. The staff and Tetra Tech appear to be fine with the waiver requests. The applicant is not in front of the Conservation Commission at the present time; they had previously received a negative Determination of Applicability. Member Hayes asked about the culvert replacement as there are notes included on the plan. Rich Lewis of Eversource indicated that the culvert and outlet will be replaced since this they are in such poor condition. The applicant will be replacing them in kind. Consultant Bouley recommended the Eversource team consult with the Conservation Commission regarding this component of the work to see if it needed separate permitting.

Stephanie Carlisle from DPW was present and spoke with the applicant about whether an MS4 permit might be needed. She informed the applicant that the culvert is a direct connection which goes out to Hopping Brook. If the applicant can keep the stormwater on site, the applicant may not need this connection. The ground is full of ledge. This item will need to be addressed further.

The next item discussed was the lighting. There will be six light wall packs as noted on the plan. The graphic was shown of the lighting on the building. This is a covered light fixture. The foot-candle will be .7 at the front lot line. This does not follow the regulations since it needs to be a 0 at the street.

Barbara Saint Andre informed all that the Board may grant minor relief for lighting as this was just voted on at Town Meeting. The applicant will get the results of the photometric plan and the Board will discuss at the next hearing. The applicant communicated that this is not constant light and will only be turned on for maintenance and security.

The applicant asked to continue the briefing with the Board. It was agreed to place this on the agenda for the March 23rd meeting. The revised plan will need to be submitted by March 9th.

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted by Roll Call to continue the public briefing for Eversource for March 23, 2021 at 7:00 pm.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

PUBLIC HEARING CONTINUATION - MEDWAY MILL SITE PLAN:

The Board is in receipt of the following: **(See Attached)**

- 1-13-21 PH continuation notice to the 2-9-21 PEDB meeting as filed with the Town Clerk.
- 2-3-21 email from project engineer Amanda Cavaliere with a status report.
- Email from abutter Myrna Flynn dated 2.23.21

The Chairman opened the continuation of hearing for Medway Mill Site Plan.

Guerriere and Halnon Representative Amanda Cavaliere was present to provide an update. A letter was provided with a brief overview. The applicant has been actively working with the Conservation Commission and Goddard Consulting regarding the infiltration basin. The Commission will have a site walk on March 11, 2021, weather permitting. The goal is to continue with the most recent plan which included an above ground stormwater system and elongated one travel lane for a 42 parking space parking area to reduce impervious coverage. The only outstanding items are meeting with DRC and providing color renderings, and also to provide responses to consultant comment letters dated January 6, 2021 (PGC Associates) and January 7, 2021 (Tetra Tech). After this is done, it will be the last submission and will satisfy the riverfront concerns. Consultant Bouley concurs and he has been part of process with

Conservation Commission. Goddard Engineering has provided several options other than the open system and this will be forwarded to the Planning Board. There are some revisions based on the Conservation Agent recommendations.

The hearing was opened to the public:

Abutter Jannine Clifford thanked the applicant for the changes to the plan with adding speed bumps. She concerned about the fence height only being 6 ft. This should be taller. The back of her house is all windows. It was suggested to supply a view diagram. There are some concerns about trees which are straddling both properties and when this gets paved, those tree roots will be disturbed. Will they survive? Ms. Cavaliere noted that the trees are on the inside of the fence. She does not believe the root system will be effected by a driveway. The post holes should not kill a root. It was suggested that the fence line needs to be staked on the site. The abutter also noted that the parking lot is never full and she has never had a problem finding parking in this area.

The Board would like to take part in the site walk with the Conservation Commission.

Resident Myrna Flynn provided a letter to the Board and was part of the ZOOM meeting. She is a new resident to town and is saddened that the parking lot has been planned. She is concerned about privacy and safety. This is a historic part of town and long standing site and wondering what the cost benefit of a parking lot is to the town. She feels there is currently enough parking for those businesses.

The Board responded that there have been parking problems in the past which need to be addressed and this is why the Board has been working on this plan. There was a request to waive a traffic impact study since there is no new construction being planned. It has been determined that parking has been an issue for a long time for the existing businesses.

On a motion made by Bob Tucker, and seconded by Tom Gay, the Board voted by Roll Call vote to continue the hearing for Medway Mill Site Plan to March 23, 2021 at 7:15 pm.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye
Tom Gay	aye

CONSTRUCTION REPORTS:

- Consultant Bouley had nothing new to report.

EXELON SITE PLAN– CERTIFICATE OF SITE COMPLETION:

- This will be held over to the next meeting.

6 CUTLER ST MULTI-FAMILY PRE-APPLICATION DISCUSSION:

The Board is in receipt of the following documents: **(See Attached)**

- RFP issued by the Medway Affordable Housing Trust seeking buyers for the 6 Cutler Street property (former American Legion Building)
- Concept Plan and building elevations

The Board was made aware that developer Tom McDonough is interested in feedback about building a unit multi-family development (1 triplex and 1 duplex). Mr. McDonough attended the meeting via ZOOM.

The above noted documents were displayed via Screen Share.

Mr. McDonough informed the Board that he is a developer and wants to know what he can do with the property. He has had conversations with the building inspector. The property is .6 acres. The option is a special permit and could accommodate a maximum of 5 units and one of the buildings needs to be a triplex. The existing building will be demolished.

The intention in the past was to find a developer to do an affordable housing developer. This would be before the Board for a multi-family special permit. The Trust wants to sell the property; prospects are not required to do an affordable housing project.

Member Gay communicated that the setbacks shown on the drawing are close to the property lines and he is not sure if it will fit. The height of the other buildings in the area are not 3 and ½ stories high. The rendering is showing high buildings. The Board would like to see buildings more in scale with the surrounding area. The scale of a dwelling unit of 20' by 38' seems like a tight footprint. It may make sense to reduce the number of units to get the height to work. The Board likes the one car garage on the plan. This property has been vacant and the Town would like to see it developed. These units would be for sale. The applicant is encouraged to look at the Medway Design Review Guidelines.

Resident, Jennifer Pavlov, 10 Wellington:

Ms. Pavlov communicated that she lives around the corner and has concern about on-street parking. Will there be enough parking on the site? She likes the idea of the one car garage underground. A concern is the garbage pickup and lighting from this unit. Neighborhood residents are looking forward to getting the property developed and cleaned up.

Plan Endorsement – Harmony Village Multi-Family Condominium, 218-220 Main Street.

The Board is in receipt of the following documents: **(See Attached)**

- Special Permit Decision dated 1.12.21
- Certificate of No Appeal dated 2.3.21
- Email from Treasurers' office 2.4.21
- Construction services invoice dated 1.27.21 (paid in full)
- Revised site plan by Meridian Associates dated 2.2.21
- Email from Steve Bouley dated 2.22.21
- Email dated 2.22.21 from Jack Mee

The Board was informed that all issues have been resolved. It is recommended that the plan be endorsed for Harmony Village Multi-Family Condominium for 218-220 Main Street. The sign offs have all been provided.

On a motion made by Bob Tucker, and seconded by Tom Gay, the Board voted by Roll Call vote to endorse the Harmony Village site plan

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye
Tom Gay	aye

Zoning Bylaw Amendments for May 2021 Town Meeting:

The Board is in receipt of the following documents: **(See Attached)**

- Residential Common Driveway dated 2.28.21
- Solar Installation dated 2.18.231
- Electrical Vehicle Charging Stations with Digital Advertising dated 2-18-21
- Central Business District version 2.2 dated 2-15-21

Environmental Standards:

The Board is in receipt of the following document: **(See Attached)**

- Revised draft dated 2.22.21 (v.3)

The Board was informed that the latest version for review is the revised draft dated February 22, 2021, version 2. Member Gay provided a synopsis of how this version came to be. It was based on comments from abutter John Lally and most recently from Ellen Rosenfeld. This continues to be refined. The majority of the work has been focused on the noise standards. There were changes made to the noise charts and notes added about what they refer to. A decision was made to base the standards on zoning districts instead of uses. The charts were changed to indicate zoning districts. The overall nighttime dBA area averages out at 47 for the Industrial to Industrial zones. The Board reviewed the definition of “sensitive receptor”. It was noted that noise standards will apply for property throughout town and not just in industrial zones.

Dan Merrikin, Ellen Rosenfeld and John Lally were also present via ZOOM. Ellen Rosenfeld stated that she also has her noise consultant Andy Caballeria of Accentech on the ZOOM call. She communicated that the changes included in the February 22 draft were not based on her feedback. She was happy with the prior version previously discussed (November).

Member Gay assured Ms. Rosenfeld that the overall dBA matches what is in her marijuana special permit decisions for 2 Marc Road.

Dan Merrikin informed that Board that there were two areas which he wanted to discuss. The first is the table addressing Industrial to Industrial. The prior decisions for 2 Marc Road were made under the current bylaw’s standards and they are unreasonable in an industrial area. Dan reported that he had Googled noise standards for surrounding towns and hardly any have stated noise limitations within industrial zones. Most use the MA DEP standard which is ambient plus 10db. He reported that the Town of Westwood has stated noise limit of 65 dBA but that the Town of Medway is starting at a more restrictive level. He asks that there not be such a

restrictive nighttime noise level within an industrial zone. Why hamper the industrial area with this standard when it is not affecting a residential area. There is no reason to have sound such noise limits if there is an adjacent industrial property.

Mr. Lally responded based on his experience with noise issues from Ellen Rosenfeld's 2 Marc Road facility prior to the noise mitigation measures undertaken by her. The noise from 2 Marc Road propagated into the neighborhood from one residence to another. He referenced 44 and 46 Coffee Street. He indicated that nighttime noise levels are low this time of year. The 52 dBA level at night is 5 times the community level and that creates a major issue for residents. The primary protection is the property line of the noise source. The residents were told we would be protected.

Mr. Merrikin asked why the noise criteria should be reduced at night when the abutting property is industrial. This does not make sense. There is no benefit for industrial property.

Member Gay noted that with the last three marijuana permit decisions, the 47 dBA for nighttime is what was applied. The Board did not want to see this allowance grow.

Dan Merrikin responded that the benefit of keeping it at 52 dBA (the daytime standard) is allowing a business to operate without a burden. He feels the Board, with the proposed language, is inhibiting commercial development in town. This could limit commercial businesses from coming to town which is what increases the tax base. Operating at the 52 dBA level is not unreasonable; the Town of Westwood standard is 65 dBA. He indicated that Westwood and Medway were comparable communities, so why not use the Westwood standard?

Member Gay indicted he disagreed with the comparison of Medway and Westwood, that the situations are quite different between the two communities. He noted that we were not restricting noise levels beyond the old bylaw but in fact had made it more lenient.

Ms. Rosenfeld stated that based on her noise consultant, not one of the businesses in this area (East Industrial zone) would be able to meet this standard. She asked why the Board is protecting industrial to industrial areas at night.

Barbara Saint Andre asked that in looking at the proposed industrial/industrial table, is there agreement on the daytime dBA of 52. Mr. Merrikin stated he was fine with the 52 dBA for daytime.

Noise consultant Andy Caballeria takes issue since the notable dBA in this area would be in excess of 65 dBA during the day. He also takes issue with the property line measure.

Chairman Rodenhiser asked Mr. Caballeria to state what he recommends. Mr. Caballeria responded with 65 dBA during the day and 60 dBA at night. He stated that are the most common regulations in a survey of published noise ordinances in USA.

Mr. Lally noted when noise propagates there are factors to consider. These sites are tucked adjacent to residential areas. This is a tiered approach and noise changes within a few feet.

Ms. Rosenfeld suggested quantifying at the residential zone.

Member Gay is not comfortable going with the 65 dBA and 60 dBA standards. The 47 dBA number has been on the books since the 1970's; the 52 dBA is actually a loosening of that

restriction. The facilities in the Town of Medway should already be meeting this or are in violation. The sound should be measured at the property line.

Mr. Caballeria indicated that in working in many towns the levels are 60 dBA and 65 dBA.

There will be further discussion on this at the public hearing.

Mr. Merrikin noted that the current bylaw is not enforced until there is a complaint and businesses are violating the bylaw already. He recommends looking beyond that language.

The second item Mr. Merrikin wanted to discuss was the ambient sensitive 32dBA level at night for industrial to residential. He stated it is impossible to comply with this language as an industrial use. This number is a huge issue in an industrial zone.

Member Gay noted that the Town's noise consultant (Jeff Komrower of Noise Control Engineering) agreed with the number and noted that we border on the rural and do not fully fit the suburban classification. The community may be at the end of the rural classification. The 47 dBA was the starting point. During the hearing for 4 Marc Rd, there was no problem with 47 dBA expressed during the testimony.

In previous discussions during permitting the various marijuana facilities and in connection with the ideas for revised noise standards, it was noted that the surrounding area was running in the 27 – 29 dBA range for ambient noise, so an additional 3 dBA at sensitive receptors was felt to be adequate.

Mr. Caballeria spoke about the 32 dBA level. He lives in Vermont and 30 dBA is untouched wilderness. 20 dBA is when you hear yourself breathing at night. Crickets are 40-45 dBA. 30 dBA is a state forest with snow during the day and is quieter than most libraries.

The Board noted that the logic used for these standards came from the recent decisions. The numbers can slide 3-5 dBA. Those scales can be created. The town will essentially decide if the change is reasonable at town meeting.

Ms. Rosenfeld asked if it is possible to propose some numbers and work together for a compromise. Member Gay is willing to work with Ms. Rosenfeld. Any work which is done will also be provided to John Lally. The Board was amenable to this approach. It was noted this needs to be a balanced approach and allow for economic development.

The Board is in support of submitting the article as drafted to the BOS for the warrant with the understanding that at the public hearing there may be some tweaks.

On a motion made by Tom Gay, and seconded by Matt Hayes, the Board voted by Roll Call vote to move forward with a warrant article for environmental standards dated February 22, 2021 version 3.

Roll Call Vote:

Matthew Hayes	aye
Rich Di Iulio	aye
Bob Tucker	no vote
Andy Rodenhiser	aye
Tom Gay	aye

Digital Signage Warrant Article:

The members are in receipt of a revised draft dated 2-23-21 (**See Attached**).

This was an excellent discussion about the 2-18-21 draft of digital signage zoning language at the 2-22-21 DRC meeting. Those suggestions were incorporated of the version sent to the Board today. These signs would need a Special Permit with standards and would have limitations and conditions. No Level One signs allowed. Three representatives from Volta were present. There was a recommendation to include something that referenced what Levels one, two and three mean. A suggestion was made to possibly apply these regulations to the Oak Grove business park area. Member Di Iulio is not comfortable with the allowance for up to 9 square feet per side. Stephanie Carlisle and Dave Travalini from the Energy and Sustainability spoke in support of providing for these charging stations.

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted by Roll Call to move forward with the article and will refine further based on discussions.

Roll Call Vote:

Andy Rodenhiser	aye
Bob Tucker	no vote
Matt Hayes	aye
Rich Di Iulio	abstained
Tom Gay	aye

FUTURE PEDB MEETING:

- Tuesday, March 9, 2021

ADJOURN:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call vote to adjourn the meeting.

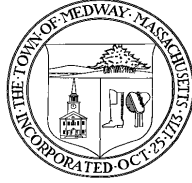
Roll Call Vote:

Andy Rodenhiser	aye
Bob Tucker	no vote
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	aye

The meeting was adjourned at 10:25 pm.

Prepared by,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator



February 23, 2021

**Medway Planning & Economic Development Board
Meeting**

**Medway Place Shopping Center
Site Plan – Public Hearing Continuation**

- Public Hearing Continuation Notice

Attorney Gareth Orsmond will ZOOM in. I have also asked if somebody from DPW could ZOOM in as well so you can get a complete picture of the status of their application for an MS4 Connection and Discharge Permit.

Board Members

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



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www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEMORANDUM

January 27, 2021

TO: Maryjane White, Town Clerk
Town of Medway Departments, Boards and Committees
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: **Public Hearing Continuation for Medway Place Shopping Plaza Site Plan**
98, 108 and 114 Main Street
Continuation Date – Tuesday, February 23, 2021 at 7:00p.m.

At its January 26, 2021 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Medway Realty LLC of Boston, MA for approval of a site plan for proposed site improvements at the Medway Place shopping plaza to a Tuesday, February 23, 2021 at 7:00 p.m. The continuation was requested by the applicant.

This continuation is also made pursuant to Chapter 53 of the Acts of 2020, enacted April 3, 2020, which grants authority to Massachusetts planning boards to reschedule public hearings to a date not more than 45 days after termination of the COVID-19 state of emergency. Presently, there is no conclusion date for the Covid-19 emergency.

Proposed are a series of changes in the layout of and landscaping for the 446 space Medway Place parking lot as a result of the recently completed Route 109 improvement project. The proposed parking lot work will align the plaza's parking space layout with the Mass DOT constructed boulevard style main entrance. Also proposed are new stormwater management controls to treat stormwater collected from the parking lot before it is discharged to the Town's municipal storm drain system. The Applicant has also applied to the Medway Department of Public Works for an MS4 Connection Permit to improve the site's stormwater system.

The site plan and landscaping revisions are shown on *Medway Place Site Plan and Landscape Plan* dated October 16, 2019 by Howard Stein Hudson of Boston, MA. The *Drainage Improvement Plan for 98, 108 and 114 Main Street* is dated September 7, 2019 and was prepared by Grady Consulting, LLC of Kingston, MA. The documents are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall. The information is also posted at the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/medway-plaza-site-plan> ***The applicant intends to submit a revised plan for further Town review. Upon receipt, it will be uploaded to the Board's web site.*** Please don't hesitate to contact me if you have any questions.

To the Planning and Economic Development Board

Medway Place Public Comments, February 23, 2021

By: Lawrence Ellsworth, 148 Holliston St, Medway

Thank you for the opportunity to speak about the proposed parking lot changes at Medway Place.

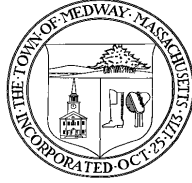
I strongly urge the property owner to install several electric vehicle charging stations as part of the parking lot improvement. More and more EVs are sold every day, including passenger vehicles and trucks of increasing size. In addition, incentives for EV purchases are offered by all levels of government and by other organizations as well. In short, EVs are becoming more common, and the trend will only increase.

Publicly available charging stations are seen by those EV drivers, and many others, as not a luxury but an important necessity. Many EV drivers plan their shopping and other trips based on the availability of charging stations at their destinations. The absence of charging stations may mean potential customers will go elsewhere. And, as with EVs, incentives and grants are available to support charging station installations.

I think this is an excellent time for the property owner to embrace this trend toward EVs and infrastructure, to do a good thing for their tenants and their customers and for the general public. You can then tell the world that you are modern and forward-thinking, willing to help improve the environment and help your tenants attract customers. You can also be better able to compete with other retail developments where charging stations have already been installed and are proving a success.

Now is the time to act, and I urge you to seize the time!

Thank you.



February 23, 2021

**Medway Planning & Economic Development Board
Meeting**

Eversource Energy Minor Site Plan

- Public Briefing Notice
- Minor Site Plan Application
- Project Narrative
- Waiver Requests
- Site Plan by VHB dated 1-19-2021
- Photos
- SAC email to Town staff requesting review and comment
- Email dated 2-11 21 from Fire Chief Jeff Lynch
- Review comments dated 2-18-21 from Susy Affleck-Childs
- Review comments dated 2-18-21 from Steve Bouley, Tetra Tech

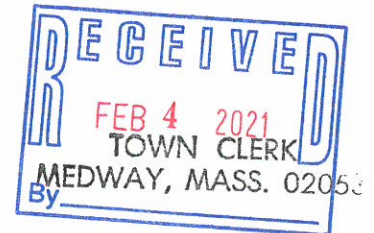
Board Members

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Member



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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS PLANNING AND ECONOMIC DEVELOPMENT BOARD



February 4, 2021

NOTICE OF PUBLIC BRIEFING

Minor Site Plan for Eversource Energy – 12 and 34 West Street

In accordance with the *Medway Zoning Bylaw*, Section 3.5 Site Plan Review and the provisions of Chapter 40A, Massachusetts General Laws, notice is given that the ***Medway Planning and Economic Development Board will hold a public briefing on Tuesday, February 23, 2021 at 7:30 p.m. to consider the application of NSTAR Electric Company d/b/a Eversource Energy of Westwood, MA for approval of a minor site plan for proposed work at the existing Medway electric substation #65 located at 12 and 34 West Street.*** The Board's meeting and this hearing will be held virtually via the ZOOM online meeting platform.

Eversource proposes to construct and install an approximately 24' by 42' (1,008 sq. ft.), 12' 6" tall, pre-fabricated switchgear building and associated foundation, excavation, underground conduit and cable trenching; remove an existing brick storage building; and temporarily place an approximately 47' x 10' mobile transformer (12' 10" tall) and connected thereto, an approximately 25' x 10' tall mobile switch. The reason for undertaking the above noted improvements is to maintain the overall reliability of electric service in Medway and the surrounding communities.

The subject site (Medway Assessor's Map 66, Parcels 10 & 12) is owned by Exelon West Medway LLC over which Eversource has an easement for 48.8 acres. The property is located within the Energy Resource zoning district on the east side of West Street. The site has been in operation for public utility purposes for more than 95 years.

The proposed site improvements are shown on a plan titled *Station 65 West Medway, 12 and 34 Street*, prepared by VHB of Providence, RI, dated January 19, 2021.

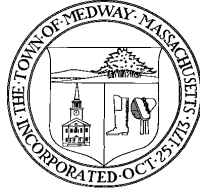
The application, the above noted site plan, and associated documents are on file at the offices of the Town Clerk and the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. Face coverings are required to enter Town Hall. The site plan and application materials have been posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather inside in one place, no in-person attendance will be permitted at this briefing. Board members,

Town staff, the Board's engineering consultant, and the applicant and its representatives will attend the public briefing via ZOOM. Meeting access for the public will also be provided via ZOOM. Meeting access instructions will be included on the agenda for the February 23, 2021 meeting which will be posted at: <https://www.townofmedway.org/calendar/month>, several days before the meeting. Members of the public may also watch the meeting on Medway Cable Access - channel 11 on Comcast Cable, channel 35 on Verizon Cable, or on Medway Cable's Facebook page @medwaycable.

Interested persons are invited to review the application, attend the public briefing via ZOOM, and express their views. Questions should be directed to the Planning and Economic Development office at 508-533-3291. Written comments are encouraged and may be forwarded to: planningboard@townofmedway.org. All comments will be entered into the record during the public briefing.

Andy Rodenhiser, Chairman



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

Application for Minor Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

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

The Town's Planning and Engineering Consultants will review the Application and the proposed Site Plan and provide review letters to the Planning and Economic Development Board.
A copy of those review letters will be provided to you in advance of the meeting.

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

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

January 21, _____, 20²¹

APPLICANT INFORMATION

Applicant's Name: NSTAR Electric Company d/b/a Eversource Energy

Mailing Address: One NSTAR Way, NE 250
Westwood, MA 02090

Name of Primary Contact: Joshua Lee Smith, Esquire

Telephone:
Office: 508-926-3464 Cell: 508-450-3792

Email address: jsmith@bowditch.com

☐

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

MINOR SITE PLAN INFORMATION

Development Name: Switchgear and Mobile Transformer and Mobile Switch Project

Plan Title: Station #65 West Medway, 12 and 34 West Street, Medway, MA 02053

Plan Date: 1/19/2021

Prepared by:
Name: Renee L. Codega

Firm: VHB

Phone #: (401) 272-8100

Email: rcodega@vhb.com

PROPERTY INFORMATION

Location Address: 12 and 34 West Street

The land shown on the plan is shown on Medway Assessor's Map # 66 as Parcel # 10 & 12

Total Acreage of Land Area: 96 acres (entire Exelon property)

General Description of Property: The majority of the Property has been cleared, with vegetation maintained along portions of West Street. The property contains two 115 kV substations.

Medway Zoning District Classification: Energy Resources District

Current Use of Property: Two Electric Substations

Length of Existing Frontage: 2,619 ft (entire Exelon property) On what street? West Street

Setbacks for Existing Structure (if applicable)

Front: varies

Side: varies

Back: varies

Side: varies

Scenic Road

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

☐

Yes

☒

No

If yes, please name street: _____

Historic District

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

☐

Yes - Rabbit Hill

☐

Yes - Medway Village

Wetlands

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

Groundwater Protection

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

Flood Plain

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

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: Switchgear and Mobile Transformer and Mobile Switch Project

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

☒

- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review but which involves one or more of the following:

☒

- i. the addition of 1,000 to 2,4999 sq. ft. of gross floor area; or

☐

- ii. the addition of ten or more but less than twenty new parking spaces

- ☐ b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of ten or more but less than twenty new parking spaces
- ☐ c. The redesign of the layout/configuration of an existing parking area of twenty to thirty-nine parking spaces
- ☐ d. Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3 only to the extent allowed by law.
- ☐ e. Removal, disturbance, and/or alteration of 10,000 to 19,999 square feet of impervious surface.

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

☐ Yes ☒ No

Explanation: _____

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

☐ Yes ☒ No

Explanation: _____

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Exelon West Medway, LLC

Mailing Address: 10 South Dearborn Street, 49th Floor
Chicago, Illinois 60603

Primary Contact: Constance Pierce, Esquire

Telephone: _____
 Office: _____ Cell: _____

Email address: constance.pierce@exeloncorp.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Boston Edison Company to Sithe West Medway LLC
 dated May 14, 1998 and recorded in Norfolk County Registry of Deeds,
 Book 12521 Page 109 or Land Court Certificate of Title Number _____,
 Land Court Case Number _____, registered in the Norfolk County Land Registry District
 Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Renee L. Codega, VHB

Mailing Address: 1 Cedar Street, Suite 400
Providence, RI 02903

Primary Contact: Renee L. Codega, VHB

Telephone: _____
 Office: (401) 272-8100 Cell: _____

Email address: rcodega@vhb.com

Registered P.E. License #: 37772

SURVEYOR: Kevin Hanley, PLS, SMC Surveying and Mapping Consultants

Mailing Address: 325 Wood Road, Suite 109

Braintree, MA 02184

Primary Contact: Kevin Hanley, PLS

Telephone:
Office: (781) 380-7757 Cell: _____

Email Address: _____

Registered P.L.S. License #: 31313

ARCHITECT: _____

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____ Cell: _____

Email address: _____

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: _____

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____ Cell: _____

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY: Joshua Lee Smith, Esquire

Mailing Address: 311 Main Street

Worcester, MA 01608

Primary Contact: _____

Telephone:
Office: (508) 926-3464 Cell: (508) 450-3792

Email address: jsmith@bowditch.com

DESIGNATED REPRESENTATIVE INFORMATION

Name: Joshua Lee Smith, Esquire
Address: 311 Main Street
Worcester, MA 01608
Telephone: Office: (508) 926-3464 Cell: (508) 450-3792
Email address: jsmith@bowditch.com

SIGNATURES

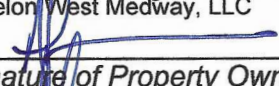
The undersigned, being the Applicant for approval of a Minor Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in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

If applicable, I hereby authorize Joshua Lee Smith, Esquire to serve as my Designated Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.

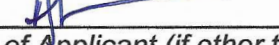
In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

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


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

By: 
Signature of Property Owner
Exelon West Medway, LLC
NSTAR Electric Company d/b/a Eversource Energy

1/6/2021
Date

By: 
Signature of Applicant (if other than Property Owner)

1/6/2021
Date


Signature of Agent/Official Representative
Joshua Lee Smith, Attorney for Applicant

1/21/2021
Date

MINOR SITE PLAN FEES**Application/Filing Fee**

\$350 plus \$.25/sq. ft. of gross floor area

(Gross floor area includes the existing building and proposed addition if any, and/or any proposed new building)

Advance on Plan Review Fee

\$500 deposit.

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

MINOR SITE PLAN **APPLICATION CHECKLIST**

- ☒ Minor Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- ☒ Three (3) full size (24" x 36") copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for the Town Clerk and two for the Planning and Economic Development Board.
- ☒ One (1) ledger size (11" x 17") copy of the Site Plan for the Planning and Economic Development Board
- ☒ Electronic version of the Site Plan and ALL associated application documents. Provide disk or flash drive or email.
- ☒ Certified Abutters List and labels from the Medway Assessor's office – for 300 feet around the subject property
- ☒ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include a narrative on how the proposed project meets the requirements of the *Medway Zoning Bylaw* for parking (Section 7.1.1) and outdoor lighting (Section 7.1.2)
- ☒ Request for Waivers from the *Medway Site Plan Rules and Regulations*. Use Form Q.
- ☒ Two (2) copies of a *Stormwater Drainage Evaluation*
- ☐ N/A Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.
- ☒ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☒ Proof of present or pending ownership of all land within the proposed development site.
- ☒ Minor Site Plan Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway

**Project Narrative and Statement in Support for
NSTAR Electric Company d/b/a Eversource Energy's
Application to Town of Medway Planning & Economic Development Board for
Minor Site Plan Review for Electric Substation Improvement Project at
12 and 34 West Street, Medway, Massachusetts**

NSTAR Electric Company d/b/a Eversource Energy ("Eversource") seeks minor site plan review approval from the Town of Medway Planning & Economic Development Board (the "Board") in connection with its proposed construction and installation of an approximately 24' x 42' (1,008 square feet), 12', 6" tall pre-fabricated switchgear building (the "New Switchgear Building") and associated foundation, excavation, underground conduit and cable trenching and removal of an existing brick storage building (the "Project") at Eversource's existing 115/14kV electric substation known as Medway Station #65 ("Station #65") located at 12 and 34 West Street, Medway, Massachusetts. In addition, the Project also includes the temporary placement of an approximately 47' x 10', 12'10" tall mobile transformer (the "Mobile Transformer") and connected thereto, an approximately 25' x 10', 12'10" tall mobile switch (the "Mobile Switch", together with the Mobile Transformer as the "Mobile Equipment") at Station #65 located at the 34 West Street portion of the site.

I. Background and Purpose and Need.

Eversource operates two electric substations, Medway Station #65 and Medway Station #446, at an approximately 48.8-acre area of land (the "Substation Property"), which land is a portion of a larger 94-acre tract of land (the "Exelon Property") owned by Exelon West Medway LLC.¹ The Substation Property is located in the Energy Resources District and bordered on the north by transmission line corridors, on the east by the existing Exelon Power West Medway generating station and on the south and west across West Street by an excavation company. The nearest residence is approximately 400 feet away across West Street.

The Substation Property has been in operation for public utility purposes for over 95 years, and is currently comprised of various substation-related equipment and facilities (e.g., transformers, control buildings, circuit breakers, switches, dead-end structures, etc.), and which is secured by a chain link fence that is 7 feet tall topped with 1 foot of barbed wire and other security barriers. Eversource has determined that the replacement, installation and/or construction of the New Switchgear Building and other substation-related equipment and facilities and temporary placement of the Mobile Equipment are necessary to maintain the overall reliability of electric service in the Town and surrounding communities.

During construction, the proposed Project is anticipated to generate a small number of temporary construction jobs, if any. Operation of the Project is not anticipated to generate new permanent jobs. The proposed New Switchgear Building will be operational 24 hours a day,

¹ Eversource occupies the Substation Property by virtue of certain easement rights granted by Sithe West Medway LLC in a deed dated May 14, 1998 recorded in the Norfolk County Registry of Deeds in Book 12521, Page 109. Exelon is a successor in interest to Sithe West Medway LLC. The Substation Property is identified on the Town's assessor map as Map 66, Lot 10 and a portion of Lot 12. The Exelon Property is identified on the Town's assessor map as Map 66, Lot 12.

seven days a week. Construction of the proposed Project is scheduled to begin as soon as possible and continue over an approximately 2-month period. The Mobile Equipment currently stored at the Substation Property, will be moved into its energized position to support the replacement of two existing transformers after the New Switchgear Building is installed. The location of the Mobile Equipment is generally shown on the plans submitted with this application; however, it may be relocated within Station #65 based on the operational needs of the substation. The Mobile Equipment is anticipated to be located within Station #65 until the end of 2022. The operation of the proposed facility is not anticipated to result in adverse impacts beyond those from the existing facility, if any. Eversource intends to address construction-period impacts to the extent practicable using standard construction mitigation.

In order to accomplish this, Eversource must obtain minor site plan review approval from the Board pursuant to Section 3.5 of the Medway Zoning Bylaw, along with certain waivers as described in the waiver forms submitted herein. No other zoning-related permits or approvals are required for the Project. Eversource will also coordinate and obtain whatever approvals may be required from the Medway Conservation Commission for this work.

II. Reasons for Granting Minor Site Plan Review Approval.

The proposed Project constitutes a suitable development based on conformance with the various site development standards and criteria set forth in the Town's Site Plan Rules and Regulations, and the Board should grant the requested minor site plan review approval for the reasons set forth below.

A. The proposed buildings, uses and site improvements are appropriately located on the development site in relation to the terrain and the location and scale of buildings and site features on abutting sites.

The addition of the proposed New Switchgear Building, temporary placement of the Mobile Equipment and other Project facilities will not depart from the character, materials and scale of buildings, structures, equipment and site features that currently exist throughout the Substation Property or the adjoining Exelon generation site.

Granting the requested approval and waivers will promote the highest and best use of the Substation Property, which has been used as electric substations for over 95 years, and the New Switchgear Building, temporary placement of the Mobile Equipment and other Project facilities are consistent and compatible with the character, materials and scale of buildings, structures, equipment and site features throughout the Substation Property and the adjoining Exelon generation site and transmission line corridors and lines that currently run through the Substation Property and nearby properties. The kind, size, height and nature of the Project improvements will have minimal impacts on, and will not be detrimental to or adversely affect, adjoining properties or the neighborhood. The proposed New Switchgear Building, Mobile Equipment and facilities will be located a safe distance from adjoining streets and property lines.

B. The construction and/or renovation of buildings and site improvements and amenities are designed to reflect or be compatible with the Medway Design Review Guidelines.

The New Switchgear Building, Mobile Equipment and Project facilities will be consistent with the character of the existing Substation Property and adjoining generation site. However, most, if not all, of the Town's Design Review Guidelines were not intended to apply to such structures and equipment. Unlike typical residential and commercial structures that strive to use aesthetically appealing materials, styles and designs for roofing, siding, windows, doors, lighting and other architectural and design elements, the New Switchgear Building and related equipment are completely utilitarian in nature, and the sole purpose of the building is to house and protect highly sensitive controls and equipment.

C. Building and site designs reflect the character, materials and scale of existing buildings in the vicinity as well as Master Plan goals for the area; The project is compatible with the existing and potential future development of the surrounding area and with the character of adjacent residential neighborhoods.

The New Switchgear Building and the Mobile Equipment reflect the character, materials and scale of existing buildings and equipment throughout the entire Energy Resources District, and will be in harmony with the general purpose and intent of the Zoning Bylaw and the goals for the area as set forth in the Master Plan. The New Switchgear Building and the Mobile Equipment will not create a nuisance, hazard, congestion or concerns pertaining to health, safety or general welfare, including residential properties in the area. Because substation use currently exists at the Substation Property, there will not be substantial harm to the neighborhood, including residences, or derogation from the purpose and intent of the Zoning Bylaw, nor undermine the goals of the Master Plan. Public utility use, is permitted by right in the Energy Resources District pursuant to the Zoning Bylaw. The nature and purpose of the substation use under the Project is directly for the public good and benefit. Consistent with the Master Plan and Zoning Bylaw, the Project will encourage the most appropriate use of the land and will support, enhance and promote the health, welfare, safety, economic vitality and growth of the Town and surrounding communities by providing necessary and critical electric infrastructure to ensure reliable electric service to its residents, businesses and institutions. The Project will generate additional real estate tax revenues for the Town, which is one of the goals of the Master Plan. The aesthetic appeal of the land will not be negatively impacted as a result of the Project over the land's current appearance. Given that the substation will continue to be unmanned, there will be no increases in traffic congestion, strains on parking or undue concentrations of the population. Except for the approvals referenced herein, no other zoning-related permits or approvals are required for the Project. The Project will comply with all dimensional requirements of the Zoning Bylaw.

D. Reasonable use is made of building location, grading and landscaping and other site features to reduce the visible intrusion of structures, parking areas, and outside facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operation of the establishment(s) from public views or from adjacent residential properties.

The location of the proposed New Switchgear Building, the Mobile Equipment and other Project facilities will be located a safe and appropriate distance from adjoining streets and

property lines, and will not be visible from any residential properties. The majority of the Substation Property and the adjoining Exelon generation site, and most of the buildings and equipment thereon, have been visible from the adjoining streets for decades. However, the New Switchgear Building, the Mobile Equipment and other Project facilities are minor in size in relation to the overall site, will be setback from the street beyond minimum setback requirements and partially screened by the existing security fencing and a robust landscape buffer near the intersection of West Street and Beech Street.

Additional landscape screening in front of the New Switchgear Building is not feasible and would compromise safety. A 14 kV distribution line and associated poles run along the West Street side of the Substation Property within a right-of-way (“ROW”) and along a narrow landscape buffer between the substation fence and the edge of pavement of West Street. The substation fence includes a sliding gate between two of the 14 kV distribution line poles. Vegetative screening cannot be provided within this distribution line ROW as it would require the relocation of the substation fence farther away from the property line and the street and within the substation yard, which contains underground conduits and lines. The addition of landscape screening could obstruct visibility and create a line of sight hazard along West Street which bends around a corner near Beech Street. Moreover, new plantings along such a narrow strip of land along the roadway would be difficult to maintain and would likely not survive due to the accumulation of salt, sand, snow and debris.

However, a robust landscape buffer with a wide variety of diverse and aesthetically-pleasing plantings was previously approved by the Board and installed at the southwesterly corner of the Substation Property near the intersection of West Street and Beech Street, and will continue to visually enhance the site and partially screen the Substation Property, including the New Switchgear Building and other Project facilities.

The Project will not burden city services or infrastructure, including, but not limited to, water supply, wastewater systems, solid waste disposal or stormwater systems. No water supply, wastewater or gas infrastructure are necessary or contemplated for the Project. The Project will not increase the levels of refuse and waste generated at Station #65, which is minimal and not visible from residential properties.

E. Internal circulation, queuing and egress promote traffic safety, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is avoided; Private drives are properly designed and constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development; Pedestrian ways, access driveways, loading areas and vehicular and bicycle parking facilities are properly designed for public convenience, accessibility, and safety of customers, employees and the general public; Off-street loading facilities and methods for unloading vehicles, goods, products, materials and equipment incidental to the normal operation of the establishment(s) to be located on the site are conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view.

Station #65 will continue to be an unmanned facility and closed to the public, and, therefore, the New Switchgear Building is an accessory structure and the Mobile Equipment is

accessory equipment that will not result in increases in traffic volumes or negative impacts on adjacent streets and ways. There will be no additional employees on site as a result of this new structure and temporary equipment, and traffic generated by Station #65 will be limited to service vehicles performing routine inspections, testing and equipment maintenance, as necessary, and, therefore, no parking or loading spaces are required. However, there will continue to be adequate areas for parking, loading and unloading, when necessary.

The Project will not create any line of sight hazards along streets, and there will be no traffic backing up onto public ways. No new driveways or curb cuts are proposed, and the existing driveways and curb cuts will continue to allow for safe and efficient vehicular traffic flow to and from the Substation Property. Access to and from the Substation Property is from West Street which serves as a secondary arterial roadway in Medway, and, therefore, there will be no impacts on minor residential streets. The Project will not result in a nuisance or hazard to vehicles or pedestrians within or off the Substation Property.

F. Convenient and adequate access for fire-fighting and emergency vehicles is provided to each structure and throughout the site.

Convenient, safe and adequate access for fire-fighting and emergency vehicles will continue to be provided to the Substation Property, including the New Switchgear Building.

G. Design and construction minimize, to the extent reasonably practical, the following environmental impacts:

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

As discussed in more detail throughout this Narrative, the environmental impacts of the Project are negligible.

H. Design and construction, to the maximum extent feasible, preserve and incorporate the visual prominence of the site's natural and historic features (i.e. hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, stone walls, wildlife habitats, and other areas of aesthetic or ecological interest).

There are no notable natural terrain features or scenic views or landscapes at the Substation Property, and the Project will not obstruct any views of same from publicly accessible locations or otherwise. The Substation Property is not within an historic district, contains no historic or cultural features, landmarks or designations and is not listed in the Massachusetts

Cultural Resource Information System (MACRIS), the Inventory of Historic Assets of the Commonwealth, the National Register of Historic Places or the State Register of Historic Places.

I. The proposed limit of work area is reasonable and protects sensitive environmental and/or cultural resources on the site and on adjacent parcels. The project as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The proposed limit of work area is very small due to the limited scale of the Project. No sensitive environmental or cultural resources are impacted. Moreover, no hazardous wastes will be generated or disposed of on site. The Project is not located in a floodplain.

J. The project's impact on abutting residential neighborhoods has been adequately mitigated. Adjacent and neighboring properties are protected from nuisance and harmful effects caused by noise, traffic, noxious or harmful fumes, and the glare of headlights and other light sources generated by uses on the development site; Lighting on the site complies with Section 7.1.2 of the Zoning Bylaw.

The substation operations will continue to produce low levels of noise that are not noticeable at any residential properties due to limited sound sources at the Substation Property, the significant distance of such sound sources from property lines, mitigation of the landscape buffers, ambient noise levels and limited number of visitors to the site.

There will be no deleterious effect on neighboring properties as a result of the proposed lighting for the Project. Wall pack lighting will be affixed to the New Switchgear Building, which will be located over 30 feet from the nearest public way, and based on the photometric plan, will comply with the Town's standards. This wall pack lighting may be left on overnight for safety and to deter trespassing. Other than the proposed wall pack lighting, no other lighting is proposed for the Project. The proposed wall pack lighting will not result in any increase in impacts with respect to light or glare that would be noticeable by any abutting properties. This outdoor lighting will be compatible, and in harmony with, the existing lighting of the surrounding properties, will be adequate for security and safety purposes and will be installed and directed in a downwards angle, and away from neighboring properties. Such lighting mounted at heights that are sufficient to provide efficient light coverage for safety and security purposes.

K. The project complies with the requirements of Section 26.8 of Medway General Bylaws, ARTICLE XXVI, Stormwater Management and Land Disturbance; the Massachusetts DEP Stormwater Management Standards, and EPA's National Pollution Discharge Elimination System requirements.

All stormwater generated from the site will continue to be contained, treated and controlled. The Massachusetts Stormwater Handbook Structural BMP (Best Management Practices) Specifications were followed for the Project and satisfy the requirements of Section 26.8 of Medway General Bylaws and the Massachusetts Department of Environmental Protection Stormwater Management Standards.

The existing drainage system at Station #65 consists of a box culvert with removable covers and grate, and a 12" outlet pipe that discharges through a concrete headwall into a small basin located on the Substation Property. The existing yard consists of gravel that is substantially disturbed due to recent removal activities, and the existing box culvert, while functioning, is in need of repair. The Project is, therefore, proposing to replace the box culvert in kind, with a similar configuration of removable covers, a single grate and a single 12" outlet. The open end of the culvert will be fitted with a bar grate to eliminate unwanted access. The disturbed gravel within the yard will be fine graded with excess materials removed to accommodate 6" of crushed stone. This crushed stone surface treatment is the modern grounding standard, and eliminates the electric shock step potential for on-the-ground personnel working inside the energized yard. Additionally, this crushed stone surfaced treatment promotes the infiltration of stormwater, enhances water quality and diminishes overland flow velocities while dissipating concentrated flows. The repaired culvert combined with the revitalized crushed stone yard achieves the required infiltration and water quality volumes while reducing peak flows and total volumes for the required storm events (2-yr, 10-yr, 25-yr and 100-yr) with no change in drainage characteristics and patterns from the existing to the proposed conditions. The proposed design will continue to prevent pollution of surface or groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels and limit the potential for flooding. For details and calculations, see the submitted Stormwater Management Report.

Appropriate site erosion and sedimentation controls will be implemented and maintained during construction. The site will remain stabilized during and after the construction phase, including during excavation and grading work.

L. The effects and the impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking, drainage, environmental quality, water resources, and the community's character, amenities and appearance have been identified and evaluated and reasonable conditions, limits, safeguards and mitigation measures are established pursuant to s. 204-8 G of these Rules and Regulations.

As discussed in more detail throughout this Narrative, the impacts of the Project are minimal and reasonable mitigation measures have been incorporated.

III. Waivers.

In addition, Eversource is seeking waivers from the following provisions of the Rules and Regulations for the Submission and Approval of Site Plans, which waivers should be granted by the Board for the reasons set forth in the waiver forms submitted with this application.

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations

Complete 1 form for each waiver request

Project Name:	Switchgear and Mobile Transformer and Mobile Switch Project
Property Location:	12 and 34 West Street, Medway, MA
Type of Project/Permit:	Installation of pre-fabricated switchgear building and temporary mobile transformer and mobile switch – Minor 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.	Section 207-9 Pedestrian & Bicycle Access and Sidewalks; Section 207-11 Traffic and Vehicular Circulation; Sections 207-10 and 207-11 Parking and Loading
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Pedestrian ways, crosswalks, bicycles circulation and sidewalks should be provided to provide access to buildings, parking and other site improvements. Sidewalks should be provided for adequate means of pedestrian travel to and from the site. The site plan must address safety and convenience of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties and improvements. Parking and loading shall be provided to the extent required.
What aspect of the Regulation do you propose be waived?	All aspects, as the provisions of the above-referenced sections are either not intended, or otherwise ill-suited, to apply to a high voltage, unmanned electric substation.
What do you propose instead?	N/A
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	<p>The New Switchgear Building and related equipment are completely utilitarian in nature, and the sole purpose of the building is to house and protect highly sensitive controls and equipment. The substations contain sensitive, high voltage equipment and facilities that are highly secured with fencing and gates in order to only allow access to authorized personnel and to keep the general public out. Therefore, any requirements for sidewalks, walkways and/or bicycle circulation, along with any mitigation measures to offset adverse impacts and/or payments in lieu of construction in connection therewith, are not intended to apply to the Project. Eversource is required to keep the general public and pedestrians out of the site.</p> <p>The Project will not create any line of sight hazards along streets, and there will be no traffic backing up onto public ways. No new driveways or curb cuts are proposed, and the existing driveways and curb cuts will continue to allow for safe and efficient vehicular traffic flow to and from the Substation Property. The Project will not result in a nuisance or hazard to vehicles or pedestrians within or off the Substation Property.</p> <p>Traffic generated by the two substations will continue to be limited to service vehicles performing routine inspections, testing and equipment maintenance, as necessary, and, therefore, no parking or loading spaces are required. However, there will continue to be adequate areas for parking, loading and unloading, when necessary.</p>

<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Unknown
<i>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?</i>	The proposed Project improvements are minor in nature, size and scope, and the waivers, if granted, would allow the Project to move forward with the most safe, efficient and appropriate site design and layout.
<i>What is the impact on the development if this waiver is denied?</i>	Time and efficiency with respect to re-design of the site layout.
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	The Project is necessary to maintain the overall reliability of electric service in the Town and surrounding communities, and the waivers, if granted, will not result in the Project improvements being detrimental to the neighborhood.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	None
<i>What is the estimated value of the proposed mitigation measures?</i>	N/A
<i>Other Information?</i>	
<i>Waiver Request Prepared By:</i>	Joshua Lee Smith, Esquire
<i>Date:</i>	01/21/2021
<i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i>	
	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:	Switchgear and Mobile Transformer and Mobile Switch Project
Property Location:	12 and 34 West Street, Medway, MA
Type of Project/Permit:	Installation of pre-fabricated switchgear building and temporary mobile transformer and mobile switch – Minor 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.	Section 207-4 Energy Efficiency and Sustainability; Section 207-16 Utilities; Section 207-18 Outdoor Lighting
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Buildings and windows should be positioned to take advantage of solar gains. Electric utilities are to be located underground. Light fixture design should comply with Design Review Guidelines.
What aspect of the Regulation do you propose be waived?	All aspects, as the provisions of the above-referenced sections are either not intended, or otherwise ill-suited, to apply to a high voltage, unmanned electric substation.
What do you propose instead?	N/A
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	<p>There will be no windows in the New Switchgear Building. Given the use and nature of the site as unmanned electric substations, electric lines, equipment and facilities will continue to be located both aboveground and underground at the site. Wall pack lighting will be affixed to the New Switchgear Building, which will be located over 30 feet from the nearest public way, and based on the photometric plan, will comply with the Town's light level and intensity standards. The proposed lighting may not comply with the Town's Design Review Guidelines, which were not intended to apply to such public utility structures.</p> <p>However, the New Switchgear Building, Mobile Transformer, Mobile Switch and Project facilities will be consistent with the character of the existing Substation Property and adjoining generation site. Unlike typical residential and commercial structures that strive to use aesthetically appealing materials, styles and designs for roofing, siding, windows, doors, lighting and other architectural and design elements, the New Switchgear Building and related equipment are completely utilitarian in nature, and the sole purpose of the building is to house and protect highly sensitive controls and equipment.</p>
What is the estimated value/cost savings to the applicant if the waiver is granted?	Unknown
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 proposed Project improvements are minor in nature, size and scope, and the waivers, if granted, would allow the Project to move forward with the most safe, efficient and appropriate site design and layout.

<i>What is the impact on the development if this waiver is denied?</i>	Certain utilities cannot be located underground. Time and efficiency with respect to re-design of the lighting.
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	The Project is necessary to maintain the overall reliability of electric service in the Town and surrounding communities, and the waivers, if granted, will not result in the Project improvements being detrimental to the neighborhood.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	None
<i>What is the estimated value of the proposed mitigation measures?</i>	N/A
<i>Other Information?</i>	
<i>Waiver Request Prepared By:</i>	Joshua Lee Smith, Esquire
<i>Date:</i>	01/21/2021
<i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i>	
	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:	Switchgear and Mobile Transformer and Mobile Switch Project
Property Location:	12 and 34 West Street, Medway, MA
Type of Project/Permit:	Installation of pre-fabricated switchgear building and temporary mobile transformer and mobile switch – Minor 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.	Section 207-19 Landscaping
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Landscape buffering required for neighboring properties and to provide positive visual impacts.
What aspect of the Regulation do you propose be waived?	All aspects, as a landscape buffer was recently approved for the site and there is no room for additional plantings in front of the New Switchgear Building.
What do you propose instead?	N/A
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	<p>A robust landscape buffer with a wide variety of diverse and aesthetically-pleasing plantings was approved by the Board and installed at the southwesterly corner of the Substation Property near the intersection of West Street and Beech Street, and will continue to visually enhance the site and partially screen the Substation Property, including the New Switchgear Building and other Project facilities.</p> <p>Additional landscape screening in front of the New Switchgear Building is not feasible and would compromise safety. A 14 kV distribution line and associated poles run along the West Street side of the Substation Property within and along a narrow landscape buffer between the substation fence and the edge of pavement of West Street. The substation fence includes a sliding gate between two of the 14 kV distribution line poles. Vegetative screening cannot be provided within this distribution line right of way as it would block the gate and otherwise require the relocation of the substation fence away from the line and the street and within the substation yard, which contains underground conduits and lines. The addition of landscape screening could obstruct visibility and create a line of sight hazard along West Street which bends around a corner near Beech Street. Moreover, new plantings along such a narrow strip of land along the roadway would be difficult to maintain and would likely not survive due to the accumulation of salt, sand, snow and debris.</p>

What is the estimated value/cost savings to the applicant if the waiver is granted?	Unknown
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 proposed Project improvements are minor in nature, size and scope, and the waivers, if granted, would allow the Project to move forward with the most safe, efficient and appropriate site design and layout.
What is the impact on the development if this waiver is denied?	Time and efficiency with respect to re-design of the site layout and landscaping.
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	The Project is necessary to maintain the overall reliability of electric service in the Town and surrounding communities, and the waivers, if granted, will not result in the Project improvements being detrimental to the neighborhood.
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?	N/A
Other Information?	
Waiver Request Prepared By:	Joshua Lee Smith, Esquire
Date:	01/21/2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
	Updated 10-23-18

Site Plans

Issued for	Permitting
Date Issued	01/19/2021
Latest Issue	01/19/2021

Station #65 West Medway

12 and 34 West Street
Medway, MA 02053



Owner

Exelon West Medway LLC
P.O. Box 340014
Nashville, TN 37203

Applicant

NSTAR Electric Company d/b/a Eversource Energy
247 Station Drive
Westwood, MA 02090

Deed Book, Page: 12521, 109

Assessor's Information: Map 66, Parcels 010 & 012

Zoning District: Energy Resources - ER

Sheet Index		
No.	Drawing Title	Latest Issue
C-1	Site Context Sheet	January 19, 2021
C-2	Legend and General Notes	January 19, 2021
C-3	Existing Conditions, Sediment & Erosion Control Plan	January 19, 2021
C-4	Site Plan	January 19, 2021
C-5	Grading & Drainage Plan	January 19, 2021
C-6	Site Details	January 19, 2021
C-7	Mobile Transformer Plan	January 19, 2021

Reference Drawings		
No.	Drawing Title	Latest Issue
1	Substation Easement Perimeter Plan by SMC	1/7/2021
1	Existing Conditions and Topographic Survey by SMC	1/7/2021
C7329M07	Exterior Elevations prepared by AZZ, Inc.	3/5/2015
C7329M08	Exterior Elevations - End Views prepared by AZZ, Inc.	3/5/2015

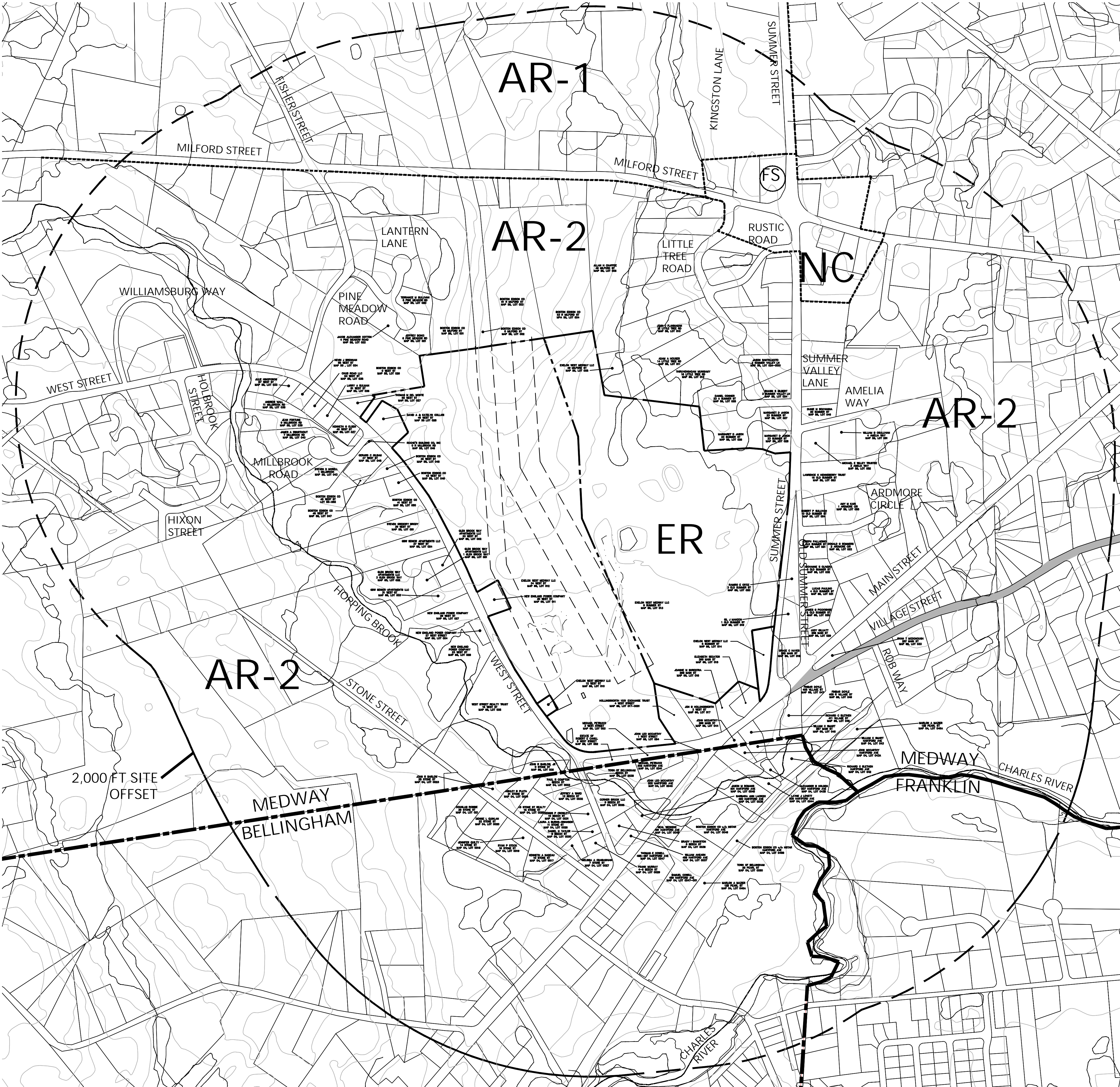
List of Waivers

- SECTION 207-9 PEDESTRIAN & BICYCLE ACCESS AND SIDEWALKS; SECTION 207-11 TRAFFIC AND VEHICULAR CIRCULATION; SECTIONS 207-10 AND 207-11 PARKING AND LOADING.
- SECTION 207-19 LANDSCAPING
- SECTION 207-4 ENERGY EFFICIENCY AND SUSTAINABILITY; SECTION 207-16 UTILITIES; SECTION 207-18 OUTDOOR LIGHTING

Approved By:
Town of Medway Planning and Economic
Development Board

Date: _____

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Legend & Abbreviations

	PROPERTY LINE
	300 FOOT RADIUS
	2,000 FOOT RADIUS
	EXISTING CONTOUR
	EASEMENT
	BORDERING VEGETATED WETLAND
	RIVER/STREAM/BROOK
	ZONING LINE
	TOWN LINE
	SCENIC ROAD
ER	ENERGY RESOURCES
AR-1	AGRICULTURAL RESIDENTIAL 1
AR-2	AGRICULTURAL RESIDENTIAL 2
NC	NEIGHBORHOOD COMMERCIAL
FS	FIRE STATION

Key

Scale: 1" = 1,000'

- GENERAL NOTES:
- THE FOLLOWING INFORMATION DEPICTED HEREIN WAS OBTAINED FROM THE OLIVER MA GIS ONLINE MAPPING TOOL:
 - RIVER CENTERLINE LOCATIONS
 - WETLAND LOCATIONS
 - EXISTING TOPOGRAPHY
 - ASSESSOR PARCELS
 - TOWN BOUNDARY LINES
 - SCENIC ROAD INFORMATION WAS OBTAINED FROM THE TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS, CHAPTER 400 - SCENIC ROADS, ADOPTED JULY 16, 2002.
 - ZONING BOUNDARIES AND DESCRIPTIONS WERE OBTAINED FROM THE TOWN OF MEDWAY ZONING MAP, LAST UPDATED JANUARY 2, 2020.
 - LOT LINE DIMENSIONS AND TOPOGRAPHY AT 2-FOOT INTERVALS ARE NOT DEPICTED HEREIN DUE TO THE SCALE OF THE PLAN.
 - MEDWAY ABUTTER INFORMATION DEPICTED HEREIN TAKEN FROM A CERTIFIED ABUTTER'S LIST PREPARED BY THE MEDWAY ASSESSOR'S OFFICE DATED NOVEMBER 17, 2020.
 - BELLINGHAM ABUTTER INFORMATION DEPICTED HEREIN TAKEN FROM A CERTIFIED ABUTTER'S LIST PREPARED BY THE BELLINGHAM ASSESSOR'S OFFICE DATED NOVEMBER 19, 2020.



Station #65
West Medway
12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Appr'd

Designed by	RTL	Checked by	RLC
Issued for	Permitting	Date	January 19, 2021

Approved By:
Town of Medway Planning and Economic
Development Board

Date: _____

Not Approved for Construction
Site Context Sheet

Drawing Title



C-1

Sheet 1 of 7

Project Number
73139.01



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Legend

[illegible]

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.

CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.

WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.

DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.

WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.

SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.

RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:

A. PAVEMENTS AND CONCRETE SURFACES: FLUSH

B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.

CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.

UTILITY PIPE MATERIALS SHALL BE AS NOTED ON THE PLAN:

A. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.

CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.

CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.

ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.

SEE ELECTRICAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE

DEMOLITION

ALL DEMOLITION SHALL BE PER THE INFORMATION DEPICTED ON THE ELECTRICAL PLANS. ANY DEMOLITION INFORMATION PRESENTED HEREIN IS FOR PERMITTING PURPOSES ONLY.

WHERE APPLICABLE, EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.

CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.

UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.

CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.

CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.

CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.

UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

EXISTING CONDITIONS INFORMATION, INCLUDING TOPOGRAPHICAL SURVEY AND WETLAND LOCATIONS PROVIDED BY EVERSOURCE. AN EXISTING CONDITIONS PLAN PREPARED BY SMC IS INCLUDED HEREIN FOR REFERENCE.

Document Use

THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

Approved By:

Town of Medway Planning and Economic Development Board

Demolition

1. ALL DEMOLITION SHALL BE PER THE INFORMATION DEPICTED ON THE ELECTRICAL PLANS. ANY DEMOLITION INFORMATION PRESENTED HEREIN IS FOR PERMITTING PURPOSES ONLY.
2. WHERE APPLICABLE, EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL. TO PERFORM THE WORK AND SHALL MAKE NO CLAIM AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT TO THE ISSUANCE OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. EXISTING CONDITIONS INFORMATION, INCLUDING TOPOGRAPHICAL SURVEY AND WETLAND LOCATIONS PROVIDED BY EVERSOURCE. AN EXISTING CONDITIONS PLAN PREPARED BY SMC IS INCLUDED HEREIN FOR REFERENCE.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED REPRODUCTION, MODIFICATION, OR ALTERATION OF ANY CADD OR PRINTED DOCUMENT OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS, AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

Approved By:
Town of Medway Planning and Economic
Development Board

Date: _____

Not Approved for Construction

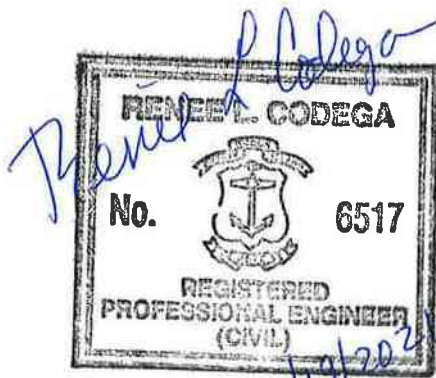
Legend and General Notes

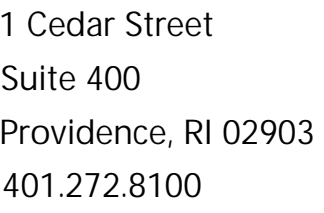
Drawing Number

C-2

Sheet 2 of 7

Project Number
73139.01





Scale: 1" = 1,000'



12 and 34 West Street
Medway, MA 02053

[illegible]

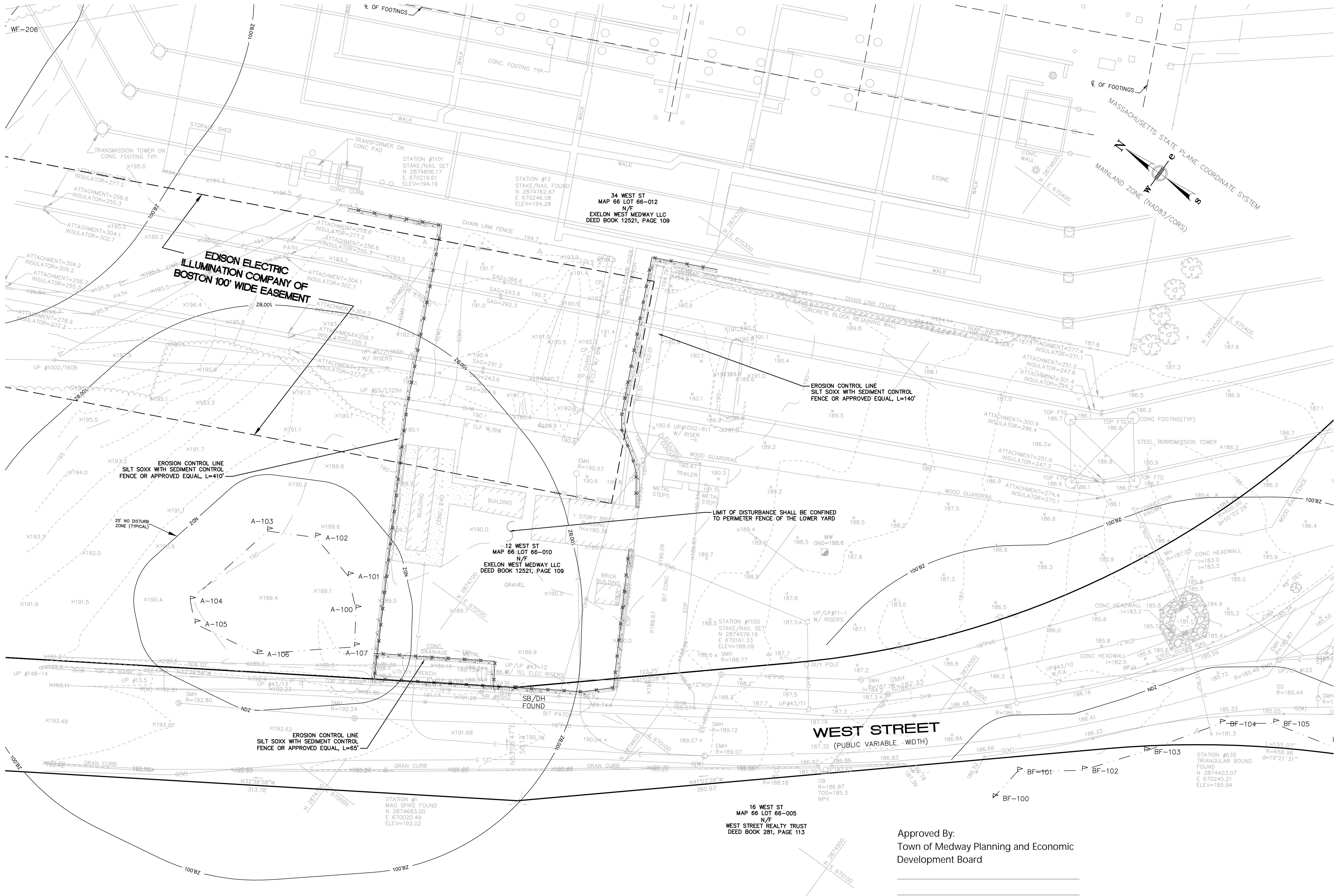
Existing Conditions Erosion & Sediment Control Plan

Drawing Number



Sheet 3 of 7

Project Number
73139.01

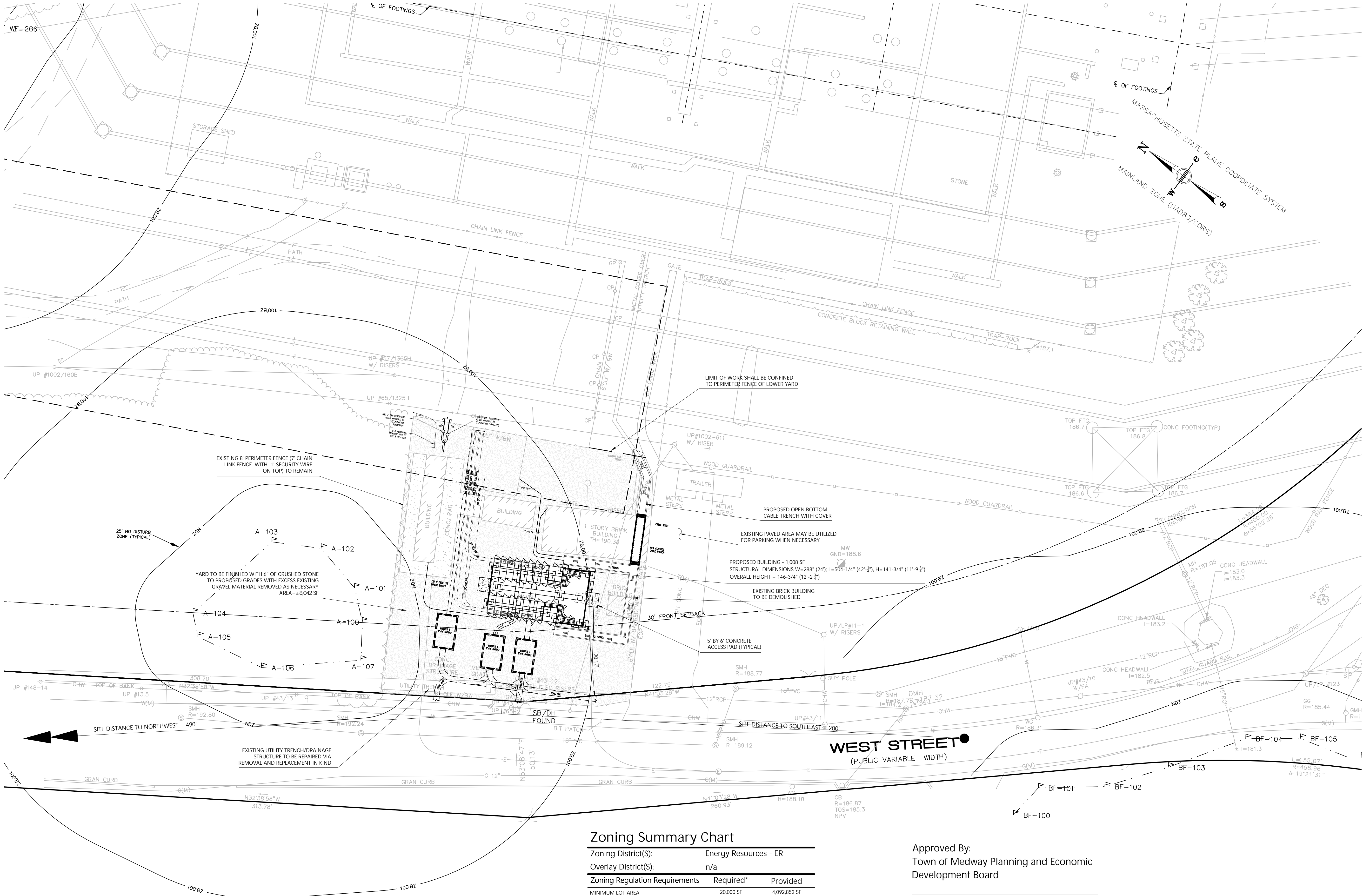


Approved By:
Town of Medway Planning and Economic
Development Board

Date: _____

GENERAL NOTES

1. REFER TO SUBSTATION EASEMENT PERIMETER PLAN PREPARED BY SMC, INC, LAST REVISED JANUARY 7, 2021 AND EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN PREPARED BY SMC, INC, LAST REVISED JANUARY 7, 2021 FOR ALL EXISTING CONDITIONS, PROPERTY LINE, EASEMENT, AND ABUTTER INFORMATION AND SOURCE NOTES.



Zoning Summary Chart		
Zoning District(S):	Energy Resources - ER	
Overlay District(S):	n/a	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	20,000 SF	4,092,852 SF
FRONTAGE	150.0 Feet	2,619.08 Feet
FRONT YARD SETBACK	30 Feet	30.17 Feet
SIDE YARD SETBACK	20 Feet	+/- 647 Feet
REAR YARD SETBACK	30 Feet	+/- 637 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	12 Feet, 2-3/4 Inches
MAXIMUM IMPERVIOUS	80.0 %	< 1.0 %
MINIMUM OPEN SPACE	20.0 %	> 95.0 %
MINIMUM REQUIRED PARKING SPACES	1 per 1,000 SF	None **
* Zoning regulation requirements as specified in the Town of Medway Zoning Bylaw, as amended November 18, 2019, and published January 6, 2020		
** Facility is unmanned therefore no parking is proposed and/or required within the perimeter fence of the yard, which eliminates the need for additional impervious pavement. The paved area immediately southeast of the substation may be utilized for parking when necessary.		


Approved By:
Town of Medway Planning and Economic
Development Board

Date: _____

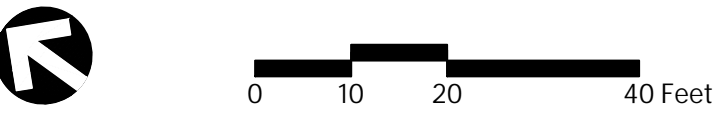
- GENERAL NOTES:
- REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR DIMENSIONAL, MATERIAL, AND INSTALLATION REQUIREMENTS FOR ALL PROPOSED ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO SWITCHGEAR BUILDING, FOUNDATIONS, CABLE TRAYS, DUCT BANKS, ELECTRICAL MANHOLES, AND DIRECT BURIED CABLES.
 - ELECTRICAL EQUIPMENT DEPICTED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
 - SIZED AND TYPE OF CRUSHED STONE YARD MATERIAL SHALL BE PER EVERSOURCE SPECIFICATIONS.



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Key
SCALE: 1" = 1,000'



Station #65
West Medway
12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Appr.

Designed by

Checked by

Issued for


Date

Permitting January 19, 2021

Not Approved for Construction

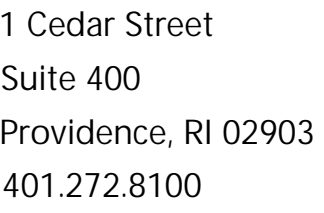
Drawing Title
Layout and Materials Plan

Drawing Number
C-4

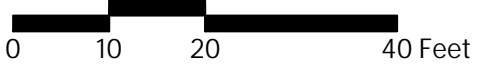


Sheet 4 of 7

Project Number
73139.01



Scale: 1" = 1,000'



Station #65
West Medway

12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Appvd.

Designed by	Checked by
RTL	RLC

Permitting January 19, 2021

Not Approved for Construction

Drawing Title

Grading and Drainage Plan

Drawing Number



C-5

Sheet 5 of 7

Project Number
73139.01



12 and 34 West Street
Medway, MA 02053

Designed by RTL	Checked by RLC
Issued for Permitting	Date January 19, 2021

Mobile Transformer Plan

encl
RENEE L. CODEGA

No. 6517
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)
1/12/04

Sheet 7 of 7

Project Number
73139.01

795 KCMILL ACSR OR EQUIVALENT

5'-6"

(1) 2000 KCMIL EPR/Ø

Elevation

Date: _____

GENERAL NOTES:

1. ?

A

B

C

D

E

F

G

A

B

C

D

E

F

G

MEDWAY ABUTTERS WITHIN 300 FEET

MAP-LOT	ADDRESS	RECORD OWNER	DEED BOOK	PAGE
55-009	66 WEST ST	MAH REAL ESTATE LLC	35477	88
55-010	60 WEST ST	COLACE ANGELO	12314	240
55-011	0 FISHER ST	BOSTON EDISON CO	4376	37
55-012	66 R WEST ST	BOSTON EDISON CO	4273	120
55-013	9 FISHER ST	BOSTON EDISON CO	1786	417
55-015	11 FISHER ST	LONG GERALDINE C & BRUCE C TT	22728	358
55-020	5 PINE MEADOW RD	SULLIVAN TERRANCE M	34114	457
55-021	6 PINE MEADOW RD	BONCI JEFFREY	35842	142
55-022	4 PINE MEADOW RD	COTTON ALEXANDER JACOB	33215	346
55-023	2 PINE MEADOW RD	REED ALLISON	33048	574
55-024	8 FISHER ST	HAGEN TRUSTEE PATRICIA M	32755	228
55-026	0 WEST ST	BOSTON EDISON CO	4258	231
55-027	50 WEST ST	DEL MONTE THOMAS M	1227	133
55-028	46 WEST ST	DINKEL TRUSTEE MARIANNE P	1400	666
55-032	59 WEST ST	CENEDELLA PETER F.	8082	399
55-033	57 WEST ST	HINOPOROS JULIE	36439	246
55-034	55 WEST ST	BRENNAN KEVIN J	789	130
55-035	53 WEST ST	CAHILL RUTH E. (MILLER)	5284	130
55-036	51 WEST ST	BULMAN LARRY A	4954	512
55-037	49 WEST ST	OLSEN KENNETH G.	8717	729
55-038	11 MILLBROOK RD	VIALL ANDREW	34271	343
55-039	9 MILLBROOK RD	FORTUNE JEAN	22445	263
55-040	7 MILLBROOK RD	SWARTHOUT JAMES A.	10473	346
55-045	47 WEST ST	GILMAN GERARD C	8050	270
55-046	0 R MILLBROOK RD	ROCHE'S BUILDING CO., INC.	9710	366
55-048	45 WEST ST	BOSTON EDISON CO	4521	30
55-049	43 WEST ST	BOSTON EDISON CO	4429	705
55-050	41 WEST ST	BOSTON EDISON CO	4404	229
55-051	39 WEST ST	BERNARDO MEGHAN E	29684	215
56-001	65 MILFORD ST	BOSTON EDISON CO	4355	587
56-002	0 MILFORD ST	BOSTON EDISON CO	1391	423
56-003	61 R MILFORD ST	BOSTON EDISON CO	4355	587
56-004	53 R MILFORD ST	BOSTON EDISON CO	4355	587
56-005	49 MILFORD ST	EXELON WEST MEDWAY LLC	12521	109
56-006	49 MILFORD ST	CHAFFEE ALLAN H	10210	268
56-009	10 LITTLE TREE RD	MATHEW MANOJ V	32495	263
56-010	12 LITTLE TREE RD	FLANNAGAN JOHN J	27352	402
56-011	14 LITTLE TREE RD	HOUSER ADAM A	31597	210
56-012	16 LITTLE TREE RD	MUNISAMY THIRUVENGADAM	33100	403
56-024	3 SUMMER VALLEY LN	GILBERT SHAWN S	32484	72
56-025	23 A SUMMER ST	CONNOR DANIEL	32274	581
56-026	23 B SUMMER ST	JASON VICTOR E	11742	4
56-027	23 SUMMER ST	JASON MARGARET D & SUCCESSORS	23182	368
56-028	21 SUMMER ST	JASON KEVIN E	23122	500
56-052	2 AMELIA WAY	WILLEY MICHAEL E	23821	291
56-053	16 OLD SUMMER ST	HENNEBERRY LAWRENCE K TRST	21510	3
65-024	37 WEST ST	GBW SENIOR APARTMENTS LLC	36330	149
65-026	3 GLEN BROOK WAY	GLEN BROOK WAY APARTMENTS LLC	35437	61
65-027	29 WEST ST	NEW ENGLAND POWER COMPANY	4380	368
65-028	23 WEST ST	NEW ENGLAND POWER COMPANY	4454	689
66-001	1 GLEN BROOK WAY	GLEN BROOK WAY APARTMENTS LLC	35437	61
66-002	33 WEST ST	GLEN BROOK WAY APARTMENTS LLC	35270	532
66-003	31 WEST ST	GBW SENIOR APARTMENTS LLC	36269	207
66-004	27 WEST ST	NEW ENGLAND POWER COMPANY	3781	44
66-005	15 WEST ST	WEST STREET REALTY TRUST	281	113
66-006	0 STONE ST	BARLOW JR JOHN R	29412	289
66-010	12 WEST ST	EXELON WEST MEDWAY LLC	12521	109
66-011	30 WEST ST	NEW ENGLAND POWER COMPANY	4390	243
66-012	34 WEST ST	EXELON WEST MEDWAY LLC	12521	109
66-013	9 SUMMER ST	EXELON WEST MEDWAY LLC	12521	109
66-014	5 SUMMER ST	EXELON WEST MEDWAY LLC	35175	384
66-015	266 MAIN ST	SECATOR ELIZABETH	32871	450
66-016	268 MAIN ST	SHRESTHA JOANNE M	34822	506
66-017	2 WEST ST	HOLLINGSWORTH JON B	1348	301
66-017-0001	4 WEST ST	HOLLINGSWORTH 1031 EXCHANGE TRUST	1348	301
66-018	260 MAIN ST	LOPES MARIA E	16560	546
66-019	1 OLD SUMMER ST	MANZON GIL J	30179	435
66-020	3 OLD SUMMER ST	ORTIZ RAMIRO E	34261	62
66-044	269 MAIN ST	MCCARTHY JOHN	26018	400
66-045	267 MAIN ST	DESMARAIS DANIEL R	8656	66
66-046	411 VILLAGE ST	BLETHEN RICHARD C	5489	297
66-052	5 WEST ST	CAHILL, ESTATE OF ROBERT E	2524	575
66-053	3 WEST ST	PETRUCCI MICHAEL	33566	476

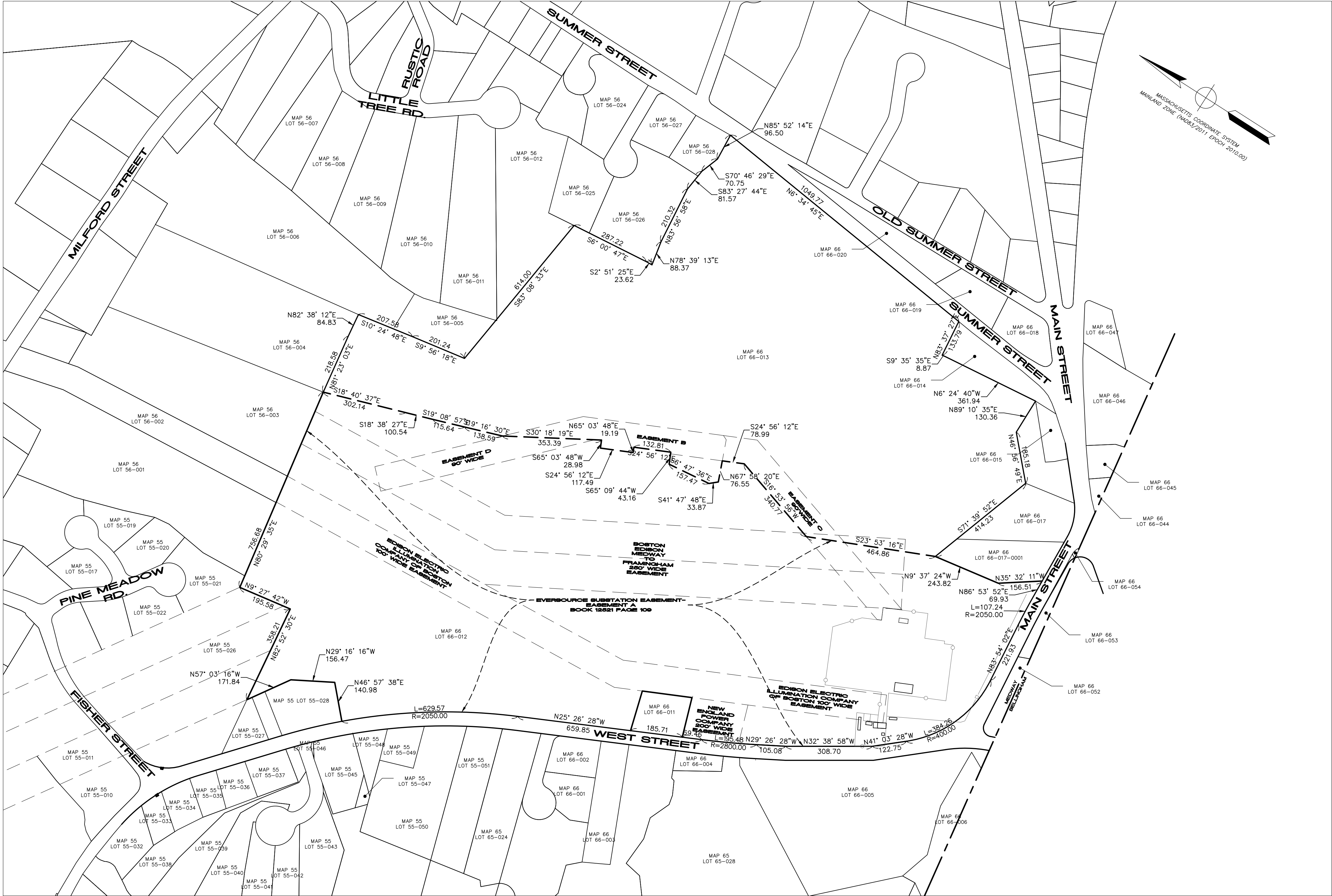
RECORD OWNER

EXELON WEST MEDWAY LLC, 34 WEST STREET, 5 SUMMER STREET
AND 9 SUMMER STREET

325 WOOD ROAD
SUITE 109
BRAINTREE MA 02184
(781)380-7766
FAX (781)380-7757

SMC SURVEYING AND MAPPING CONSULTANTS

SMC PROJECT NO. 2000142.00



REFERENCES

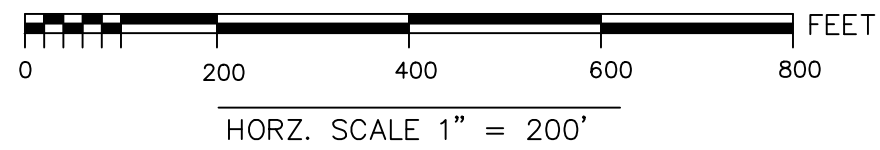
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED JULY 2, 1929 SCALE 1"=40'
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED SEPTEMBER 28, 1937 SCALE 1"=40'
- CONVEYANCING PLAN OF LAND SUMMER STREET MEDWAY, MA. PREPARED BY BEALS AND THOMAS, INC. DATED MAY 11, 1998
- ALTA/ACSM LAND TITLE SURVEY SUMMER STREET MEDWAY, MA. PREPARED BY BEALS AND THOMAS, INC. DATED JULY 21, 1996
- EXISTING CONDITIONS SURVEY STATION 65 WEST MEDWAY, MA PREPARED BY SMC DATED SEPTEMBER 8, 2011
- EXISTING CONDITIONS SURVEY STATION 65 WEST MEDWAY, MA PREPARED BY SMC DATED OCTOBER 24, 2017

NOTES

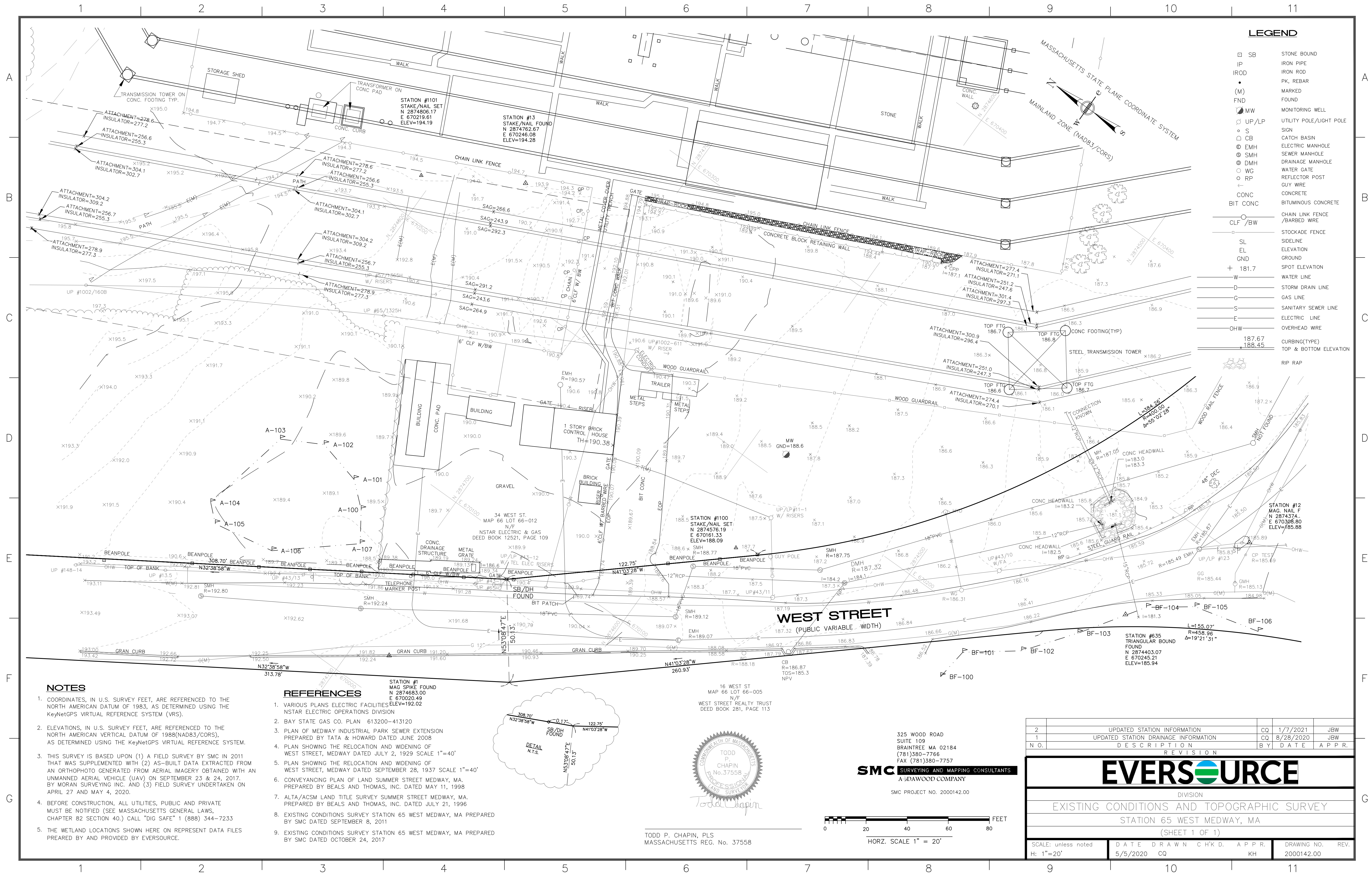
- COORDINATES, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, AS DETERMINED USING THE KeyNetGPS VIRTUAL REFERENCE SYSTEM (VRS).
- FOR ABUTTERS INFORMATION, SEE TABLE "MEDWAY ASSESSORS."

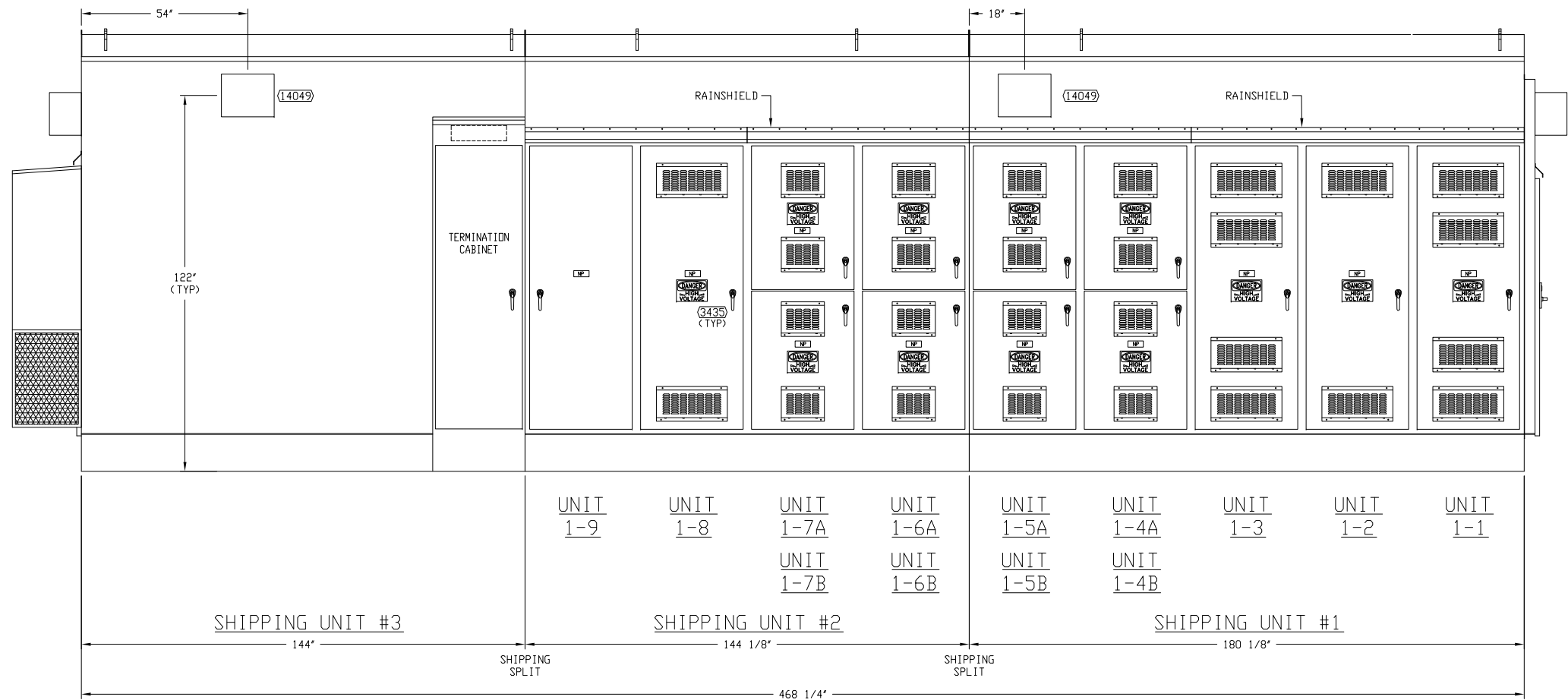
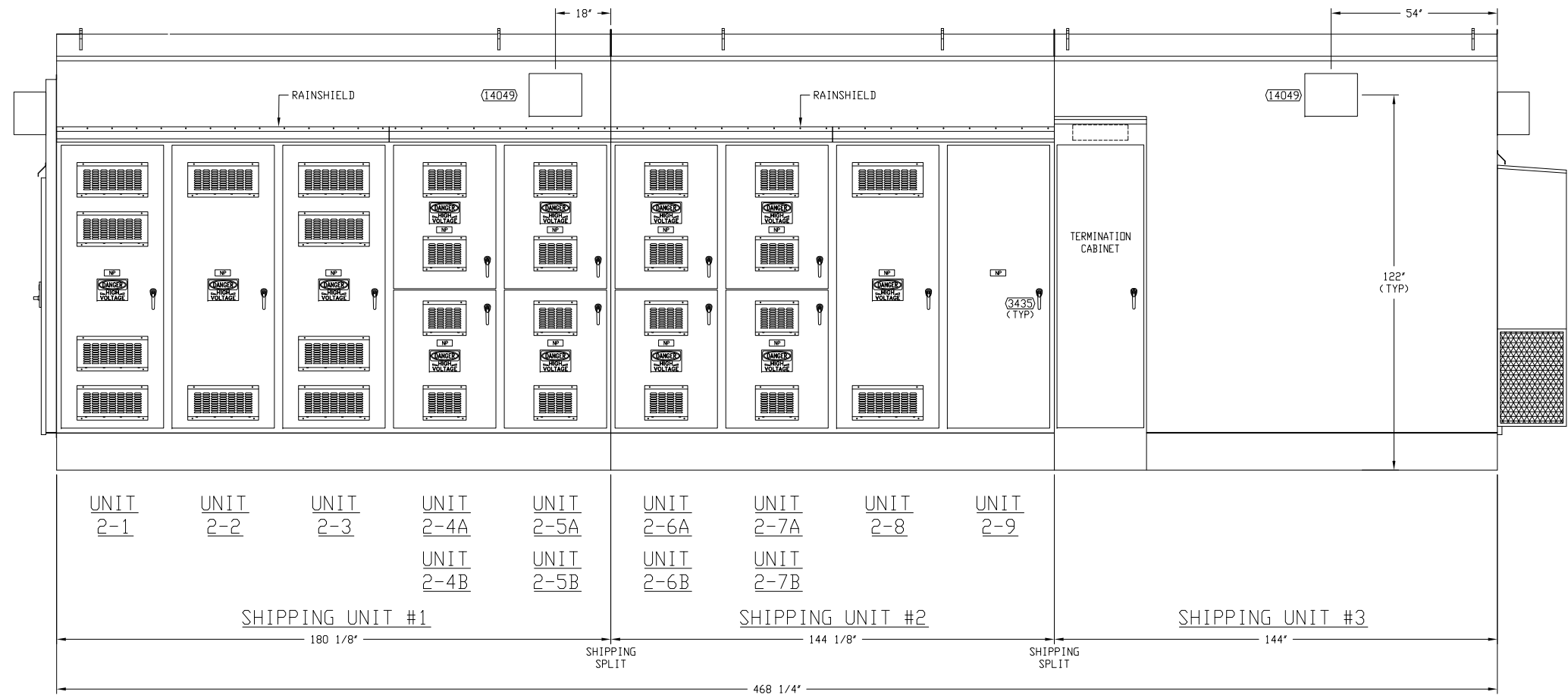



TODD P. CHAPIN, PLS
MASSACHUSETTS REG. No. 37558




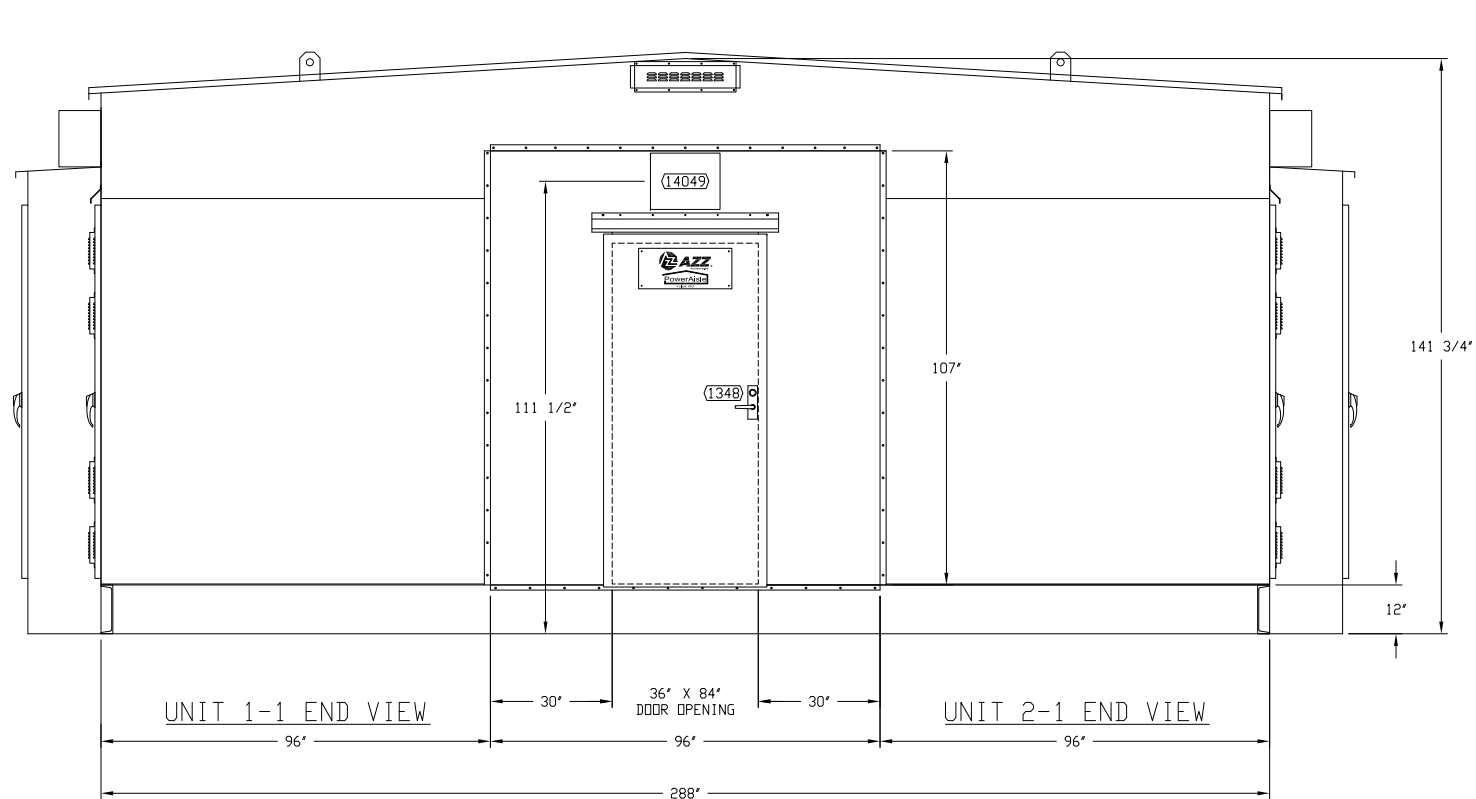
1	ADDITION OF ASSESSORS INFORMATION	CQ	1/7/2021	JBW
N.O.	DESCRIPTION	BY	DATE	APP.R.
REVISION				
EVERSOURCE				
DIVISION				
SUBSTATION EASEMENT PERIMETER PLAN				
STATION 65 WEST MEDWAY, MA				
(SHEET 1 OF 1)				
SCALE: unless noted H: 1"=200'		DATE DRAWN: CH'K D. APP.R. 10/12/2020 CQ JW		DRAWING NO. REV. 2000142.00



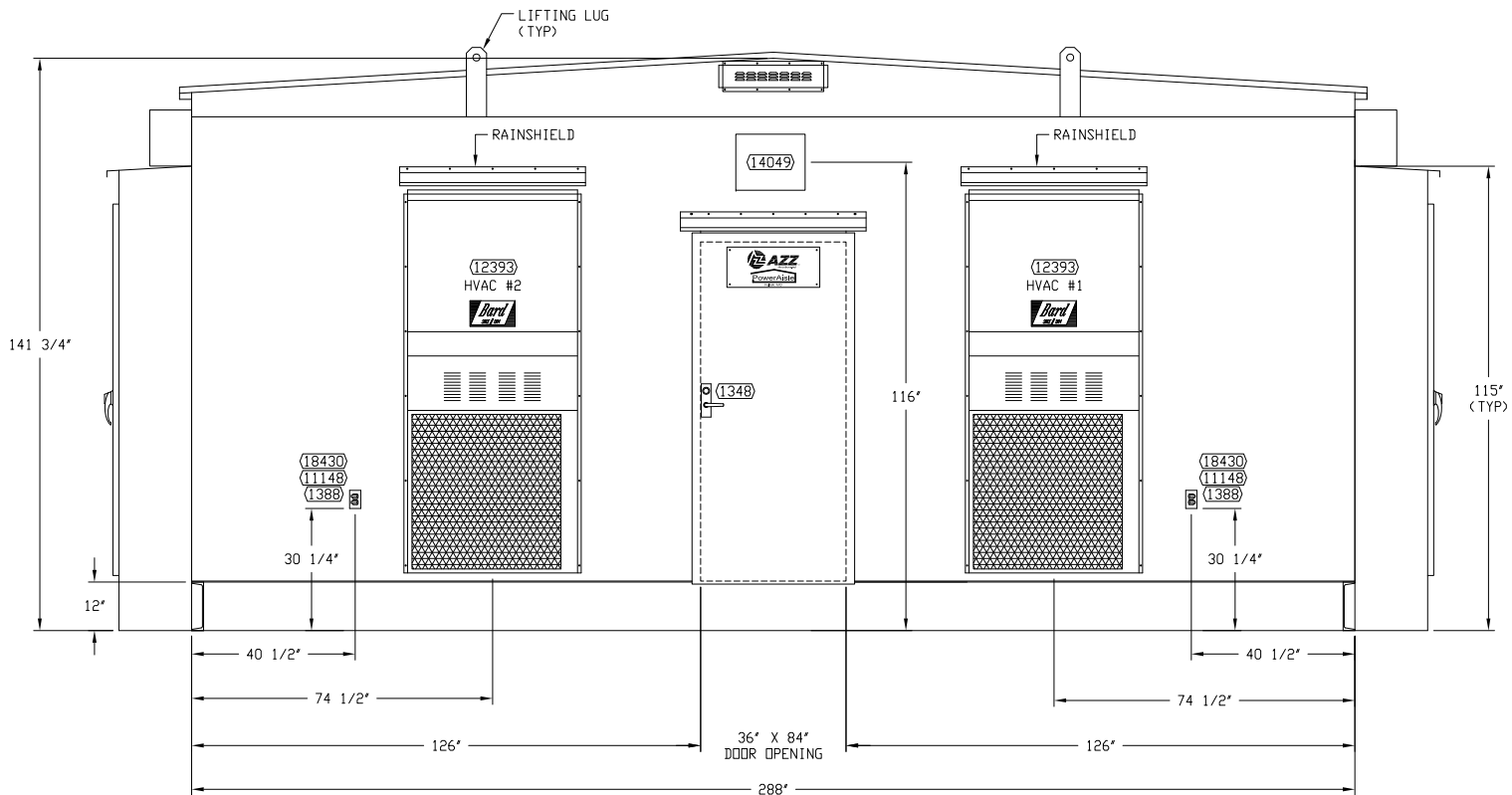


NOTE:
1.  -INDICATES BILL OF MATERIAL ITEM NUMBER.


REVISION LETTER	DATE	REVISIONS	BY	APPROVED	 SWITCHGEAR SYSTEMS 7911 Old U.S. Highway 54 Fulton, MO 65251 573.642.8811	
A	04/24/15	REVISED PER D & L	NH	WC		
B	01/13/16	REVISED PER CHANGE TO STATION 131	NH	WC	CUSTOMER	
		NSTAR EAST EAGLE SUBSTATION NO. 131, BOSTON, MA 15 kV, 50 kA, 3000A METAL-CLAD CUSTOMER P.O. NO. 65752				
		DRAWING TITLE				
		EXTERIOR ELEVATIONS				
DRAWING STATUS		For Customer Approval		DRAWN R. Lewis	CHECKED B. Blackburn	DATE 3/5/2015
		1/18/2016		APPROVED W. Cathey	SCALE 1/2" = 1'	DRAWING NO. C7329M07




END ELEVATION
SWITCHGEAR END VIEW



END ELEVATION
WORK AREA END VIEW

NOTE:
1.  -INDICATES BILL OF MATERIAL ITEM NUMBER.

REVISION LETTER	DATE	REVISIONS	BY	APPR'D	 AZZ <small>INCORPORATED</small>		SWITCHGEAR SYSTEMS 7911 Old U.S. Highway 54 Fulton, MO 65251 573.642.8811	
A	04/13/15	REVISED PER D & L	NH	WC				
B	01/13/16	REVISED PER CHANGE TO STATION 131	NH	WC	CUSTOMER NSTAR EAST EAGLE SUBSTATION NO. 131, BOSTON, MA 15 kV, 50 kA, 3000A METAL-CLAD CUSTOMER P.O. NO. 65752			
					DRAWING TITLE EXTERIOR ELEVATIONS - END VIEWS			
DRAWING STATUS For Customer Approval 1/18/2016					DRAWN <i>R. Lewis</i>	CHK'D <i>B. Blackburn</i>	DATE 3/5/2015	DRAWING NO. C7329M08
					APPR'D <i>W. Cathey</i>	SCALE 3/4" = 1'		



Source: MAGIS 2019 Ortho Aerials



0 1000 2000 Feet



Neighborhood Aerial Plan
Station #65 West Medway
12 & 34 West Street
Medway, Massachusetts









Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Friday, February 5, 2021 9:08 AM
To: Alison Slack ; Allen Tingley ; Allison Potter; Andy Rodenhiser ; Ann Sherry ; Armand Pires; Barbara Saint Andre; Barry Smith; Beth Hallal; 'Board of Selectmen'; Bob Ferrari; Bridget Graziano; David Damico; David Travalini ; 'Design Review Committee'; Don Aicardi; Donna Greenwood; Doug Havens; Erika Robertson; Fran Hutton Lee; Gino Carlucci; Glenn Trindade; Jack Mee; 'Jeanne Johnson'; Jeff Lynch; Jennifer Kendall; Jess Chabot; Jim Wickis ; Joanne Russo; jwatson@medwaypolice.com; Kristen Mucciarone; Liz Langley; Liz Taglieri ; Mark Cerel ; Matthew Buckley; Michael Boynton; Mike Fasolino; Paul Atwood; Peter Pelletier; Rindo Barese; Rori Stumpf; Sandy Johnston; Stefany Ohannesian; Stephanie Carlisle; Steve Bouley ; Sue Rorke; Tina Wright ; Zach Knowlton (zknowlton@comcast.net); 'Zoning Board'
Subject: Eversource Energy Site Plan for 12 & 34 West Street

Good morning,

The Medway Planning & Economic Development Board has received an application from Eversource Energy for approval of a minor site plan for proposed work at the existing Medway electric substation #65 located at 12 and 34 West Street.

PROJECT SUMMARY: Eversource proposes to construct and install an approximately 24' by 42' (1,008 sq. ft.), 12' 6" tall, pre-fabricated switchgear building and associated foundation, excavation, underground conduit and cable trenching; remove an existing brick storage building; and temporarily place an approximately 47' x 10' mobile transformer (12' 10" tall) and connected thereto, an approximately 25' x 10' tall mobile switch. The reason for undertaking the above noted improvements is to maintain the overall reliability of electric service in Medway and the surrounding communities.

DOCUMENTS FOR REVIEW:

- Minor Site Plan Application
- Project Narrative
- Station 65 West Medway, 12 and 34 West Street plan, prepared by VHB, Providence, RI, dated January 19, 2021
- Requests for Waivers from the Site Plan Rules and Regulations
- Site photos
- Stormwater Management Report by VHB, dated October 23, 2020

The application, site plan, and associated documents are on file at the offices of the Town Clerk and the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. Face coverings are required to enter Town Hall.

The site plan and application materials have been posted at the Board's web page at:
<https://www.townofmedway.org/planning-economic-development-board/pages/eversource-energy-minor-site-plan>

PUBLIC BRIEFING – February 23, 2021: The applicant and their representative will present the proposed Eversource Energy minor site plan to the Medway Planning and Economic Development Board on Tuesday evening, February 23, 2021 at 7:30 p.m. via a remote meeting on the ZOOM online meeting platform. The ZOOM access instructions will be included on the agenda for that meeting. The plan will be reviewed by Tetra Tech, the Board's consulting engineer.

TOWN REVIEW: Please review the referenced site plan and provide any written comments to me by February 18th.

QUESTIONS: If you have any questions regarding this matter, please contact me.

Thanks!

Susy

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

Susan Affleck-Childs

From: Jeff Lynch
Sent: Thursday, February 11, 2021 12:18 PM
To: Susan Affleck-Childs
Cc: Mike Fasolino
Subject: RE: Eversource Energy Site Plan for 12 & 34 West Street

Thank you Susy. The fire department has no comment at this time. Thank you again. Jeff

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053

Mailing address;
44 Milford Street
Medway, MA 02053

From: Susan Affleck-Childs
Sent: Friday, February 5, 2021 9:08 AM
To: Alison Slack <slack_alison@hotmail.com>; Chief Tingley <amtingley@medwaypolice.com>; Allison Potter <apotter@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>; Ann Sherry <asherry@charlesriverbank.com>; Armand Pires <apires@medwayschools.org>; Barbara Saint Andre <bsaintandre@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>; Beth Hallal <bhallal@townofmedway.org>; BOS <BOS@townofmedway.org>; Bob Ferrari <pbferrari@earthlink.net>; Bridget Graziano <bgraziano@townofmedway.org>; David Damico <ddamico@townofmedway.org>; David Travalini <dtravalini@verizon.net>; DRC <DRC@townofmedway.org>; Aicardi, Donald <daicardi@medwayschools.org>; Donna Greenwood <dgreenwood@townofmedway.org>; Doug Havens <dhavens@townofmedway.org>; Erika Robertson <erobertson@townofmedway.org>; Fran Hutton Lee <fhuttonlee@townofmedway.org>; Gino Carlucci <gino@pgcassociates.com>; Glenn Trindade <glenntrindade@gmail.com>; Jack Mee <jmee@townofmedway.org>; Jeanne Johnson <j22johnson2001@yahoo.com>; Jeff Lynch <ChiefLynch@townofmedway.org>; Jennifer Kendall <jennifer.l.kendall@gmail.com>; Jess Chabot <jesswchabot@gmail.com>; Jim Wickis <jbwickis@verizon.net>; Joanne Russo <jrusso@townofmedway.org>; jwatson@medwaypolice.com; Kristen Mucciarone <kmucciarone@charlesriverpcd.org>; Liz Langley <llangley@townofmedway.org>; Liz Taglieri <ltaglieri@charlesriverpcd.org>; Mark Cerel <mcerel@franklin.ma.us>; Matt Buckley <matt_buckley2@yahoo.com>; Michael Boynton <mboynton@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Paul Atwood <atwood.paul@gmail.com>; Peter Pelletier <ppelletier@townofmedway.org>; Rindo Barese <rbarese@townofmedway.org>; Rori Stumpf <rori@rori.me>; Sandy Johnston <sjohnston@townofmedway.org>; Stefany Ohannesian <sohannesian@townofmedway.org>; Stephanie Carlisle <scarlisle@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>; Sue Rorke <srork00@gmail.com>; Tina Wright <tina.wright@tbrassociates.com>; Zach Knowlton (zknowlton@comcast.net) <zknowlton@comcast.net>; CommDev2 <CommDev2@townofmedway.org>
Subject: Eversource Energy Site Plan for 12 & 34 West Street

Good morning,

The Medway Planning & Economic Development Board has received an application from Eversource Energy for approval of a minor site plan for proposed work at the existing Medway electric substation #65 located at 12 and 34 West Street.

PROJECT SUMMARY: Eversource proposes to construct and install an approximately 24' by 42' (1,008 sq. ft.), 12' 6" tall, pre-fabricated switchgear building and associated foundation, excavation, underground conduit and cable trenching; remove an existing brick storage building; and temporarily place an approximately 47' x 10' mobile transformer (12' 10" tall) and connected thereto, an approximately 25' x 10' tall mobile switch. The reason for undertaking the above noted improvements is to maintain the overall reliability of electric service in Medway and the surrounding communities.

DOCUMENTS FOR REVIEW:

- Minor Site Plan Application
- Project Narrative
- Station 65 West Medway, 12 and 34 West Street plan, prepared by VHB, Providence, RI, dated January 19, 2021
- Requests for Waivers from the Site Plan Rules and Regulations
- Site photos
- Stormwater Management Report by VHB, dated October 23, 2020

The application, site plan, and associated documents are on file at the offices of the Town Clerk and the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. Face coverings are required to enter Town Hall.

The site plan and application materials have been posted at the Board's web page at:
<https://www.townofmedway.org/planning-economic-development-board/pages/eversource-energy-minor-site-plan>

PUBLIC BRIEFING – February 23, 2021: The applicant and their representative will present the proposed Eversource Energy minor site plan to the Medway Planning and Economic Development Board on Tuesday evening, February 23, 2021 at 7:30 p.m. via a remote meeting on the ZOOM online meeting platform. The ZOOM access instructions will be included on the agenda for that meeting. The plan will be reviewed by Tetra Tech, the Board's consulting engineer.

TOWN REVIEW: Please review the referenced site plan and provide any written comments to me by February 18th.

QUESTIONS: If you have any questions regarding this matter, please contact me.

Thanks!

Susy

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

Susan E. Affleck-Childs

Planning and Economic
Development Coordinator



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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT OFFICE

MEMORANDUM

February 18, 2021

TO: Medway Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Eversource Energy Minor Site Plan – 12 & 34 West Street

I have reviewed the application materials submitted by NSTAR Electric Company dba Eversource Energy of Westwood, MA for approval of a minor site for proposed work at the existing Medway electrical substation #65 located at 12 and 34 West Street (Medway Assessor's Map 66, Parcels 10 & 12). The subject property is owned by Exelon West Medway LLC of Chicago, IL over which Eversource has an easement for 48.8 acres on which it operates substations #65 and #446. The site is located on the east side of West Street within the Energy Resource zoning district. The site has been in operation for public utility purposes for more than 95 years and is comprised of various electrical substation-related facilities and equipment (transformers, control buildings, circuit breakers, switches, dead-end structures, etc.) The area is presently secured by a 7' high chain link fence topped by 1' of barbed wire and other security measures.

According to the project narrative, Eversource proposes to:

- construct and install an approximately 24' by 42' (1,008 sq. ft.), 12' 6" tall, pre-fabricated switchgear building and associated foundation with excavation, installation of underground conduit, and cable trenching. The building will be operational 24/7. A 2-month construction period is expected.
- remove an existing brick storage building; and
- temporarily place an approximately 47' x 10' mobile transformer (12' 10" tall) and connected thereto, an approximately 25' x 10' tall mobile switch (until the end of 2022), to support the replacement of two existing transformers.

The applicant's reason for undertaking the above noted improvements is to maintain the overall reliability of electric service in Medway and the surrounding communities.

The proposed site improvements are shown on a plan titled *Station 65 West Medway, 12 and 34 Street*, prepared by VHB of Providence, RI, dated January 19, 2021.

I have comments as follows:

Zoning Bylaw

1. *Use (Schedule 5.4)* - The property is located within the Energy Resource zoning district. This district specifically allows public utilities as a “by right” use.
2. *Dimensional Regulations (Section 6.1)* - A Zoning Summary Chart is included on Sheet C-4. It appears that the proposed project complies with the various dimensional standards for the Energy Resource zoning district.
3. *Parking (Section 7.1.1 Off-Street Parking and Loading)*– No additional parking is proposed. As the new switchgear building will not house any employees nor is the site open to the public for any reason, there is no need for specific parking for this structure. Traffic will be limited to service vehicles for occasional maintenance, testing, inspection, and other authorized personnel who can park within the fenced compound.
4. *Outdoor Lighting (Section 7.1.2)* – The applicant has requested a waiver from the outdoor lighting provisions of the *Site Plan Rules and Regulations*. The waiver request indicates that “wall pack” lighting will be affixed to the new switchgear building which is to be located just over 30 feet from West Street and that the lighting will comply with the Town’s light level and intensity standards. However, there does not appear to be a photometric plan included in the plan set.

The Board does not have the authority to waive the Outdoor Lighting requirements of the Zoning Bylaw. The applicant must provide the information as specified in Section 7.1.2. D Requirement for Lighting Plan of the Zoning Bylaw as part of the site plan set and document that the lights are in compliance with Section 7.1.2.E Standards for the Control of Glare and Light Trespass. This information should be included in the next plan submittal.

5. *Outdoor Storage (Section 7.1.3)* – The project narrative specifies that the project includes the temporary (through 2022) placement of an approximately 47’ x 10’ mobile transformer (12’ 10” tall) with an approximately 25’ x 10’ tall mobile switch. The location of the mobile transformer and associated mobile switch are shown on Sheet C-7 along with an elevation drawing and illustrative photograph.

Initially, I had thought the mobile transformer and switch constituted “Outdoor Storage” as defined in Section 2 of the Zoning Bylaw. [Outdoor Storage – The outside storage or display, as an accessory use, of materials, supplies, good or manufactured products, equipment, machinery, vehicles, and pallets, produced or used by the principal use of the property, for more than a twenty-four-hour period.] I discussed this with Community and Economic Development Director Barbara Saint Andre and Building Commissioner Jack Mee. Their conclusion is that the noted items will be in active use through 2022 and are not being stored on the premises in an inactive state. Accordingly, the provisions of Section 7.1.3 do not apply.

However, from a site plan perspective, the Board might consider asking the applicant to provide some photographic information to document the distance between the proposed location of the mobile transformer and switch and various vantage points along West Street and further to supply photographic documentation to illustrate the visibility of the mobile transformer and switch from those locations. Additional information could be requested to illustrate whether the existing landscaping on the site will serve as a suitable screening buffer to the adjacent residential properties.

6. *Signs (Section 7.2)* - It does not appear that any signage is proposed.

Site Plan Rules and Regulations

7. *Application Completeness Review (Section 205-3)* – The application materials provided include the minor site plan application form; sets of the site plan in various sizes (paper and electronic versions); a very thorough project narrative; site photos; certified abutters' lists and labels for Bellingham and Medway; requests for waivers from the *Site Plan Rules and Regulations*; Stormwater Drainage report prepared by VHB; proof of property ownership; copies of previous relevant approvals for the subject property; and the suitable application/filing fee and a deposit toward the site plan review fee for outside consultants (Tetra Tech). *The application package is quite complete; well done.*

QUESTION – When will you file with Conservation for this project? Usually, the Board likes to see that the site plan and NOI processes are run concurrently in order to achieve a coordinated approach to a single final plan useable by both boards.

COMMENT – A series of photographs were included with the application. It seems that they are examples of some of the equipment to be installed. However, no explanatory notes are provided. During the presentation at the 2-23-21 public briefing, please include and explain the photos.

COMMENT – The signature of the property owner and applicant on the site plan application is not clear. Please provide clarification as to the name and title of the signatory and some form of verifying communication from Eversource.

NOTE – As of the date of this writing, the balance of the site plan review fee (\$3,132) has not yet been received; the applicant was invoiced 2-10-21.

8. *Site Plan Contents Review (Section 205-5)*

- Please add a second line with the signature box for Endorsement Date on the cover and all other sheets.*
- All other required items (context sheet, existing conditions sheets, plot plan, and site plan) appear to be in order.*

9. *Site Plan Review Process (Section 206-6 and 205-7)* – The application and associated materials were submitted by Attorney Joshua Lee Smith, on behalf of the applicant, to the PEDB office on January 22, 2021. The documents were filed with the Town Clerk's office on January 25, 2021. The public briefing notice was filed with the Town Clerk on February 4, 2021 and sent by first class mail to abutters and parties of interest on February 5, 2021. NOTE - Newspaper advertising is not required for minor site plan projects. On February 5, 2021, the Eversource project information was posted to the Board's web page and Town staff were notified via email of the application and review comments were requested. To date, we have received a "No Comments" comment from Fire Chief Jeff Lynch.

NOTE – Tetra Tech is reviewing the application materials and will provide a comment letter to address how the project complies with various portions of the Site Plan Rules and Regulations.

Waiver Requests from the Site Plan Rules and Regulations

The applicant indicates that due to the limited nature of the proposed project, many of the Development Standards included in the *Site Plan Rules and Regulations* are not applicable. However, the applicant has specifically requested waivers from the following Development Standards:

- Section 207-4: Energy Efficiency and Sustainability

- Section 207-9: Pedestrian and Bicycle Access and Sidewalks
- Section 207-11: Traffic and Vehicular Circulation
- Section 207-12 -13: Parking and Loading
- Section 207-16: Utilities
- Section 207-18: Outdoor Lighting
- Section 207-19: Landscaping

Comment - The applicant is asked to explain the waiver requests during the public briefing.

These comments are offered as guides for the Board during its review of this project. Additional comments may be provided during the course of review as a result of the Board's discussion and plan revisions.



February 18, 2021

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

**Re: Eversource Station #65
Minor Site Plan Review
12 and 34 West Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 12 and 34 West Street in Medway, MA. The Project includes installation of an approximately 1,008 square foot pre-fabricated switchgear building with associated foundation, excavation, underground conduit and cable trenching, and removal of an existing brick storage building at the existing electric substation known as Medway Station #65. Also, the Project includes the temporary placement of an approximately 47' x 10' mobile transformer and an approximately 25' x 10' mobile switch.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Station #65, West Medway, 12 and 34 West Street, Medway, MA 02053", dated January 19, 2021, prepared by VHB.
- A stormwater report (Report) titled "Stormwater Management Report, West Medway Station #65, Medway, Massachusetts", dated October 23, 2020, prepared by VHB.
- An Application for Minor Site Plan Approval, dated January 21, 2021, prepared by VHB.
- Waiver Request forms, dated January 21, 2021, prepared by VHB.
- A Project Narrative prepared by VHB.
- Site photos and figures prepared by VHB.

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, Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook) last amended February 2008 and good engineering practice. Review of the project for zoning related matters is being conducted by the Town and is excluded from this review.

SITE PLAN REVIEW

1. Site Context Sheet does not contain dimensions of lot lines and easement areas for the development site. However, this information is located within the Existing Conditions, Erosion & Sediment Control Plan, Layout and Materials Plan, and Grading and Drainage Plan at the limit of work. Dimensions of the lot lines and the easement areas for the entire property are found on the Substation Easement Perimeter Plan. (Ch. 200 §205-5.B.3)

2. Site Context Sheet does not contain the existing topography at two-foot intervals. However, this information is located within the Existing Conditions, Erosion & Sediment Control Plan and the Grading and Drainage Plan at one-foot intervals at the limit of work. (Ch. 200 §205-5.B.4)
3. The proposed layout of the prefabricated switchgear building does not meet the suggestions provided in the Regulations to take advantage of the existing terrain. The Applicant has requested a waiver from this Regulation. The Project proposes minimal impact to the existing developed site, we do not oppose the waiver request. (Ch. 200 §207-4)
4. The Applicant has not provided earthwork calculations on the Plans to determine extent of earth fill/removal for the Project. Proposed grading is minimal for the project and we do not anticipate this to be a major concern. (Ch. 200 §207-8)
5. The Applicant has not provided pedestrian ways, crosswalks, bicycle circulation and sidewalks on the Plans. The Applicant has requested a waiver from this Regulation. We do not oppose the waiver request as deterring access to the site from pedestrians is of primary concern for the safety and well-being of the public. (Ch. 200 §207-9)
6. The Applicant has not proposed the construction of off-site loading and unloading areas and associated maneuvering areas for the Project. An existing paved access road adjacent to the Project is anticipated to be used for parking during construction and for inspection personnel once the Project is completed. The Applicant has requested a waiver from this Regulation. We do not oppose the waiver request as the construction access is on property controlled by the Applicant. (Ch. 200 §207-10)
7. Electrical utilities associated with the Project are located both above and below ground. Regulations require all electric utilities to be located underground. The Applicant has requested a waiver from this Regulation. We defer action on this item to the PEDB as we believe this is a circumstance where above-ground wiring may be warranted based on the requirements of the utility. (Ch. 200 §207-16)
8. The Applicant has not supplied a photometric plan for the proposed lighting at the site. Lighting details shall also be provided and shall meet the requirements of Section 7.1.2 of the Medway Zoning Bylaw. The Applicant has requested a waiver from this Regulation. (Ch. 200 §207-18.A)
9. A Landscape Plan has not been provided. The Applicant has requested a waiver from this Regulation. We defer action on this item to PEDB as the Applicant has described conditions in which proposed landscaping may lead to unsafe conditions due to the scope of electrical equipment in the vicinity of the Project. (Ch. 200 §207-19)

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

10. The proposed Project meets the Standards.

GENERAL COMMENTS

11. The proposed Plans were stamped by a Professional Engineer registered in the State of Rhode Island. The plans and supporting documentation should be endorsed by a Professional Engineer registered in the State of Massachusetts.

12. Provide the location of the proposed stabilized construction entrance on the Plans.

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

Very truly yours,

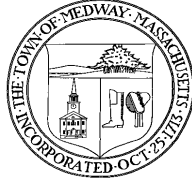


Steven M. Bouley, PE
Project Manager



Bradley M. Picard, EIT
Civil Engineer

P:\21583\143-21583-21003 (PEDB EVERSOURCE STA 65)\DOCS\EVERSOURCE STA 65-PEDBREV(2021-02-18).DOCX



February 23, 2021

**Medway Planning & Economic Development Board
Meeting**

Medway Mill Site Plan
Public Hearing Continuation

- Public Hearing Continuation Notice
- Status letter dated 2-22-21 from Amanda Cavaliere of Guerriere and Halnon.

Board Members

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



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

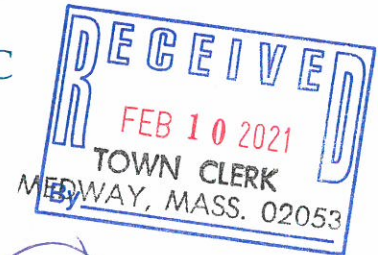
MEMORANDUM

February 10, 2021

TO: Maryjane White, Town Clerk
Town of Medway Departments, Boards and Committees

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

RE: **Public Hearing Continuation for Medway Mill Site Plan – 165 Main Street**
Continuation Date – Tuesday, February 23, 2021 at 8:00 p.m.



At its February 9, 2021 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of 165 Main Street Realty Trust of Medway, MA for site plan approval for proposed site improvements at Medway Mill at 165 Main Street to Tuesday, February 23, 2021 at 8:00 p.m.

Proposed are a series of site improvements to the 7.28 acre property located at 165 Main Street in the Agricultural-Residential II zoning district. These include creating a 41-space surface parking area with electrical vehicle charging stations and bike racks; installation of stormwater management facilities for the parking area; landscaping and lighting; and expansion of the bridge across Chicken Brook for approximately 25 linear feet on each side. As the site includes riverfront areas under the jurisdiction of the Conservation Commission, the project is also subject to its review for an Order of Conditions and a Land Disturbance Permit.

The application, site plan, and supporting documentation were filed with the Town on February 18, 2020. **The Site Plan – Medway Mills originally dated February 14, 2020, last revised December 23, 2020**, was prepared by Guerriere and Halnon of Franklin, MA. The documents are on file with the Medway Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA. Project information including the revised site plan has been posted to the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/medway-mills-major-site-plan-review>.

Please provide any review comments to me by February 17, 2021. Please don't hesitate to contact me if you have any questions. Thanks.



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

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Whitinsville Office
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Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

F-3519-1

February 22, 2021

Medway Planning Board
155 Village Street
Medway, MA 02053
Attn: Andy Rodenhiser, Chairman

RE: *Status Update: Medway Mill, 163-165 Main Street, Medway, MA*

Dear Members of the Board:

On behalf of our client, NRG Concept Inc, Guerriere & Halnon, Inc. has prepared the following information to update the Board on the progression of the project referenced above. Since our last meeting on January 12, 2021, we have been working with Conservation Commission to address concerns regarding proposed construction activities within the Riverfront Area.

Based on our ongoing discussions with the Conservation Agent, it is our understanding that, pending all the criteria associated with the proposed work within the Riverfront Area has been addressed, the proposed site plan will remain consistent with the plans last revised December 23, 2020 with the above ground stormwater management system and elongated parking lot consisting of 42 parking spaces. The items remaining to be satisfied by the Commission are subject to a site walk once we get significant snow melt. Therefore, final plan revisions are pending until the site walk has been conducted. Our next public hearing with Conservation Commission is tentatively scheduled for March 11, 2021.

The following revisions are anticipated to be completed and submitted to both Planning Board and Conservation simultaneously to allow for review consistency between the Board/Commission:

- Proof of filing with Design Review Commission;
- Color renderings of the proposed parking lot;
- Response to comment letter from PGC Associates, LLC dated January 6, 2021; and
- Response to comment letter from Tetra Tech dated January 7, 2021.

We will continue to update the Planning Board on our progress with the Conservation Commission, but do not anticipate the proposed site plan will be further modified to impact the comments received to date from Tetra Tech and the Town associated with the Site Plan review process. In addition, we acknowledge the Planning Board will not issue a decision until all items received from the Boards/Commissions have been addressed and we have filed with Design Review Commission.

Should you have any further questions or require additional information, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager

Susan Affleck-Childs

From: Myrna Flynn <myrnaflynn@gmail.com>
Sent: Tuesday, February 23, 2021 8:57 AM
To: Planning Board
Subject: Medway Mills Site Plan: A Mother's Request

Dear Mr. Rodenhiser, Mr. Tucker, Mr. Gay, Mr. Hayes, Mr. Di Iulio and Ms. Chabot:

I write to you as one of Medway's newest residents, in the process of relocating from Northampton, MA. I've hoped to move closer to Boston for years and am thrilled that this dream of has finally been realized!

Just before Thanksgiving, after a months-long home search throughout the metrowest, I saw a home for sale at 44 Lincoln Street. Ironically, I'd been passing it daily since the summertime on my drive to work along Route 109; I only noticed it because the early morning Main Street traffic was a bit slow.

As a mother of four young kids, with a new "pandemic puppy," my first concern throughout my home search was safety and outdoor space that provided peace of mind. While the Lincoln Street location wasn't the perfect cul de sac I'd had in mind, other characteristics of the neighborhood appealed: a designated "scenic" road; new sidewalks; a location adjacent to a well-designed crosswalk leading to Choate Park; backyards and, beyond them on the east side of Lincoln, trees and space and Chicken Brook; well-cared for homes and seemingly responsible neighbors; a well-lit street.

While I was slightly turned off by the "Odd Fellows Block" next door to 44 Lincoln, with commercial traffic coming and going and promising less privacy, the ample space behind the house -- despite more commercial properties just beyond -- reassured me. That is, though Lincoln was a relatively busy cut-through street with office space next door and a very busy 109 just one property away, knowing the buffer existed at the back of the property at 44 eased my mind. There wouldn't be a likelihood of another set of strangers within close proximity, I thought.

My purchase of 44 Lincoln Street was confirmed on Christmas Eve, courtesy of a modest inheritance from my Depression-era parents (neither were college educated, but they managed to raise 7 kids on my dad's income as owner/operator of a Union 76 service station outside Minneapolis).

Since buying, I've learned more about the town where my new home is located, and I feel as blessed to have landed in Medway as I do to have landed at the lovely house at 44 Lincoln Street. As an outsider, I have felt immediately welcome by my neighbors and locals I've met. The friendly, caring and thoughtful tone among fellow residents on the "Friends of Medway" Facebook group is a gift. The prompt and thorough responsiveness of the DPW with all of this season's snow? Highly impressive. (I'm used to waiting until well past noon for my Northampton road to be cleared.) And where are the potholes?! Those that exist seem to be a rarity, another indication to me that Medway's operations are top notch. I continue to hear great things about the schools, and I look forward to exploring Memorial Elementary with my son when he begins 2nd grade this fall. Between St. Joseph's, where I've registered as a new parishioner, and Memorial, I look forward to becoming an active member of the Medway community.

The reason I write today, as a new resident and as a woman whose new home abuts property in question this evening:

I respectfully urge you to deny the parking lot permit request related to the Medway Mills. Please give additional consideration to the cost-benefit relationship between 20 parking spaces and the environment among the rare, undisturbed land dating back to the town's founding. Will those 20 spaces significantly improve the bottom line for any of the small business owners/renters? Or will these spaces merely provide a justification for their landlord to increase their rent? With Covid prompting more remote business services, will 20 parking spaces even be needed in our "new normal?" Will additional traffic on Lincoln Street lessen or lengthen the daily line of cars waiting to turn on to 109 during peak traffic times? Will a stop light be required as a result? If so, the already heavily-traveled 109 will only appear more congested, as both lanes of traffic clog either direction.

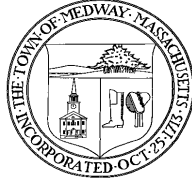
Yes, I have several major interests in preserving the land behind my property. Yes, this is about me and my kids. However, it's also about me perceiving a responsibility as a town resident. I am quickly becoming quite fond of Medway and feel a certain, admittedly unanticipated, protectiveness of its best interests. Even if I didn't own 44 Lincoln, I would oppose construction on the site behind it, primarily because there doesn't seem to be a valid reason to build, yet there are several reasons to protect town land.

I am grateful for the work you do on behalf of the town and the time you carve out of your busy days to lead. Thank you for reading and considering my appeal. And once again, thank you for issuing a denial of the request to "pave paradise to put up a parking lot."

Please let me know if you have any questions. I look forward to meeting you all one day soon.

Very sincerely,

Myrna M. Flynn
44 Lincoln Street
Medway, MA



February 23, 2021

**Medway Planning & Economic Development Board
Meeting**

**6 Cutler Street Multi-Family
Pre-Application Discussion**

- RFP issued by the Medway Affordable Housing Trust (AHT) seeking buyers for the 6 Cutler Street property (former American Legion building)
- Very preliminary concept plan and building elevations for a 5-unit multi-family development (1 triplex and 1 duplex) from local builder Tom McDonough. He is interested in getting some initial feedback as he considers submitting a proposal to the AHT to purchase 6 Cutler Street.



MEDWAY AFFORDABLE HOUSING TRUST REQUEST FOR PROPOSALS TO PURCHASE

**Medway Affordable Housing Trust Owned Property
6 Cutler Street – Assessor Parcel Id 48-070
PROPOSAL DEADLINE – 11:00 AM, March 2, 2021**

Proposer Information

1. The Medway Affordable Housing Trust is seeking to sell its property located at 6 Cutler St. Medway, MA and is soliciting proposals from qualified buyers to purchase the property. The 0.65-acre lot is in a predominantly residential neighborhood surrounded by small single-family homes and bordered by a cemetery. All proposals must be in sealed envelopes, marked “6 Cutler Street Response to RFP” and received by the Town Manager’s office at the Medway Town Hall, 155 Village Street, Medway MA 02053 **on or before 11:00 AM on Tuesday, March 2, 2021.**
2. The parcel includes a two-story, 6,168 square foot Italianate-style former schoolhouse, purportedly the first high school in Medway, built in the late 19th century. It is currently unoccupied. The original two-story structure was supplemented with a 1980’s addition. Most of the site is covered with asphalt that is in poor to fair condition. (Title reference Norfolk County Registry of Deeds Book 32776, Page 333; Town of Medway Assessors Map 48, Lot 070). This parcel is zoned Village Residential (VR) and lies within the Multi-Family Housing Overlay District where a multi-family housing development may be authorized by special permit from the Medway Planning and Economic Development Board. (See Section 5.6.4 Multi-Family Housing of the Medway Zoning Bylaw.) A July 2019, “as is” appraisal valued the property at \$320,000.
3. The property is being sold “as is”, and the Medway Affordable Housing Trust makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this Request for Proposals (RFP) or any other representation. This RFP (including all attachments and supplements) is made subject to errors, omissions, withdrawal without prior notice, and to changes to, additional, and different interpretations of laws and regulations. Prospective proposers should undertake their own review and analyses concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, reuse potentials, and other development, ownership and legal considerations.
4. The sale of the property is subject to the following conditions:
 - Proposal, including price, to remain in effect no less than eight weeks following acceptance by a vote of the Medway Affordable Housing Trust.
 - Successful proposer to pay all costs of completing the conveyance, including any realtor, engineering, legal, title, and recording costs, including such costs incurred by the Trust.

- All respondents are responsible for their own due diligence for all representations made in this RFP.
 - Buyer agrees to place, in a publicly visible location, a permanent, on-site commemorative plaque recognizing the historic nature of the property.
5. A successful bid for the property is expected to be higher than \$285,000.
6. A tour of the premises may be arranged by contacting the Medway Community Housing Coordinator at dhavens@townofmedway.org.
7. All proposers must include a certified check payable to the Medway Affordable Housing Trust in the amount of 5% of the proposal amount, to be applied as a deposit for the successful proposer. Checks will be returned to unsuccessful proposers.
8. The Medway Affordable Housing Trust reserves the right to reject any and all proposals in the best interests of the Trust, and to waive any informalities of a non-substantive nature.
9. The Trust has determined that this solicitation is subject to the provisions of the Uniform Procurement Act, Massachusetts General Laws, c. 30B, Section 16. Therefore, the provisions of G.L. c. 30B are hereby incorporated by reference in this RFP.
10. All determinations as to the completeness or compliance of any proposals, or as to the eligibility or qualification of any proposer, will be within the sole discretion of the Medway Affordable Housing Trust.
11. This RFP, and any agreement resulting therefrom, are subject to all applicable laws, rules and regulations promulgated by any federal, state, regional or municipal authority having jurisdiction over the subject matter thereof, as the same may be amended from time to time.
12. The successful proposer is required to enter into a purchase and sale agreement, REBA form 21, as modified to comply with this RFP, within 30 days after award.

Proposal Instructions

1. All proposers must complete the attached forms, and submit all forms as part of their proposal. Proposals should be submitted on proposer's letterhead, and must be signed by the proposer.
2. All proposals must be in sealed envelopes, marked "6 Cutler Street Response to RFP" and received by the Town Manager's office at the Medway Town offices, 155 Village Street, Medway MA 02053 **on or before 11:00 AM on Tuesday, March 2, 2021**, at which time and place all proposals timely received will be opened and catalogued for presentation to the Medway Affordable Housing Trust. The proposer's name and address must also appear on the outside of the submission envelope or package. All forms and certifications are due by the deadline date as part of a complete submission package.

3. Any proposal received after the **11:00 AM, Tuesday, March 2, 2021** submission deadline will not be considered. Proposals may be withdrawn prior to the scheduled time for the opening of proposals. Proposals may be amended up until the deadline for submission of the proposals. Amendments must be submitted sealed and in writing, clearly stating the changes to the proposal.
4. The Trust will not accept proposals by fax, email, telephone, or any electronic means. The proposer is solely responsible for ensuring that the proposal is received in a timely manner. The Trust is not responsible for deliveries attempted outside of Town Hall office hours or otherwise not received on time. Any proposals received after the scheduled proposal opening time will be returned to the proposer unopened.
5. If, at the time of the scheduled proposal opening, the Medway Town Hall is closed due to uncontrollable events such as fire, snow, ice, wind, or building evacuation, the proposal opening will be postponed until 11:00 AM on the next operational business day. Proposals will be accepted until that date and time.
6. All questions about the meaning and intent of this RFP must be received in writing by mail, fax (508-321-4988) or email (ta@townofmedway.org) to the Town Manager's office. Questions must be received no later than ten days before the date specified for receipt of proposals. Answers will be in the form of an addendum and will be sent to all known proposers. To best assure receipt of such addendum, interested parties should contact Stefany Ohannesian at (508) 533-4915 or sohannesian@townofmedway.org.

Rule of Award

The proposal will be awarded to the qualified and responsible proposer that meets the requirements of this RFP and offers the highest amount of money for the property. All timely proposals will be reviewed and recorded by the town procurement officer and presented to the Medway Affordable Housing Trust for award at its next regularly scheduled meeting. The Medway Affordable Housing Trust will have sole authority to determine the successful proposal, and reserves the right to reject any and all proposals and to waive any technicalities in the best interests of the Trust. The award shall not be considered final until a written purchase and sale agreement is executed by the parties and MGL chapter 30 B reporting requirements are satisfied.

Contract Forms – See Attachments – All must be completed and submitted with proposal

- Certification of Vote of Organization Authorizing Submittal of Proposal
- Certificate of Non-Collusion
- Disclosure of Beneficial Interest in Real Property Transaction
- Statement of Tax Compliance

**CERTIFICATE OF VOTE
OF ORGANIZATION
(if applicable)**

Date: _____

I, _____, Clerk-Secretary of the corporation named in the foregoing
(name)
Proposal, certify that _____ who signed the said
(name)
Proposal on behalf of said corporation, was then the _____ of said
(title)
corporation; that I know his/her signature;
and that his/her signature thereto is genuine and that said Proposal was duly executed on
_____, 2019.

(Clerk-Secretary)

Date of Incorporation: _____

(Corporate Seal)

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Name of Business

Signature of Individual Corporate Name

Signature of individual submitting bid or proposal

Social Security Number or Federal Identification Number

DISCLOSURE OF BENEFICIAL INTERESTS – PAGE 1

1. PUBLIC ENTITY INVOLVED IN THIS TRANSACTION:

Medway Affordable Housing Trust

2. LEGAL DESCRIPTION OF THE PROPERTY: **6 Cutler, Street Medway MA**

3. TYPE OF TRANSACTION: **Sale**

4. SELLER: **Medway Affordable Housing Trust**

5. PURCHASER: Name: _____

Type of Entity: _____

6. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. (Note: if a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding **less than ten percent** of the outstanding voting shares need **not** be disclosed.)

Name

Address

(None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:)

Name

Title or position

DISCLOSURE OF BENEFICIAL INTERESTS – PAGE 2

7. This statement must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named in item 1. If this form is signed on behalf of a corporation, it must be signed by a duly authorized officer of that corporation.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

(This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described above. This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by M.G.L. c. 7, section 40J, prior to the conveyance of or execution of a lease for the real property described above. Attach additional sheets if necessary.)

STATEMENT OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I certify
under the penalties of perjury that _____ has fully
Name of Entity

complied with all laws of the Commonwealth of Massachusetts relating to the payment of taxes.

Company Name: _____

Address: _____

Signature: _____

Printed Name: _____

Title of Signatory: _____

Date Signed: _____

Federal Tax ID or Social Security Number: _____

169'0"

10'0"
offset

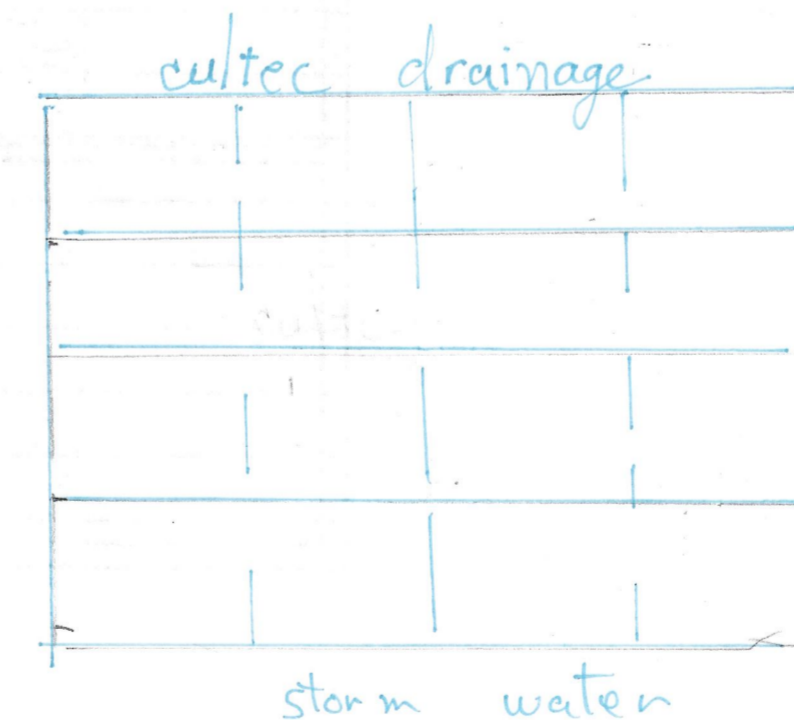
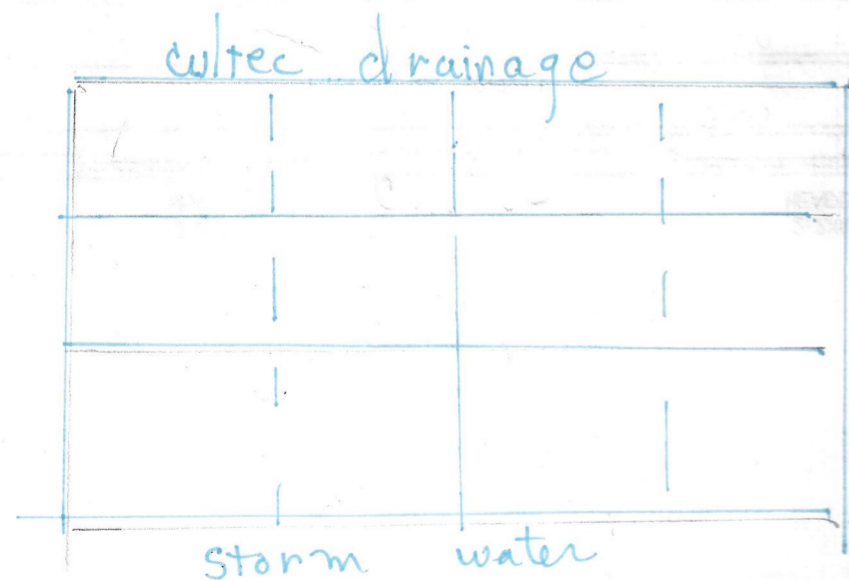
unit 3

unit 4

unit 2

unit 5

unit 1



scale 1"=6'

#6 CUTLER Street

Tom
McDonough
118 Norfolk Road
Millis, MASS

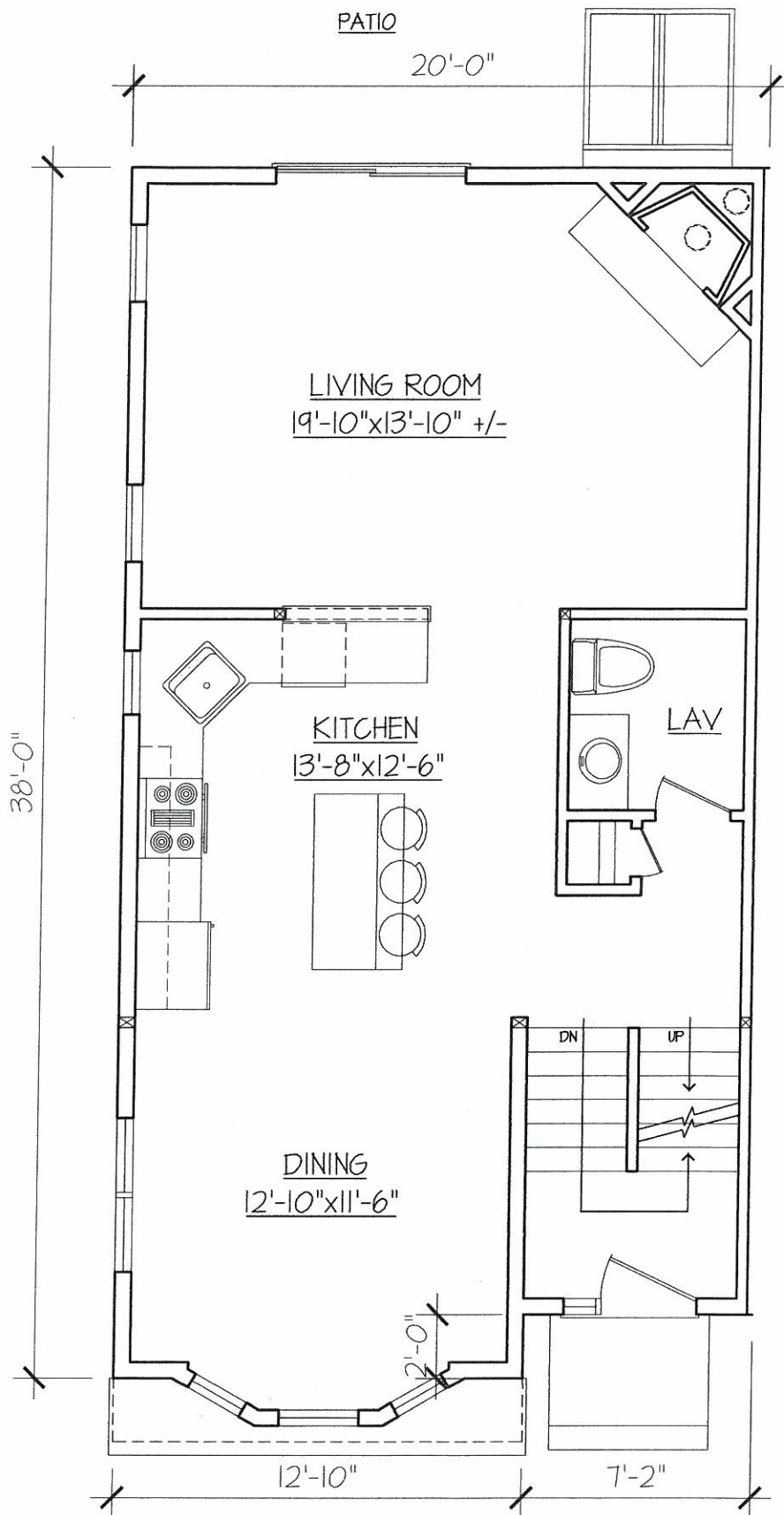
cell: 617-834-3886
email:
mcdonoughfff@
yahoo.com

6 Cotler Street



Tom McDonough

6 Cutler St



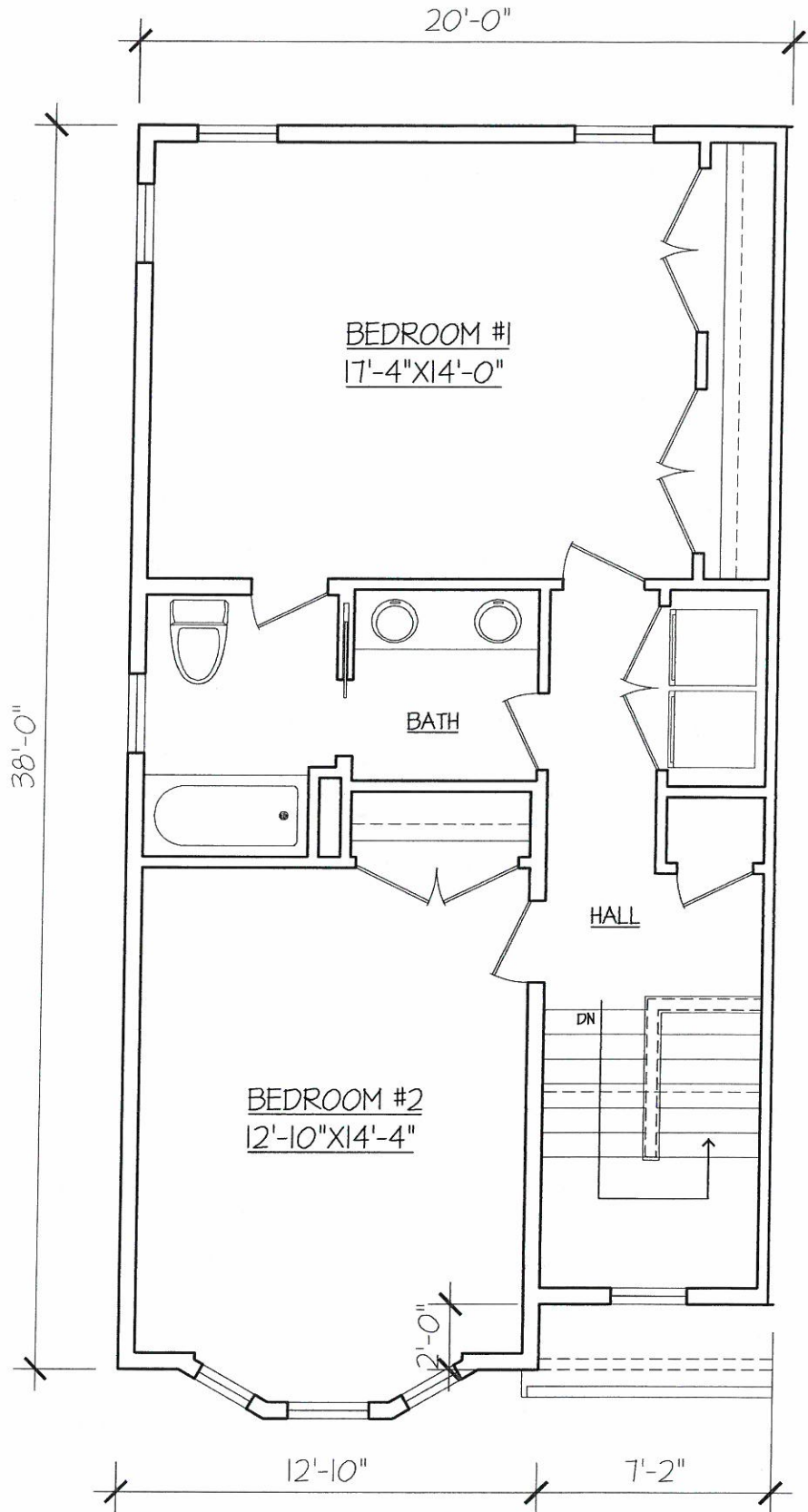
PROPOSED FIRST FLOOR PLAN

750 +/- SQFT

These plans are schematic and are not to be used for construction. All dimensions and square footages are approximate and subject to change without notice.
© 2000 HPA Design, INC.

Tom McDonough

6 Cutler St

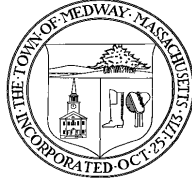


PROPOSED SECOND FLOOR PLAN

750 +/- 5QFT

These plans are schematic and are
not to be used for construction.
All dimensions and square footages are
approximate and subject to change
without notice.
© 2000 HPA Design, INC.

Tom Mc Donough



February 23, 2021

**Medway Planning & Economic Development Board
Meeting**

**Harmony Village – Authorization for
Plan Endorsement**

Harmony Village is preparing for plan endorsement. See attached documents for review.

- Special Permit Decision dated January 12, 2021, filed with the Town Clerk January 19, 2021
- Certificate of No Appeal dated February 3, 2021
- Email dated February 4, 2021 from Treasurer's office confirming that taxes are current on the property.
- Construction services invoice dated January 27, 2021. PAID in full February 5, 2021.
- Revised site plan by Meridian Associates dated February 22, 2021
- Email dated February 22, 2021 from Steve Bouley
- Email dated February 22, 2021 from Jack Mee

NOTE – The issue re: the foundation drains has been resolved. After checking with Building Commissioner Jack Mee, it was determined that foundation drains are not needed in this instance due to the soil type.

RECOMMENDATION – The Board vote to endorse the Harmony Village site plan.

Susan Affleck-Childs

From: Jack Mee
Sent: Monday, February 22, 2021 4:34 PM
To: gary FELDMAN
Cc: Susan Affleck-Childs
Subject: RE: Harmony Village - plan revisions

Gary,

I have reviewed your plan for Harmony Village and have researched your question in regards to the requirement for foundation drainage. I have taken note to the fact that there is "Group 1 Soils" at this location. The Massachusetts State Building Code does not require any foundation drainage on sites with Group 1 Soils per section R405.1

Please let me know if you need anything further,

Regards,

Jack Mee
Building Commissioner
Town of Medway

MEDWAY TOWN CLERK

155 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053
(508) 533-3204 • FAX: (508) 533-3287
mwhite@townofmedway.org

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK

JUSTICE OF THE PEACE

NOTARY PUBLIC

CERTIFICATE

*I, Maryjane White, Town Clerk of the Town of Medway, hereby certify that the decision of the Medway Planning and Economic Development Board, regarding **Harmony Village – 218 & 220 Main St., Medway MA** has been filed*

It was received and filed in this office on the following:

January 19, 2021

And no appeal was received during the next twenty days after such receipt and recording of said decision.

Nor was any appeal filed during the appeal period as affected by the Orders of the Supreme Judicial Court tolling all statutes of limitations from March 17, 2020, through June 30, 2020 due to the COVID-19 pandemic.

Dated at Medway, MA February 3, 2021

A true copy

ATTEST.....

Maryjane White

Town Clerk

Susan Affleck-Childs

From: Marie Shutt
Sent: Thursday, February 4, 2021 11:12 AM
To: Susan Affleck-Childs
Subject: RE: Status on taxes for 218-220 Main Street

Hi Susy,

Yes, they are paid.

Thanks,
Marie

Marie Shutt
Assistant Treasurer Collector
Town of Medway
155 Village Street
Medway, MA 02053

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, February 4, 2021 10:36 AM
To: Joanne Russo <jrusso@townofmedway.org>
Cc: Marie Shutt <mshutt@townofmedway.org>
Subject: FW: Status on taxes for 218-220 Main Street

Hi,

I understand Gary Feldman has paid the water bill and taxes. Can you confirm?

Susy

From: Susan Affleck-Childs
Sent: Wednesday, February 3, 2021 10:21 AM
To: Gary Feldman <superj90@verizon.net>
Subject: FW: Status on taxes for 218-220 Main Street

Hi Gary,

See email note below from the Town Treasurer/Collector regarding funds owed the Town for 218-220 Main Street.

There is still a water bill owed and the third quarter real estate taxes are also due. These have to be paid before the Board endorses the Harmony Village plan next week.

Please take care of these asap. Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway

155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

From: Joanne Russo
Sent: Wednesday, February 3, 2021 10:18 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: RE: Status on taxes for 218-220 Main Street

Good morning,

Just an update.
Water is still outstanding.
Also 3rd quarter Real Estate taxes that were due on 02/01/2021 were not paid.

Joanne

Joanne M. Russo, CMMT
Town Treasurer/Collector
Town of Medway
155 Village Street
Medway, MA 02053
1-508-533-3205

From: Susan Affleck-Childs
Sent: Wednesday, January 27, 2021 11:44 AM
To: Gary Feldman <superj90@verizon.net>
Cc: Joanne Russo <jrusso@townofmedway.org>
Subject: FW: Status on taxes for 218-220 Main Street

Hi Gary,

I checked with the Treasurer/Collector's office. There is a small water bill owed on 218-220 Main Street. Please take care of this at your earliest convenience.

Thanks.

Susy

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

From: Joanne Russo
Sent: Wednesday, January 27, 2021 11:36 AM

To: Susan Affleck-Childs <sachilds@townofmedway.org>

Subject: RE: Status on taxes for 218-220 Main Street

Hi,

They just have a small water bill due. (it was due in Dec)

Can you let them know?

Screenshot of a web application interface for "Bill Inquiry: Single Bill View - Munis II LIVE DATABASE". The interface includes a navigation bar with "HOME", "Search", "Actions", "Output", "Office", "Tools", and "Menu". A "Close the window (Ctrl-Backspace)" button is visible in the top right corner.

Bill Information

Year	Category	Number
2021	UB-U	172844

Notes/Alerts

ACTIVE, Lien? N

Effective Date

Due 01/27/2021

Billed Item Information

Field	Value
UB Account-Run-Commit	110875-7-112320
Utility Account	110875
Run	7
Commit	112320

Customer Information

Customer ID: 49591
HARMONY VILLAGE LLC
5 EXCHANGE STREET SUITE 4
MILFORD, MA 01757 USA

Property Information

Field	Value
Parcel ID	57-044-0000
UB Acct #	110875
Prop Loc	220 MAIN
	MEDWAY

Installments

Installment	Due Date	Interest Date	Billed	Abt/Adj	Pmt/Crd	Interest Due	Total Due
1	12/28/2020	12/29/2020	66.97	0.00	0.00	0.77	67.74
Totals:			66.97	0.00	0.00	0.77	67.74

118 of 155

Joanne M. Russo, CMMT
Town Treasurer/Collector

Town of Medway
155 Village Street
Medway, MA 02053
1-508-533-3205

From: Susan Affleck-Childs
Sent: Wednesday, January 27, 2021 11:21 AM
To: Joanne Russo <jrusso@townofmedway.org>
Subject: Status on taxes for 218-220 Main Street

Hi,

See attached request for tax status certification for 218-220 Main Street.

Let me know.

Thanks.

Susy

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

Board Members

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



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

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

January 27, 2021

Mr. Gary Feldman
Harmony Village, LLC
5 Exchange Street, Suite #4
Milford, MA 01757

Dear Gary,

As specified in the Harmony Village site plan/special permit decision, one of the requirements that must be completed before the Board will “endorse” the final site plan is for you, as the Permittee, to fund the Construction Account for this project. The Board has determined that the assistance of outside consultants is needed to provide construction observation and inspection services for the infrastructure and site improvement components of Harmony Village. The primary outside consultant will be Tetra Tech, the Town’s Consulting Engineer. The Board may determine that it needs other consultants and will engage them if warranted.

Funds in the Harmony Village construction account will be used to pay for Tetra Tech’s services which will include:

- Pre-construction meetings/consultations
- Site inspections of the installation of infrastructure and site amenities during construction
- On-going inspections of erosion control and the stormwater system throughout construction
- Preparation of inspection reports
- Review of SWPPP reports
- Meetings with you and/or contractors as needed
- Preparation of bond estimates and reductions
- Attendance at Planning & Economic Development Board meetings as needed
- Consultations with residents/neighbors during construction if needed
- Inspections for punch list and project completion
- Review of as-built plans
- Other meetings as appropriate
- Expenses - travel, telephone, copying, blueprints, etc.

Tetra Tech has prepared an estimate for its construction inspection services. Attached is their estimate dated December 22, 2020 for \$19,326. The estimate was approved by the Board at its January 26, 2021 meeting. Attached is an invoice for \$19,326.


Construction Observation Fee Letter and Invoice
Harmony Village
January 27, 2021

Please be advised that the Board will also retain the services of Town Counsel KP Law to provide any legal services or advice which may be needed during construction pertaining to performance security and project completion. You are responsible for providing additional Construction Account funds if the Town's cost for outside consultants is greater than the fees you have paid into the account. The Planning and Economic Development office will keep you apprised of the status of the Harmony Village construction account and will invoice you for additional funds when necessary. Any balance remaining at the end of the project will be refunded to you.

Thank you for your attention to this matter. Please contact me if you have any questions regarding this fee or any other issues. ***Please note that we must receive payment of \$19,326 to fund the Harmony Village Construction Account prior to the commencement of any site preparation or construction and before the Board endorses the final Harmony Village site plan.***

Please contact me if you have any questions regarding this fee or any other matters. We look forward to working with you in the weeks and months ahead to bring Harmony Village to fruition.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs", with a stylized, flowing script.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Board Members

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



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

INVOICE

January 27, 2021

Mr. Gary Feldman
Harmony Village, LLC
5 Exchange Street, Suite #4
Milford, MA 01757

RE: Harmony Village Construction Services Fee

For professional services to be provided by Tetra Tech, Inc. for construction inspection of the Harmony Village development at 218-220 Main Street (*Please see attached estimate.*)

ESTIMATED COST: \$19,326

TOTAL NOW DUE AND PAYABLE: \$ 19,326

Fee approved by the Planning and Economic Development Board – January 26, 2021

Make check payable to: Town of Medway

Mail or drop off to: Medway Planning and Economic Development office
155 Village Street
Medway, MA 02053



Harmony Village
PEDB Construction Administration Budget
December 22, 2020

Item No. ¹	Inspection	Visits	Hrs/Inspection ²	Rate	Total
1	Pre-Construction Meeting	1	6	\$139	\$834
2	Erosion Control Inspections	6	3	\$139	\$2,502
3	SWPPP Report Review/Correspondence	30	0.5	\$139	\$2,085
4	Clearing/Grubbing/Tree Protection	1	4	\$116	\$464
5	Subgrade/Staking/Rough Grading	1	4	\$116	\$464
6	Stormwater: Infrastructure	1	4	\$116	\$464
7	Stormwater: Basin (DB-1)	1	4	\$116	\$464
8	Stormwater: Basin (DW-1)	3	4	\$116	\$1,392
9	Stormwater: Basin (DW-2)	3	4	\$116	\$1,392
10	Site Subbase Gravel/Fine Grading	1	4	\$116	\$464
11	Binder Course Paving	1	6	\$116	\$696
12	Curb/Berm	1	4	\$116	\$464
13	Top Course Paving	1	6	\$116	\$696
14	Landscape/Plantings	1	6	\$116	\$696
15	Punch List/Bond Estimate ³	2	8	\$139	\$2,224
16	As-Built Review ⁴	1	4	\$161	\$644
17	Field Changes/Change Orders	1	8	\$161	\$1,288
18	Meetings	6	1	\$161	\$966
19	Admin	1	3	\$69	\$207
	Subtotal				\$18,406
	Expenses			5.0%	\$920
	TOTAL				\$19,326

Notes:

¹ Each item includes site visit, inspection and written report and is based on current TT/Medway negotiated rates through June 2021.

² If installation schedule is longer than that assumed by engineer for any item above, or if additional inspections are required due to issues with the contract work, additional compensation will be required.

³ This item includes a substantial completion inspection, punch list memo and bond estimate provided to the town. It also includes one final inspection to verify that comments from the list have been addressed and one revision to the list/estimate if required.

⁴ This item includes review of as-built plans and review letter.

Date Approved by Medway PEDB _____

Certified by: _____ **Date** _____

Susan E. Affleck-Childs
Medway PEDB Coordinator

Plotted: 6/10/2020
JWG Location: G:\-18521 MEDWAY\DWG\8521 SITE.DWG

SITE DEVELOPMENT PLANS

HARMONY VILLAGE
MULTYFAMILY HOUSING DEVELOPMENT
218-220 MAIN STREET
(MAP 57, PARCEL 44)
MEDWAY, MASSACHUSETTS 02053

ZONING DISTRICT: AR-II
MULTIFAMILY HOUSING OVERLAY DISTRICT
ORIGONAL PLAN DATED JUNE 9, 2020
LAST REVISED FEBRUARY 22, 2021

OWNER

Linda Resner & Elliot Edwards
218 Main Street
Medway, MA 02053

APPLICANT

HARMONY ESTATES, LLC
5 EXCHANGE STREET
MILFORD, MASSACHUSETTS 01757

CIVIL ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE



MERIDIAN
ASSOCIATES

69 MILK STREET, SUITE 208
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

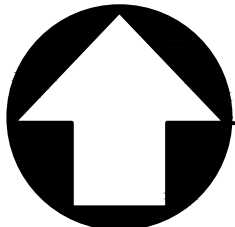
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

ARCHITECTURE

PACIFIC-VISIONS STUDIO LLC
38 Thompson Ave.
Bristol, RI
T - 774.633.1272



NORTH



LOCUS MAP
SCALE: 1" = 250'

DRAWING INDEX:

- C-1 COVER SHEET/LOCUS MAP
- C-2 EXISTING CONDITIONS PLAN
- C-3 LAYOUT AND MATERIALS PLAN
- C-4 GRADING, DRAINAGE & UTILITIES PLAN
- C-5 LANDSCAPE PLAN
- C-6 EROSION & SEDIMENT CONTROL PLAN
- C-7 SITE DETAILS
- C-8 SITE DETAILS
- C-9 SITE DETAILS
- C-10 SITE DETAILS
- L-1 PHOTOMETRIC PLAN
- A1.1 FIRST FLOOR PLANS
- A4.0 3D ELEVATIONS

ADDITIONAL PLAN REFERENCES:

ARCHITECTURAL PLANS, ELEVATIONS, FLOOR PLANS AND RENDERINGS PROVIDED BY PACIFIC-VISIONS STUDIO LLC.

STORMWATER OPERATIONS & MAINTENANCE PLAN BY MERIDIAN ASSOCIATES, INC. REVISED NOVEMBER 12, 2020.

APPROVED WAIVERS:

SITE PLAN RULES AND REGULATIONS:

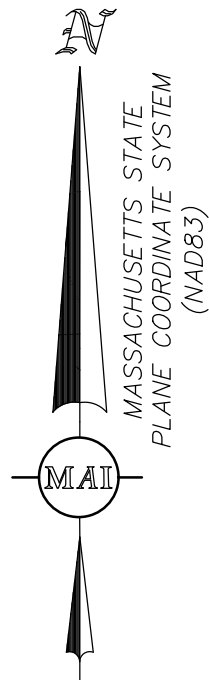
- SECTION 207-9 B. SIDEWALKS - FIVE FOOT SIDEWALKS SHALL BE PROVIDED WITHIN PARKING AREAS. NO SIDEWALKS PROPOSED.
- SECTION 207-11 B.2 INTERNAL SITE CIRCULATION - THE PERIMETER OF DRIVE AISLES SHALL BE BOUNDED WITH VERTICAL GRANITE CURB. CAPE CARD BERM PROPOSED.
- SECTION 207-11 B.3 INTERNAL SITE CIRCULATION - TWO-WAY DRIVE AISLES SHALL BE 24 FEET WIDE. 20 FOOT WIDE DRIVE AISLE PROPOSED AND APPROVED BY FIRE DEPARTMENT.
- SECTION 207-19 H. LANDSCAPING - TREE PROTECTION - ALL TREES 24 INCHES OR MORE IN DIAMETER TO BE REMOVED FROM THE SITE SHALL BE REPLACED WITH NEW TREES ON SITE. LANDSCAPE PLAN FOUND TO ALIGN WITH DRC GUIDELINES.

I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS FILED IN 20 DAYS FOLLOWING SAID RECEIPT AND RECORDING.

TOWN CLERK MEDWAY, MA. DATE

APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

BOARD MEMBER DATE



FALES STREET

NOW OR FORMERLY
VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22298 PAGE 198
8 FALES STREET

NOW OR FORMERLY
JOHN WILLIAM PARLEE
& JAIME L. HODGES
DEED BOOK 32840 PAGE 4
5 FALES STREET

RECORD
AREA
=52,993±S.F.
(1.22±ACRES)

NOW OR FORMERLY
RICHARD E. & HELEN M. FORCE
DEED BOOK 30978 PAGE 576
230 MAIN STREET

NOW OR FORMERLY
JENNIFER F. & JASON M. ROMAN
DEED BOOK 33718 PAGE 185
228 MAIN STREET

NOW OR FORMERLY
JOVONTE ALLEN SANTOS
& MYRIAM SANTOS
DEED BOOK 35427 PAGE 407
224 MAIN STREET

NOW OR FORMERLY
ROBERT E. & MARIAN L. LEONARD
DEED BOOK 3554 PAGE 451
222 MAIN STREET

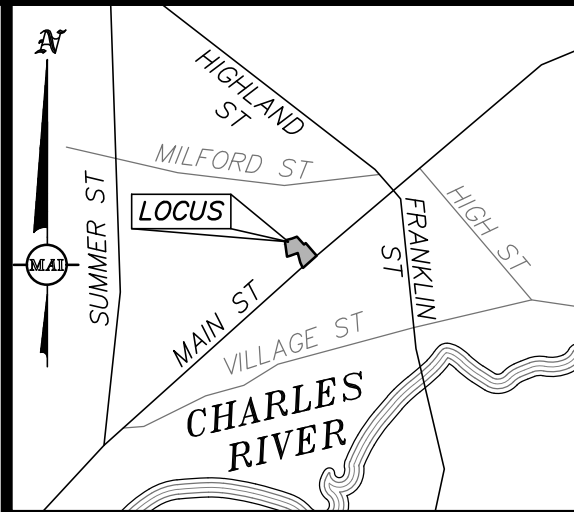
NOW OR FORMERLY
CATHY F. SUTTON & WILLIAM A. RITCHIE
DEED BOOK 8417 PAGE 2
216 MAIN STREET

NOW OR FORMERLY
DANIEL M. & CARMEL A. BERGERON
DEED BOOK 16889 PAGE 177
214 MAIN STREET

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT HYDRANT FRONT CAP BOLT	229.17
2	CUT SPIKE IN UTILITY POLE 20/30, 1.0' A.G.	230.91

(SEE NOTE 6)



LOCUS MAP:
(1"=2000')

LEGEND:

- 234 ONE FOOT CONTOUR
- 235 FIVE FOOT CONTOUR
- +234.5 SPOT ELEVATION
- BITUMINOUS BERM
- TREELINE
- CHAINLINK FENCE
- STONEWALL
- STONE RETAINING WALL
- EXPOSED ROCK OUTCROP
- CONCRETE
- BRICK
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOULDER
- OVERHEAD WIRES
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- ELECTRIC METER
- COMPILED DRAIN LINE
- CATCH BASIN
- COMPILED WATER LINE
- WATER GATE
- HYDRANT
- WATER SERVICE
- COMPILED SEWER LINE
- SEWER MANHOLE
- COMPILED GAS LINE
- TERMINUS UNKNOWN
- ABOVE GROUND
- BITUMINOUS BERM
- BULKHEAD
- BIT. CONC.
- CS
- EOP
- GP
- INV
- PVC
- (R)
- RWS
- S.F.
- THRESH

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) ON JULY 11-16, 2019.
- THE SUBJECT PROPERTY IS LOCATED IN AGRICULTURAL RESIDENTIAL II (AR-II) ZONING DISTRICT AND THE MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 44 ON TOWN OF MEDWAY ASSESSOR'S MAP 57.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
- PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
- THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0143E DATED JULY 17, 2012.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

RECORD OWNER:

HARMONY VILLAGE LLC
5 EXCHANGE STREET, SUITE 4
MILFORD, MASSACHUSETTS 01757
— DEED BOOK 38520 PAGE 050

REFERENCES:

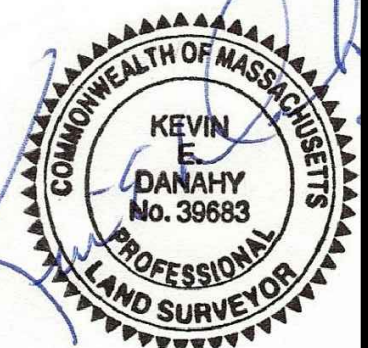
— PLAN BOOK 454 PLAN 118
DOCUMENTS ON RECORD AT
THE NORFOLK DISTRICT
REGISTRY OF DEEDS.

GRAPHIC SCALE

SCALE: 1"= 20'



REVISIONS	DATE	DESCRIPTION
1	2/22/21	TEST PIT #4 ADDED
2	2/10/21	RECORD OWNER CHANGED



218-220 MAIN STREET
RECORD CONDITIONS PLAN OF LAND
LOCATED IN
MEDWAY, MASSACHUSETTS
(NORFOLK COUNTY)
PREPARED FOR
NEW GENERATION CUSTOM HOMES

MERIDIAN
ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM



DATE:
JULY 18, 2019

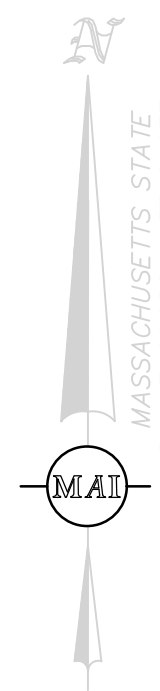
SCALE:
1"=20'

SHEET No.
C-2

PROJECT No.
8521

BK. #615, PG. #64
DWG. No. 8521_REC.DWG

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FALES STREET

VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22298 PAGE 198
8 FALES STREET

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& JAIME L. HODGES
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DEED BOOK 3554 PAGE 451
222 MAIN STREET

LAYOUT & MATERIALS LEGEND:

BITUMINOUS CONCRETE CURB
LIMIT OF WORK
SETBACK
MAILBOX
LIGHT FIXTURE/POST
SILT FENCE/HAYBALE LINE

ZONING TABLE:

ZONE: AR-II, MULTIFAMILY HOUSING OVERLAY DISTRICT

Density and Dimensional Controls	Required	Existing	Proposed
LOT SIZE	30,000 SF	52,993 SF	52,993 SF
FRONTAGE	150'	190.08'	190.08'
FRONT SETBACK	35'	23.6' *	23.6' *
SIDE SETBACK	15'	9.1' *	9.1' *
REAR SETBACK	15'	15.2'	17.8'
MAX. BUILDING HEIGHT	35'	30'	30'
MAX. LOT COVERAGE	30%	5%	17%
MAX. IMPERVIOUS AREA	40%	15%	35%
MULTIFAMILY UNITS (ALLOWED)	8	2	6 **
MIN. OPEN SPACE/YARD AREA	15%	N/A	47% ***
PARKING SPACES	1.5/UNIT	2/UNIT (4 TOTAL)	3.5/UNIT**** (21 TOTAL)

* PRE-EXISTING NONCONFORMING SETBACK
ALL PROPOSED UNITS MEET THE REQUIRED DIMENSIONAL SETBACKS

** TOTAL UNITS CONSISTS OF 4 PROPOSED UNITS AND 2 EXISTING HOUSES TO BE REHABILITATED (6 TOTAL)

*** PROPOSED OPEN SPACE / YARD AREA INCLUDES COMMON SPACE, FRONT YARD FOR EXISTING HOUSES, AND REAR YARD FOR EACH PROPOSED UNIT

**** ACCOUNTS FOR 4 PARKING SPACES AT EACH NEW UNIT (2 IN DRIVEWAY, 2 IN GARAGE) FOR 21 PARKING SPACES TOTAL

LAYOUT AND MATERIALS NOTES:

ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS AND MASS HIGHWAY.

ALL ACCESSIBLE ROUTES, RAMPS AND PARKING SPACES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).

THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
 DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
 DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
 DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
 ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL
CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, STAIRS, ETC.

ALIGN WALKWAYS CENTERED ON BUILDING EXIT DOORS UNLESS OTHERWISE NOTED.

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.

ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOY MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.

BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.

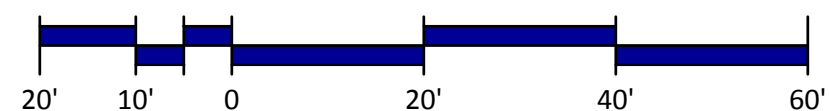
NO SNOW IS TO BE PLACED WITHIN OR ON TOP OF DRAINAGE STRUCTURES OR NEW PLANTINGS.

BUILDING MATERIALS FOR THE NEW DWELLING UNITS (DOOR STYLES, SIDING AND ROOFING MATERIALS AND COLORS, ETC.) SHALL BE REVIEWED AND APPROVED BY THE DESIGN REVIEW COMMITTEE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

BOARD MEMBER	DATE
--------------	------

SCALE: 1" = 20'



REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.
4	2/22/21	DECISION CONDITIONS FOR ENFORCEMENT	DG	MEB
3	11/12/20	STORMWATER ADJUSTMENT	DG	MEB
2	11/10/20	QUADRIPLEX & PEDB REVIEW COMMENTS	DG	MEB
1	9/8/20	PEDB REVIEW COMMENTS	DG	MEB

Layout & Materials Plan

Multifamily Development

218-220 MAIN STREET
MEDWAY, MA 02053

Prepared For:
Harmony Village LLC

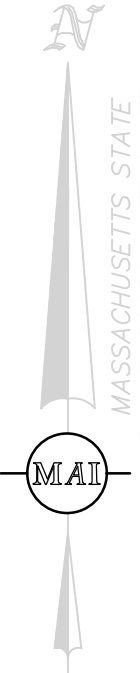


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500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.299.0447
www.MeridianAssoc.com

Date:
June 9, 2020
(See Revisions)

Scale:
 $1'' = 20'$

8521
Sheet No. C-3



FALES STREET

NOW OR FORMERLY
VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22299 PAGE 198
8 FALES STREET

NOW OR FORMERLY
JOHN WILLIAM PARLEE
& JAME L. HODGES
DEED BOOK 32840 PAGE 4
5 FALES STREET

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CATHY F. SUTTON & WILLIAM A. RITCHIE
DEED BOOK 8417 PAGE 2
216 MAIN STREET

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RICHARD E. & HELEN M. FORCE
DEED BOOK 30979 PAGE 576
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228 MAIN STREET

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& MYRIAM SANTOS
DEED BOOK 35427 PAGE 407
224 MAIN STREET

NOW OR FORMERLY
ROBERT E. & MARIAN L. LEONARD
DEED BOOK 3554 PAGE 451
222 MAIN STREET

GENERAL UTILITY NOTES:

- TESTING OF WATER SYSTEMS, SANITARY SEWERS AND SEWER MANHOLES SHALL BE IN CONFORMANCE WITH ALL TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
- INSTALLATION AND MATERIALS OF DATA/COMMUNICATION AND ELECTRICAL SUPPLY DUCT BANKS AND MANHOLES SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
- PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE.
- ALL ELECTRIC / WATER / GAS / LIGHTING DESIGN AND SIZING TO BE COMPLETED BY OWNER'S MEP CONSULTANT.
- THE CONTRACTOR SHALL COORDINATE ALL WORK ON UTILITY DUCTS WITH THE APPROPRIATE UTILITY COMPANY INCLUDING WORK BY UTILITY COMPANY FORCES, SERVICE CONNECTIONS AND INSPECTIONS.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
- UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
- SANITARY SEWER PIPE SHALL BE SDR 35 PVC.
- FIRE SERVICE WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON OR AS OTHERWISE REQUIRED BY THE MEDWAY DPW.
- DOMESTIC WATER PIPE SHALL BE TYPE K COPPER TUBING OR AS OTHERWISE REQUIRED BY THE MEDWAY DPW.
- PROPOSED QUADRIPLEX WILL NEED TO HAVE A SPRINKLER SYSTEM INSTALLED TO MEET BUILDING CODE REQUIREMENTS.
- CAP ALL PROPOSED UTILITY STUBS AS APPROPRIATE.
- THE PROPOSED IRRIGATION WELL SHALL MEET ALL BOARD OF HEALTH REQUIREMENTS.
- CONDUITS FOR AN ELECTRIC CHARGING STATION SHALL BE PROVIDED IN EACH QUADRIPLEX GARAGE UNIT.

DRAINAGE & UTILITIES LEGEND:

PROPERTY LINE	---
DRAIN LINE	---
GAS LINE	---
ELECTRIC LINE	---
WATER LINE	---
SEWER LINE	---
LIMIT OF WORK	---
PROPOSED CONTOUR	---
GABION WALL	---
PROPOSED SPOT ELEVATION	---
CATCHBASIN	---
DRAIN MANHOLE	---
SEWER MANHOLE	---
LIGHT POST	---
INVERT ELEVATION	---
RIM	---
TYPICAL	---
VERIFY IN FIELD	---
EXISTING	---

GRADING NOTES:

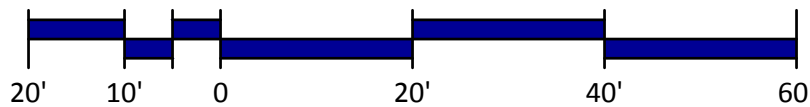
- UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.
- BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

DRAINAGE NOTES:

- MANHOLES SHALL BE 48-INCH DIAMETER WITH 26" OPENING (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
- FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LABARON TYPE LK110 OR APPROVED EQUAL.
- DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. SANITARY SEWER STRUCTURE COVERS SHALL HAVE THE WORD "SEWER" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
- SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE LABARON TYPE LF 248-2 WITH A GRANITE CURB GUTTER MOUTH OR AS REQUIRED BY TOWN OF MEDWAY DPW.
- DOUBLE CATCH BASIN FRAMES SHALL BE LABARON ONE-PIECE LV248-1 FRAMES OR APPROVED EQUAL. FOR DOUBLE CATCH BASIN GRATES, USE TWO LABARON TYPE LF 248-2 WITH A GRANITE CURB GUTTER MOUTH OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY MEDWAY DPW.
- FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
- ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INTERIOR WALLED CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.
- FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
- ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.
- ROOF DRAIN PIPING CAN BE ADJUSTED / ALTERED FROM LAYOUT SHOWN TO TIE INTO THEIR RESPECTIVE CHAMBER SYSTEMS AS NEEDED. SEE DETAIL SHEET FOR UNIT TO SYSTEM REFERENCE (EXAMPLE: DW-2 IS FOR QUAD ROFS).

APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

SCALE: 1" = 20'



Grading, Drainage & Utilities Plan

Multifamily Development

218-220 MAIN STREET
MEDWAY, MA 02053

Prepared For:

Harmony Village LLC



66 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 978.871.2020
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.399.0447
www.MeridianAssoc.com

Date:

June 9, 2020
(See Revisions)

Scale:

1"=20'

Project No.

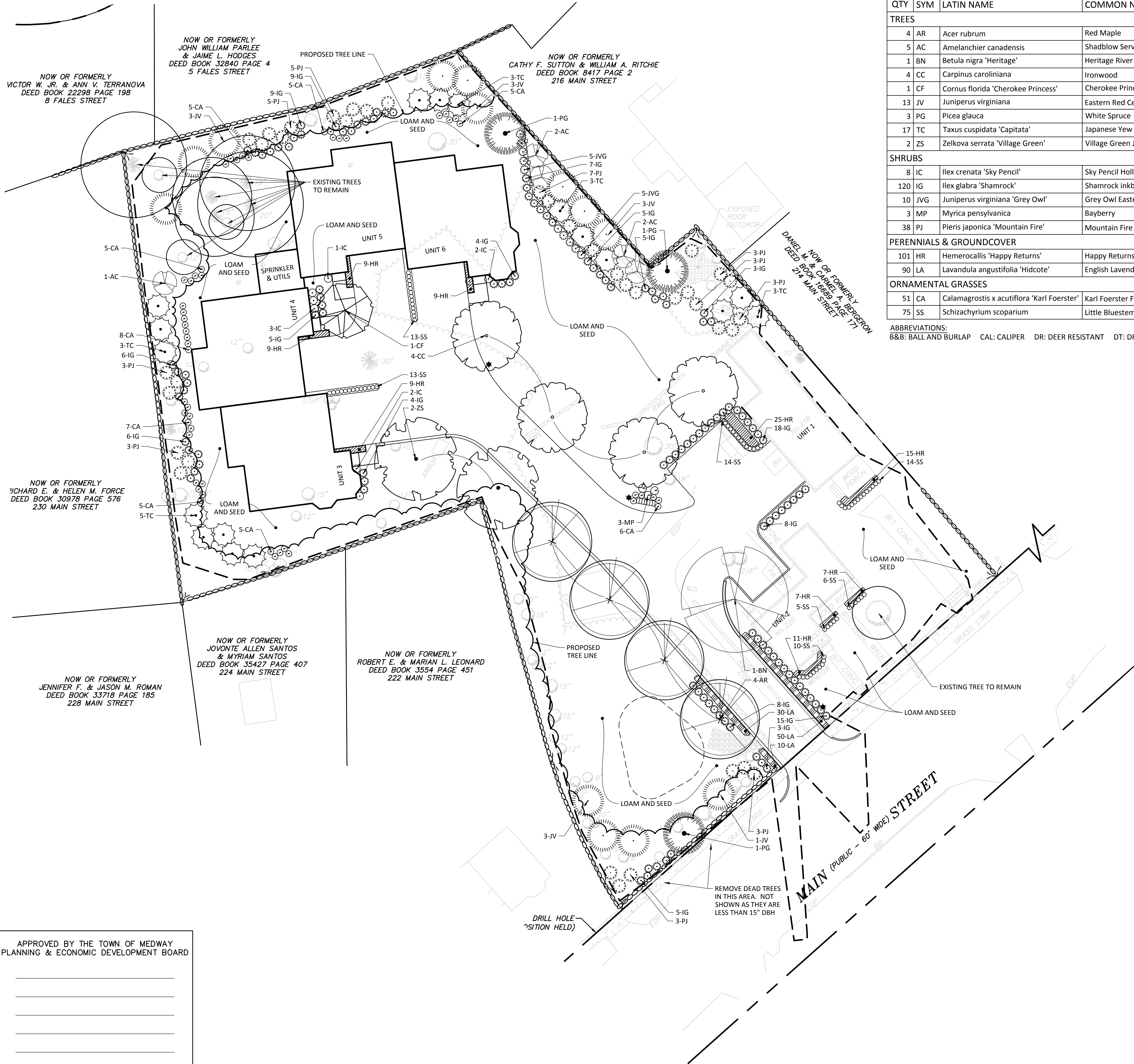
8521

Sheet No.

C-4

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
4	2/22/21	DECISION CONDITIONS FOR ENDORSEMENT	DG	MEB
3	11/12/20	STORMWATER ADJUSTMENT	DG	MEB
2	11/10/20	QUADRIPLEX & PEDS REVIEW COMMENTS	DG	MEB
1	9/8/20	PEDS REVIEW COMMENTS	DG	MEB



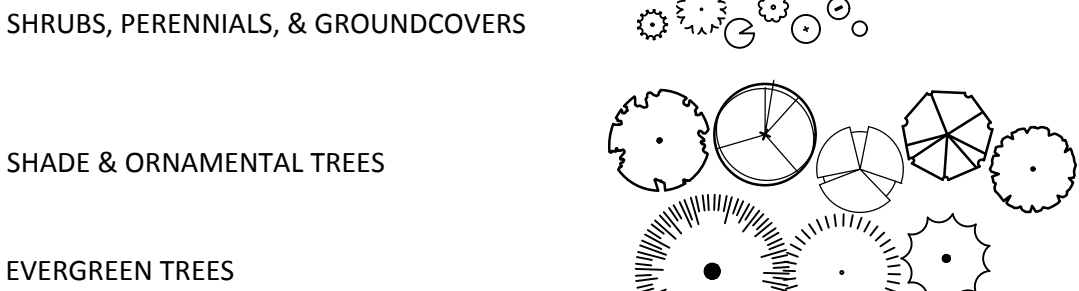
PLANT SCHEDULE

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
4	AR	Acer rubrum	Red Maple	3"-3.5" Cal. B&B	DR DT N Red Fall Color March-April
5	AC	Amelanchier canadensis	Shadblow Serviceberry	6'-8' Ht. B&B	N ST White Birds Showy Edible Fruit Fall Color April-May
1	BN	Betula nigra 'Heritage'	Heritage River Birch	3"-3.5" Cal. B&B	DR DT N ST Brown (M)/Green (F) Winter Interest April-May
4	CC	Carpinus caroliniana	Ironwood	3"-3.5" Cal. B&B	DT N White Street Tree Fall Color February
1	CF	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	3"-3.5" Cal. B&B	DR N White Birds/Butterflies April-May
13	JV	Juniperus virginiana	Eastern Red Cedar	10'-12' Ht. B&B	DR DT N ST Blueish/Black Fruit Wildlife Evergreen
3	PG	Picea glauca	White Spruce	12' Ht. B&B	DR N Birds/Small Mammals Evergreen Winter Interest
17	TC	Taxus cuspidata 'Capitata'	Japanese Yew	4' Ht. B&B	DT Winter Interest Heavy Shade
2	ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	3.5" Cal. B&B	DR Green Fall Color March-April
SHRUBS					
8	IC	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	36"-48" Ht. #5 Pot 36" OC	DR DT ST Dark Green Birds/Butterflies Winter Interest May-June
120	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht. B&B 36" OC	DR DT N ST Greenish-White Birds Evergreen May-June
10	JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Eastern Red Cedar	18"-24" Ht. #3 Pot 36" OC	DR DT N Birds Showy Fruit Evergreen Winter Interest
3	MP	Myrica pensylvanica	Bayberry	36"-48" Ht. B&B 36" OC	DT N ST Birds Yellowish-green Winter Interest May
38	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Andromeda	24"-30' Ht. #3 Pot 60" OC	DR DT White Evergreen Winter Interest Heavy Shade April
PERENNIALS & GROUNDCOVER					
101	HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Pot 18" OC	DR DT ST Yellow Butterflies Fragrant June-October
90	LA	Lavandula angustifolia 'Hidcote'	English Lavender	#1 Pot 18" OC	DR DT ST Purple Butterflies Fragrant June-August
ORNAMENTAL GRASSES					
51	CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot 24" OC	DR N ST Pinkish-Purple Birds Fall Color Winter Interest May-February
75	SS	Schizachyrium scoparium	Little Bluestem	#2 Pot 18" OC	DR DT N ST Bronze Winter Interest August-February

ABBREVIATIONS:
B&B: BALL AND BURLAP CAL: CALIPER DR: DEER RESISTANT DT: DROUGHT TOLERANT N: NATIVE OC: ON CENTER ST: SALT TOLERANT

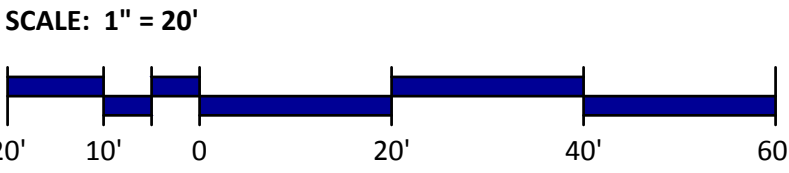
2 OAK TREES GREATER THAN 24" REMOVED FROM SITE TO BE REPLACED WITH 2 RED MAPLE TREES

PROPOSED LEGEND



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AmericanHort 2014 AND AS AMENDED.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TREES, SHRUBS, AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES: SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUNDCOVERS, PLANTING MIXES, MULCH AND PLANTING ACCESSORIES, WARRANTY, WATERING AND MAINTENANCE DURING CONSTRUCTION AND WARRANTY PERIODS.
- BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- ALL SHADE TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.
- PLANT MATERIALS DEPICTED IN ROWS SHALL CONTAIN MATCHING PLANT SPECIMENS SPACED EQUALLY ALONG INDICATED AREA.
- ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION AND SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED. NO IRRIGATION SYSTEM IS PROPOSED.
- LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED ON PLAN. LOAM WITH TOPSOIL SPREAD TO A MINIMUM DEPTH OF (6) SIX INCHES.
- SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).
- PERENNIALS, BULBS AND ANNUALS ARE TO BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUNDCOVERS).
- EXISTING TREES WITHIN PROPOSED TREELINE SHALL REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED.
- ALSO REFER TO THE LAYOUT & MATERIALS PLAN FOR SPECIFIC/INDIVIDUAL/CLUSTER TREE PROTECTION



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
4	2.2.2021	DECISION CONDITIONS FOR ENDORSEMENT	DG	MEB
3	12.17.2020	UPDATE EXISTING TREES TO REMAIN	JBT	MEB
2	11.09.2020	REVISED SITE PLAN	JBT	MEB
1	09.08.2020	BUFFER PLANTING	JBT	MEB

MASSACHUSETTS
REGISTERED LANDSCAPE ARCHITECT
NO. 1536
ACQUITT

LANDSCAPE PLAN

Multifamily Development

218-220 MAIN STREET
MEDWAY, MA 02053

Prepared For:
Harmony Village LLC

MERIDIAN ASSOCIATES

60 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 978.871.7020
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.399.0447
www.MeridianAssoc.com

Date:

June 9, 2020
(See Revisions)

Scale:

1"=20'

Project No.

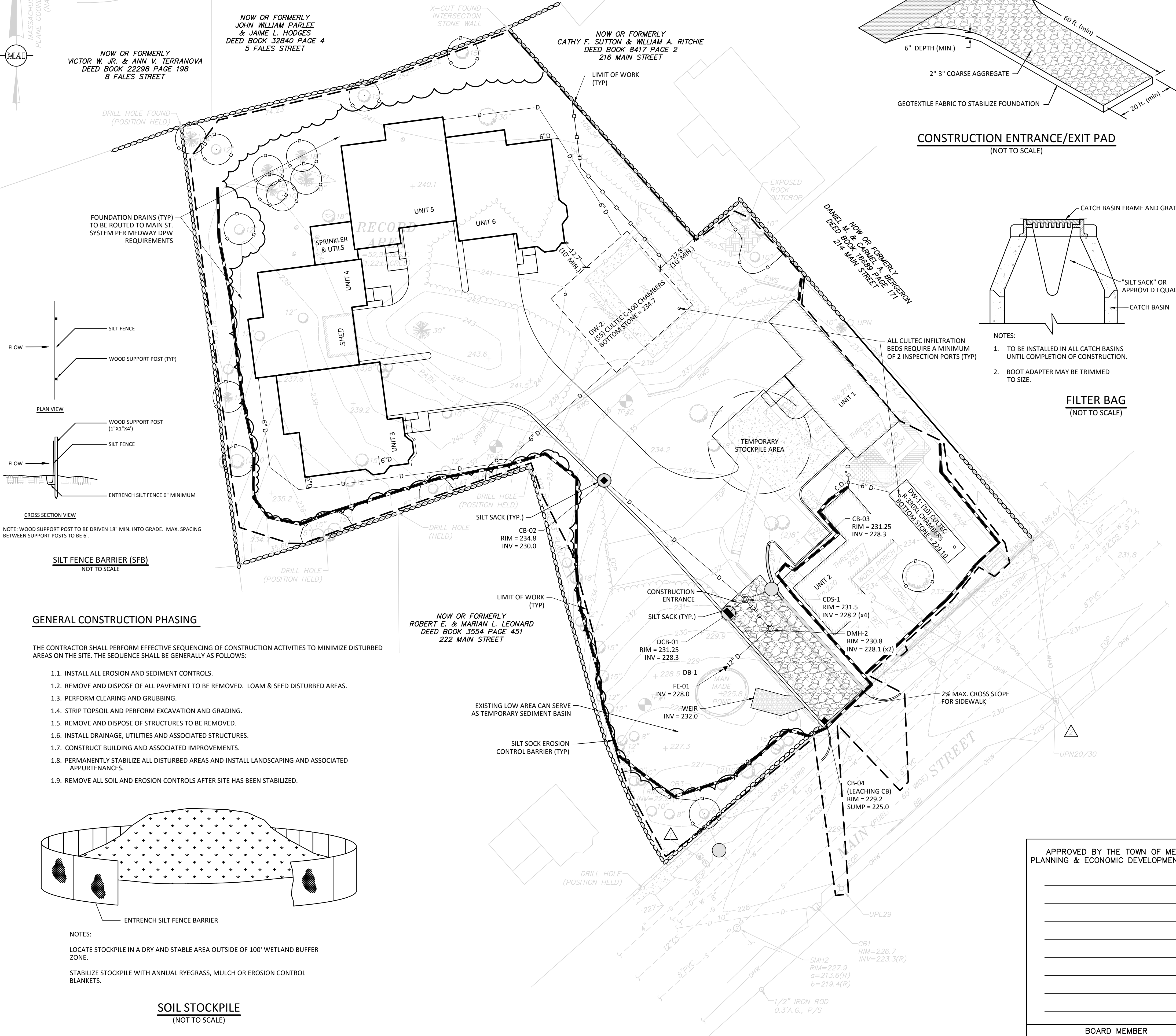
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Sheet No.

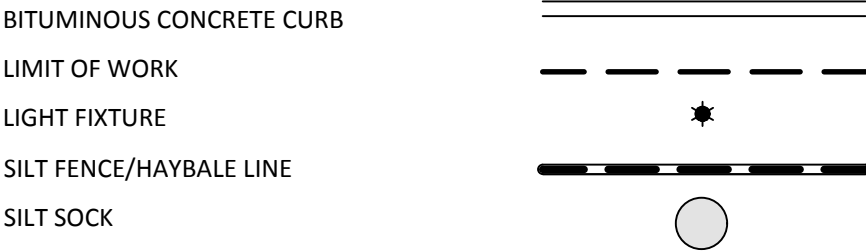
C-5



FALES STREET



EROSION CONTROL LEGEND:



EROSION CONTROL AND STABILIZATION PROGRAM

THE CONTRACTOR SHALL IMPLEMENT THE SWPPP FOR THE PROJECT INCLUDING INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN INCLUDING EROSION CONTROL BARRIERS, ANTI-TRACKING PADS AND OTHER EROSION AND SEDIMENTATION CONTROLS, STORMWATER MANAGEMENT CONTROLS, SOLID WASTE CONTROLS AND SPILL PREVENTION CONTROLS.

THE LOCATION OF EROSION CONTROL BARRIERS AND SEDIMENTATION AND POLLUTION CONTROL SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY, WETLANDS OR BUFFER ZONES. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE OWNER SHALL DESIGNATE AN EROSION CONTROL INSPECTOR TO SERVE DURING THE CONSTRUCTION PROCESS WITH RESPONSIBILITIES IN ACCORDANCE WITH THE SWPPP.

ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING.

REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL STABILIZATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.

SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AS DETAILED ON THE DRAWINGS OR AS REQUIRED TO PREVENT SEDIMENTATION.

HAYBALE CHECK DAMS ARE TO BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.

HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SILTATION CONTROLS. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR HIS REPRESENTATIVE.

AT THE START OF SOIL DISTURBANCE, THERE SHALL BE AN ADEQUATE RESERVE OF SILT FENCE AND HAY BALES IN GOOD CONDITION, AND SUFFICIENT STAKES FOR STAKING THESE BALES.

DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASONS.

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.

LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK AND STABILIZED TO PREVENT EROSION. STABILIZED CONSTRUCTION ACCESS PADS SHALL BE INSTALLED AT THE CONSTRUCTION DRIVEWAY ONTO THE PUBLIC WAY TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.

EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS REQUESTED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.

ALL POINTS OF CONSTRUCTION EGRESS AND INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

DEWATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA (MINIMUM 125 FEET FROM ANY WETLAND RESOURCE AREA) AND DISCHARGED INTO HAY BALES CORRALS OR SEDIMENTATION BAGS.

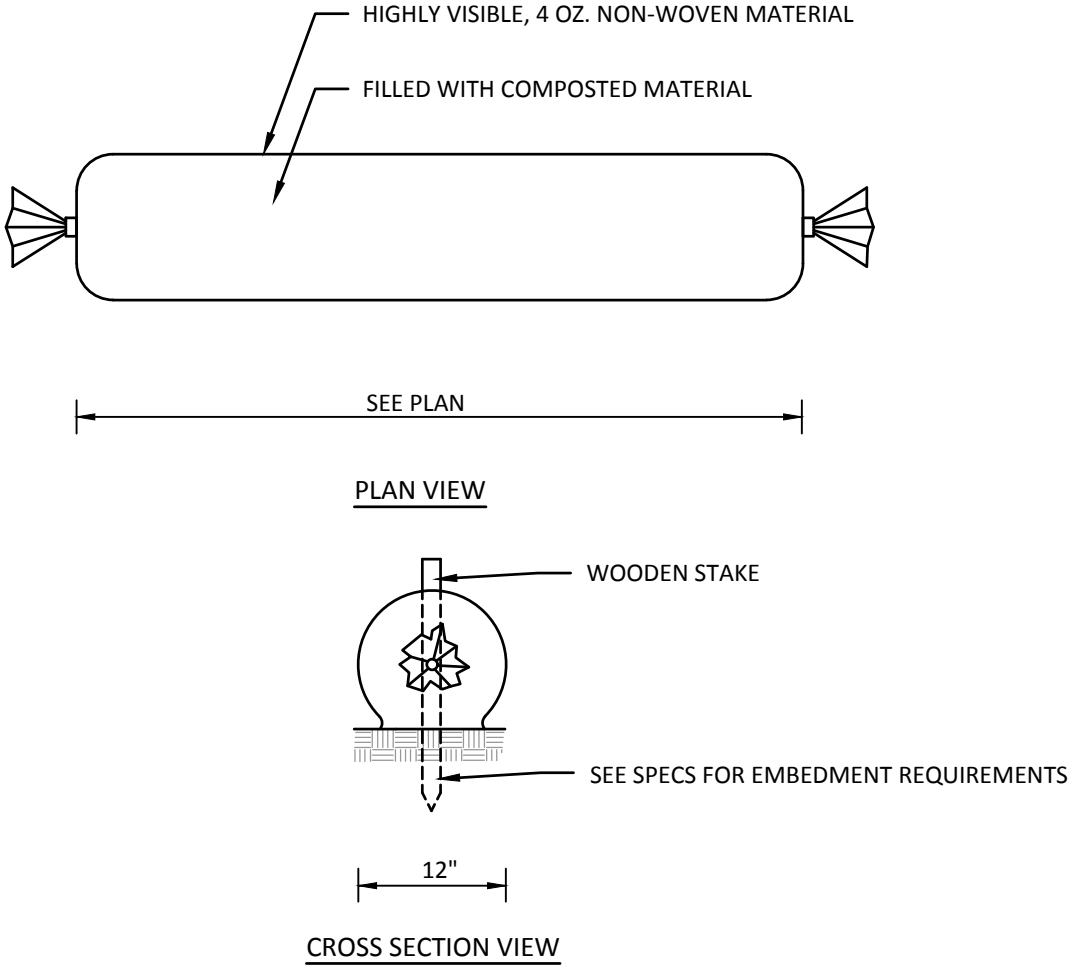
EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 0.5 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.

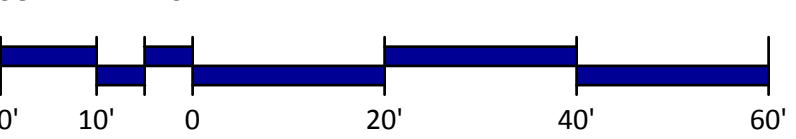
SANITARY WASTES GENERATED DURING CONSTRUCTION WILL BE DISPOSED OFFSITE BY AN APPROVED LICENSED WASTE HAULER.

CONSTRUCTION SITE WASTE MATERIALS WILL BE PROPERLY STORED ON SITE AND DISPOSED OFFSITE AT A LOCATION IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

THE PROJECT WILL DISTURB APPROXIMATELY 51,000 SF AND REQUIRE APPROXIMATELY 1,200 CY OF EARTH MATERIAL TO BE REMOVED FROM THE SITE.



COMPOST FILTER SOCK - SEDIMENT CONTROL



APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

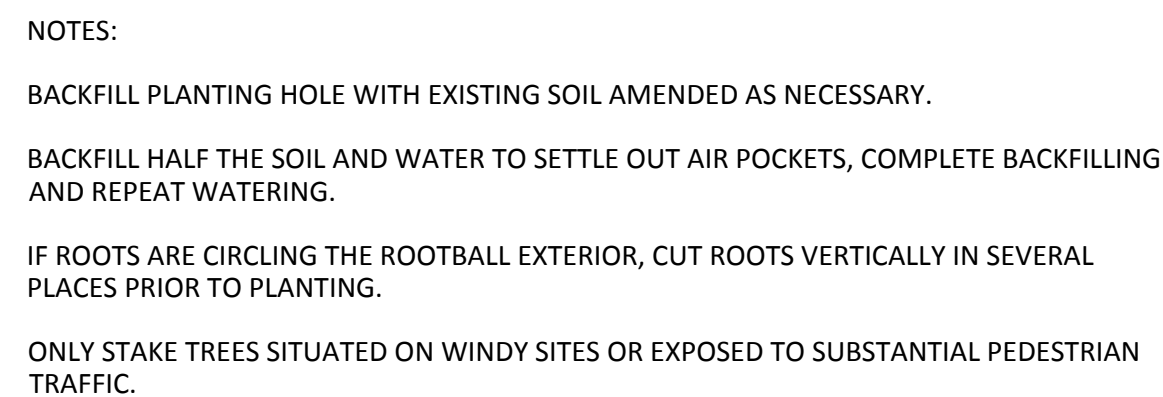
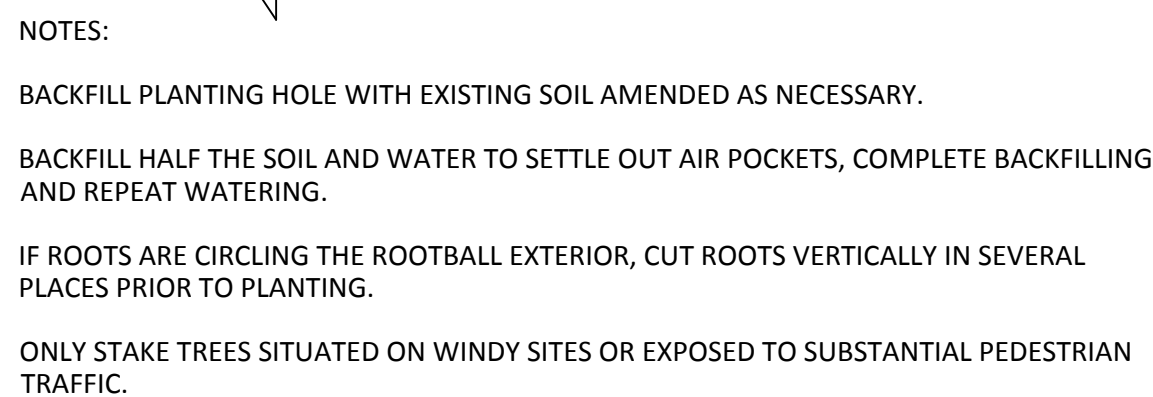
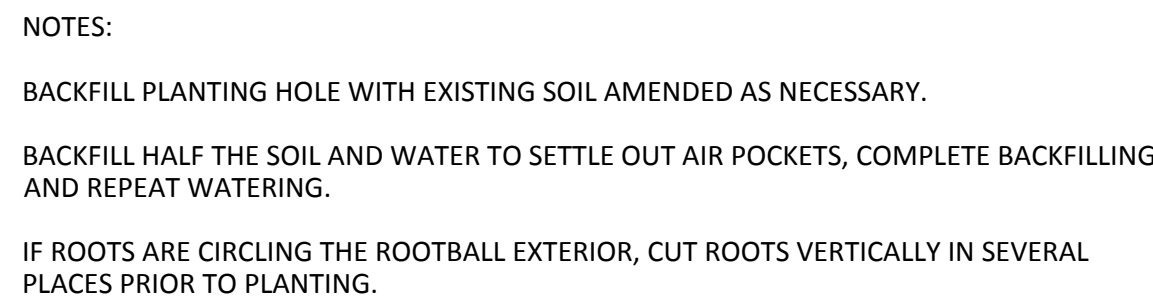
BOARD MEMBER	DATE

Erosion & Sediment Control Plan
Multifamily Development
218-220 MAIN STREET
MEDWAY, MA 02053
Prepared For:
Harmony Village LLC



Date:
June 9, 2020
(See Revisions)
Scale:
1"=20'
Project No.
8521
Sheet No.
C-6

Sheet No.
C-7




SITE DETAILS

Multifamily Development

218-220 MAIN STREET
MEDWAY, MA 02053

Prepared For:

Harmony Village LLC



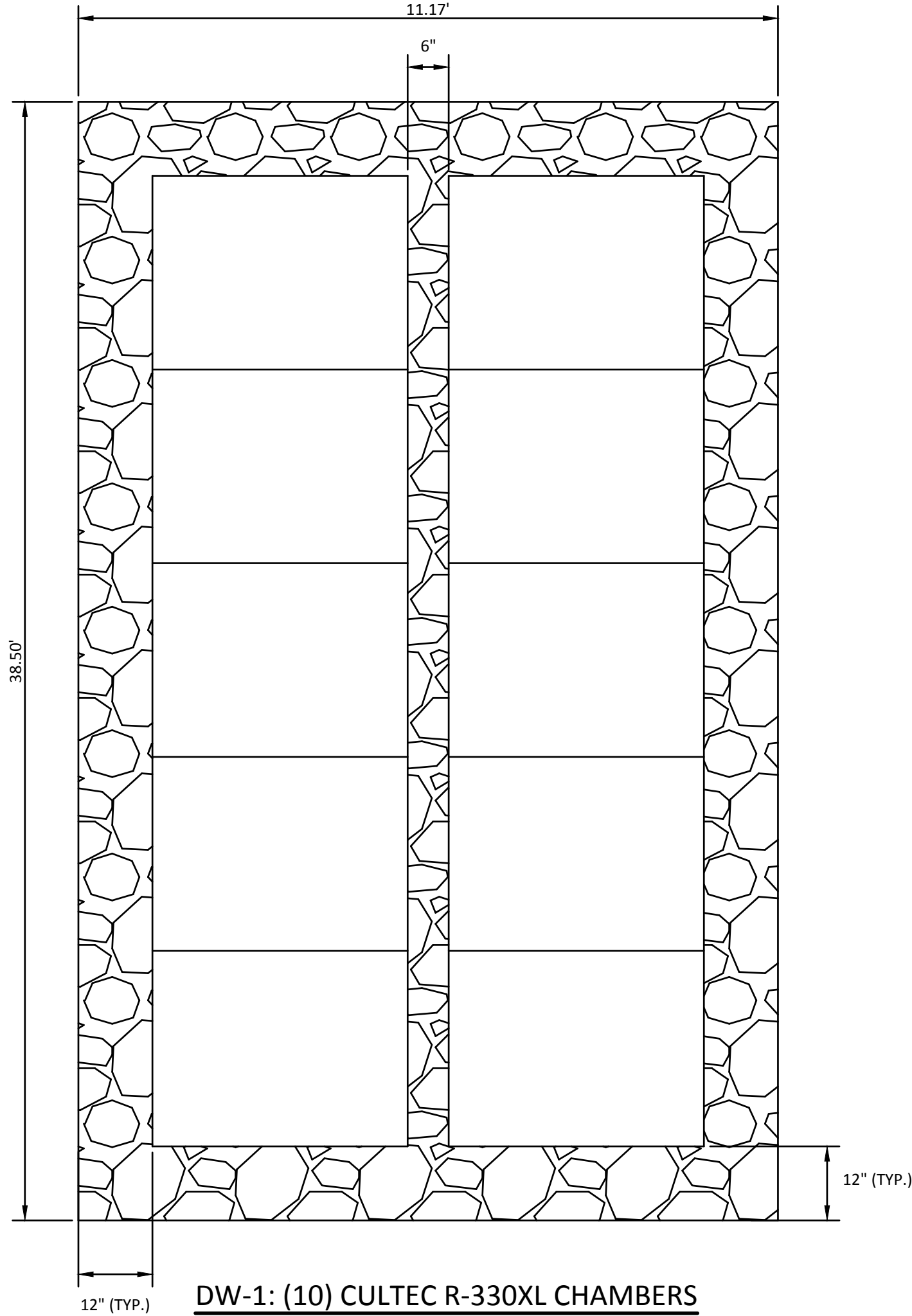
Date:
June 9, 2020
(See Revisions)

Scale: N.T.S

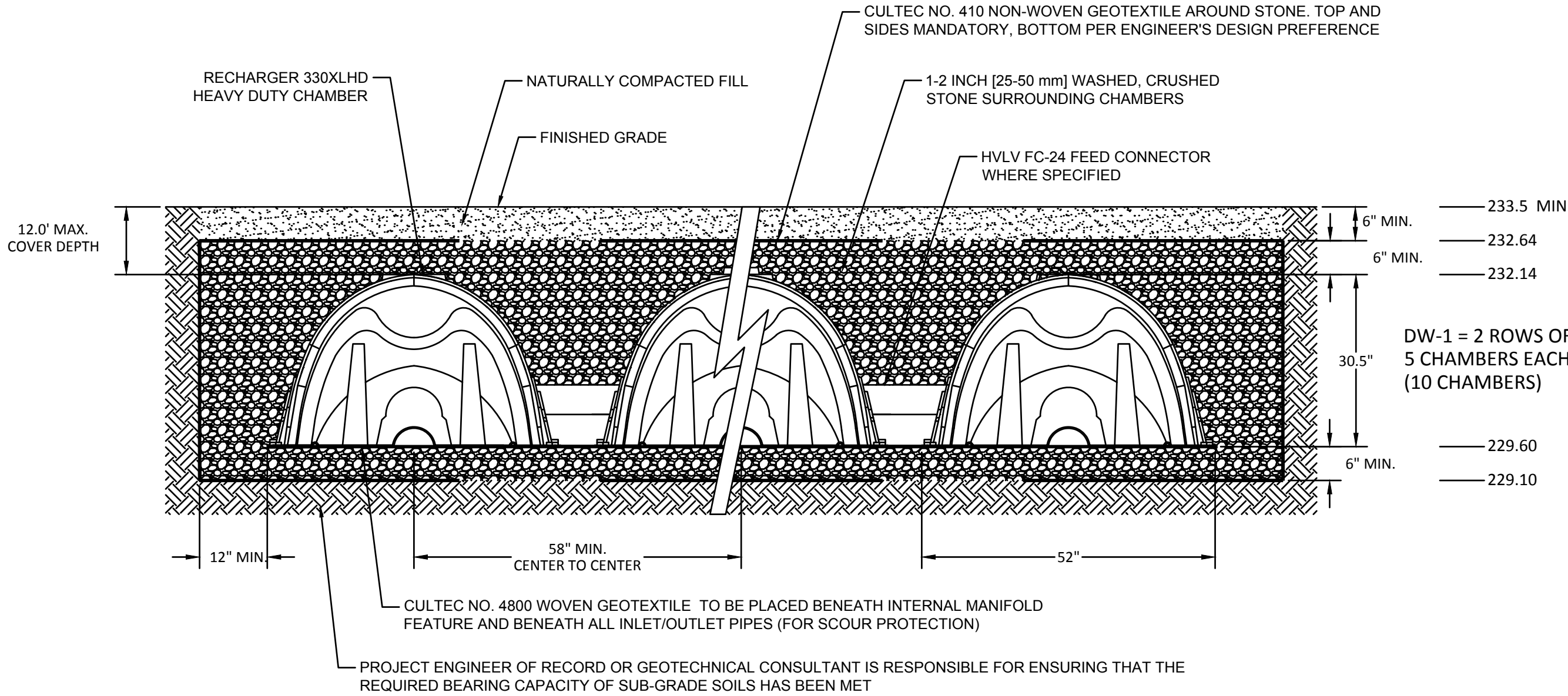
Project No.
8521

Sheet No.
C-8

69 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 508.871.7030
5500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.299.0447

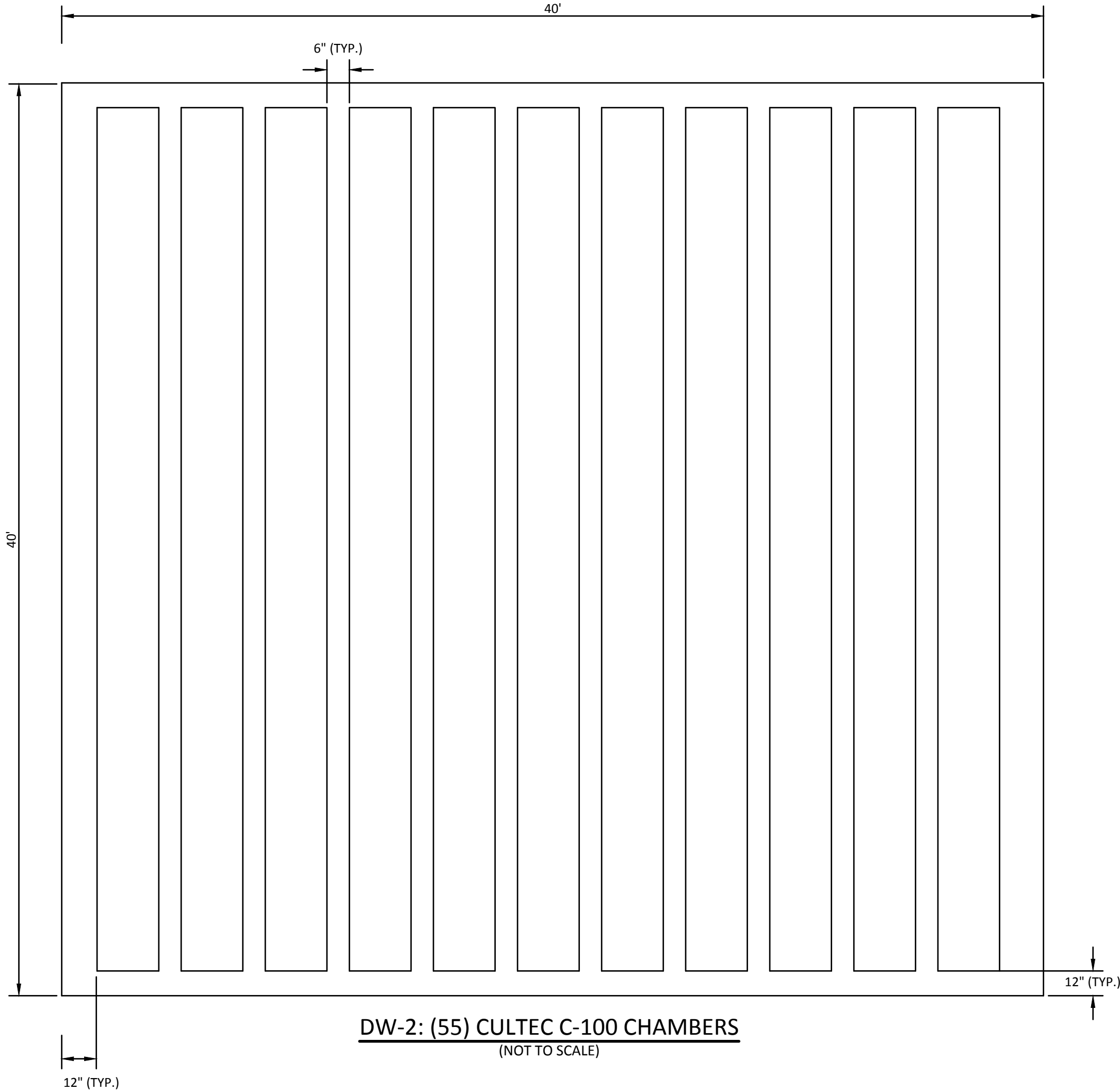


DW-1: (10) CULTEC R-330XL CHAMBERS
(NOT TO SCALE)

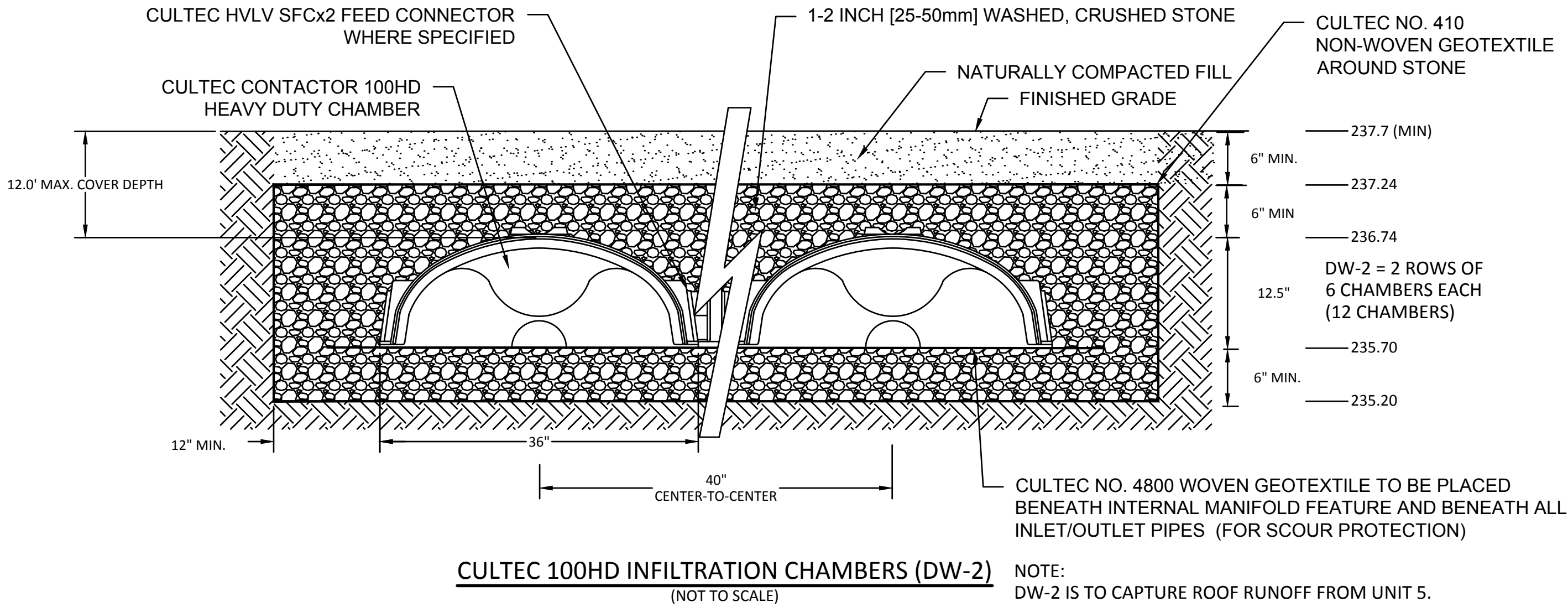


CULTEC RECHARGER 330XLHD INFILTRATION CHAMBERS (DW-1)
(NOT TO SCALE)

NOTE:
DW-1 IS TO CAPTURE ROOF RUNOFF
FROM EXISTING HOUSES 218 & 220
(UNITS 6 & 7).



DW-2: (55) CULTEC C-100 CHAMBERS
(NOT TO SCALE)



CULTEC 100HD INFILTRATION CHAMBERS (DW-2)
(NOT TO SCALE)

NOTE:
DW-2 IS TO CAPTURE ROOF RUNOFF FROM UNIT 5.

APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

BOARD MEMBER DATE

SITE DETAILS									
Multifamily Development									
218-220 MAIN STREET									
MEDWAY, MA 02053									
Prepared For: Harmony Village LLC									
REVISIONS									
NO.	DATE	DESCRIPTION	BY	CHKD.					
4	2/22/21	DECISION CONDITIONS FOR ENDORSEMENT	DG	MEB					
3	11/12/20	STORMWATER ADJUSTMENT	DG	MEB					
2	11/10/20	QUADRIPLEX & PEDB REVIEW COMMENTS	DG	MEB					
1	9/8/20	PEDB REVIEW COMMENTS	DG	MEB					



NOTE:
FINAL MAILBOX DESIGN TO BE APPROVED BY
THE MEDWAY POSTAL SERVICE.

CONCEPTUAL GANG MAILBOX

NOT TO SCALE

DESCRIPTION

The Lexington LED outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED tastefully complements the architectural and environmental design of parks and roadways. It's patented LightBAR™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

SPECIFICATION FEATURES

Construction
TOP: Hinged die-cast aluminum top with cupola cover. **SCREWS:** Captive retaining screw. **HOUSING:** Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

Optics
Choice of symmetric or asymmetric distributions with refractive lens panels. Clear lens panels also available. 4000K CCT (+/- 275K), minimum 70 CRI.

Electrical
LED drivers are potted and equipped with heat sinks for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120V-277V/50-60Hz), greater than 0.90 power factor, and operating temperature range from -30°C to +40°C. Includes surge protection for transient line surges up to 10kV. Standard three-position tunneltype terminal block. System is rated for 90% lumen maintenance at 60,000 hours (compliant with IESNA TM-21).

Mounting
Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

Finish
Cast components finished in a Super durable black TOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

Warranty
Five-year warranty.



**LXF/LXT
LEXINGTON LED**

1 LightBAR=26W (Nominal)
2 LightBARS=52W (Nominal)
LED

DECORATIVE POST TOP
LUMINAIRE

CERTIFICATION DATA
ULCUL Listed
ISO 9001
IP68 LightBulbs
LM79 / LM80 Compliant

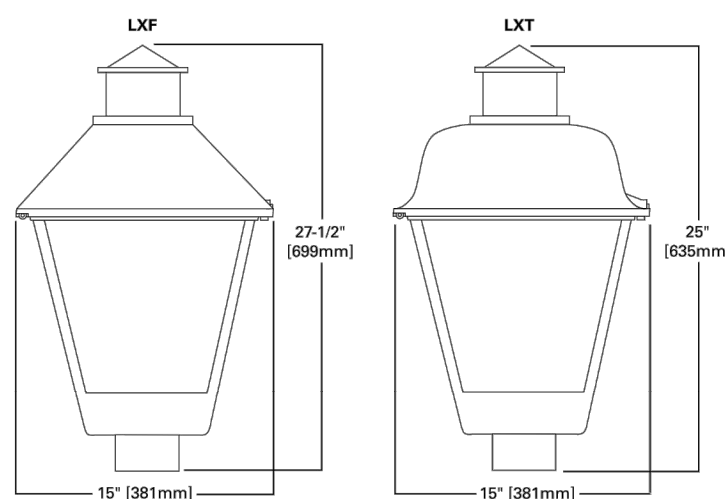
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
1.7

SHIPPING DATA
Approximate Net Wt:
25 lbs. (11 kg.)

TSO 16007EN
July 16, 2018 8:06 AM

DIMENSIONS

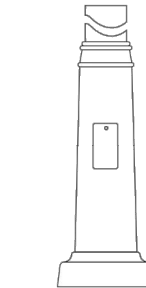


COOPER
Lighting Solutions

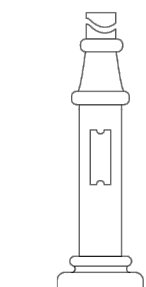
Streetworks

Catalog #	Type
Project	
Comments	Date
Prepared by	

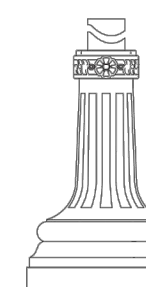
DECORATIVE



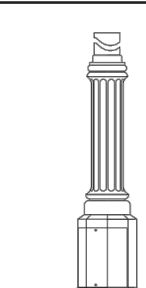
ASP ASPEN



BWR BROADWAY



CHI CHARLESTON



CPR CHESAPEAKE

ORDERING INFORMATION								
SAMPLE NUMBER: ASP084QRSSBK								
Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)	
ASP-Aspen	08-8' 10-10' 12-12' 14-14' 16-16' 18-18'	5-5"	2-0.188" 3-0.250"	RS-Round Straight SF-Straight Fluted	4-4" O.D. Tenon 5-3" O.D. Tenon	AP-Grey BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic GN-Hartford Green WH-White	C-Provision for Convenience Outlet E-GFI Convenience Outlet G-Ground Lug	WH-White
NOTES: 1. Provides 4" tenon on 5' shafts or no tenon on 4" shafts allowing slip over of Epic Collection, Slide and Fite arm accessories. See individual product specifications for additional information.								
BASE HEIGHT: 40"								
BOLT CIRCLE: 15"								

ORDERING INFORMATION								
SAMPLE NUMBER: BWR0841R55BK								
Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)	
BWR-Broadway	08-8' 10-10' 12-12' 14-14' 16-16'	8-8"	1-0.156" 2-0.188" 3-0.250"	RT-Round Tapered	5-3" O.D. Tenon	AP-Grey BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic GN-Hartford Green WH-White	C-Provision for Convenience Outlet E-GFI Convenience Outlet G-Ground Lug	WH-White
NOTES: 1. Pole tapers to 4" at pole top.								
BASE HEIGHT: 42"								
BOLT CIRCLE: 12"								

ORDERING INFORMATION								
SAMPLE NUMBER: CHI084QRSSBK								
Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)	
CHI-Charleston	08-8' 10-10' 12-12' 14-14'	4-4" 5-5" 6-6"	0-0.125" 2-0.188"	RS-Round Straight SF-Straight Fluted	4-4" O.D. Tenon 5-3" O.D. Tenon	AP-Grey BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic GN-Hartford Green WH-White	C-Provision for Convenience Outlet E-GFI Convenience Outlet G-Ground Lug	WH-White
NOTES: 1. 4" shaft size available in 8', 10' and 12' mounting heights. 5" shaft size available in 8', 10', 12', 14' and 16' mounting heights. 6" shaft size available in 12', 14', 16' and 18' mounting heights. 3. Provides 4" tenon on 5' shafts or no tenon on 4" shafts allowing slip over of Epic Collection, Slide and Fite arm accessories. See individual product specifications for additional information.								
BASE HEIGHT: 32"								
BOLT CIRCLE: 10-3/4"								

ORDERING INFORMATION								
SAMPLE NUMBER: CPR084QRSSBK								
Base Type	Mounting Height (Feet)	Shaft Size at Base (Inches)	Wall Thickness (Inches)	Shaft Type	Luminaire	Color	Options (Add as Suffix)	
CPR-Chesapeake	08-8' 10-10' 12-12' 14-14'	4-4" 5-5"	0-0.125" 2-0.188"	RS-Round Straight SF-Straight Fluted	4-4" O.D. Tenon 5-3" O.D. Tenon	AP-Grey BK-Black BZ-Bronze DP-Dark Platinum GM-Graphite Metallic GN-Hartford Green WH-White	C-Provision for Convenience Outlet E-GFI Convenience Outlet G-Ground Lug	WH-White
NOTES: 1. Provides 4" tenon on 5' shafts or no tenon on 4" shafts allowing slip over of Epic Collection, Slide and Fite arm accessories. See individual product specifications for additional information.								
BASE HEIGHT: 46-5/8"								
BOLT CIRCLE: 13-1/4"								

WARNING: The use of unauthorized accessories such as banners, signs, cameras or pendants for which the pole was not designed voids the pole warranty from Cooper Lighting Solutions and may result in pole failure causing service injury or property damage. Upon request, Cooper Lighting Solutions will supply information regarding total loading capacity. The pole warranty from Cooper Lighting Solutions is void unless poles are used and installed as a complete performance combination. The warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Solutions representative or visit www.cooperlighting.com for available options, accessories and ordering information.

SITE DETAILS

Multifamily Development
218-220 MAIN STREET
MEDWAY, MA 02053
Prepared For:
Harmony Village LLC



69 WILK STREET, SUITE 308, WESTBOROUGH, MA 01581 | 508.871.7030
500 CUMMINGS CENTER, SUITE 590 BEVERLY, MA 01915 | 978.999.0447
www.MeridianAssoc.com

Date:
June 9, 2020
(See Revisions)

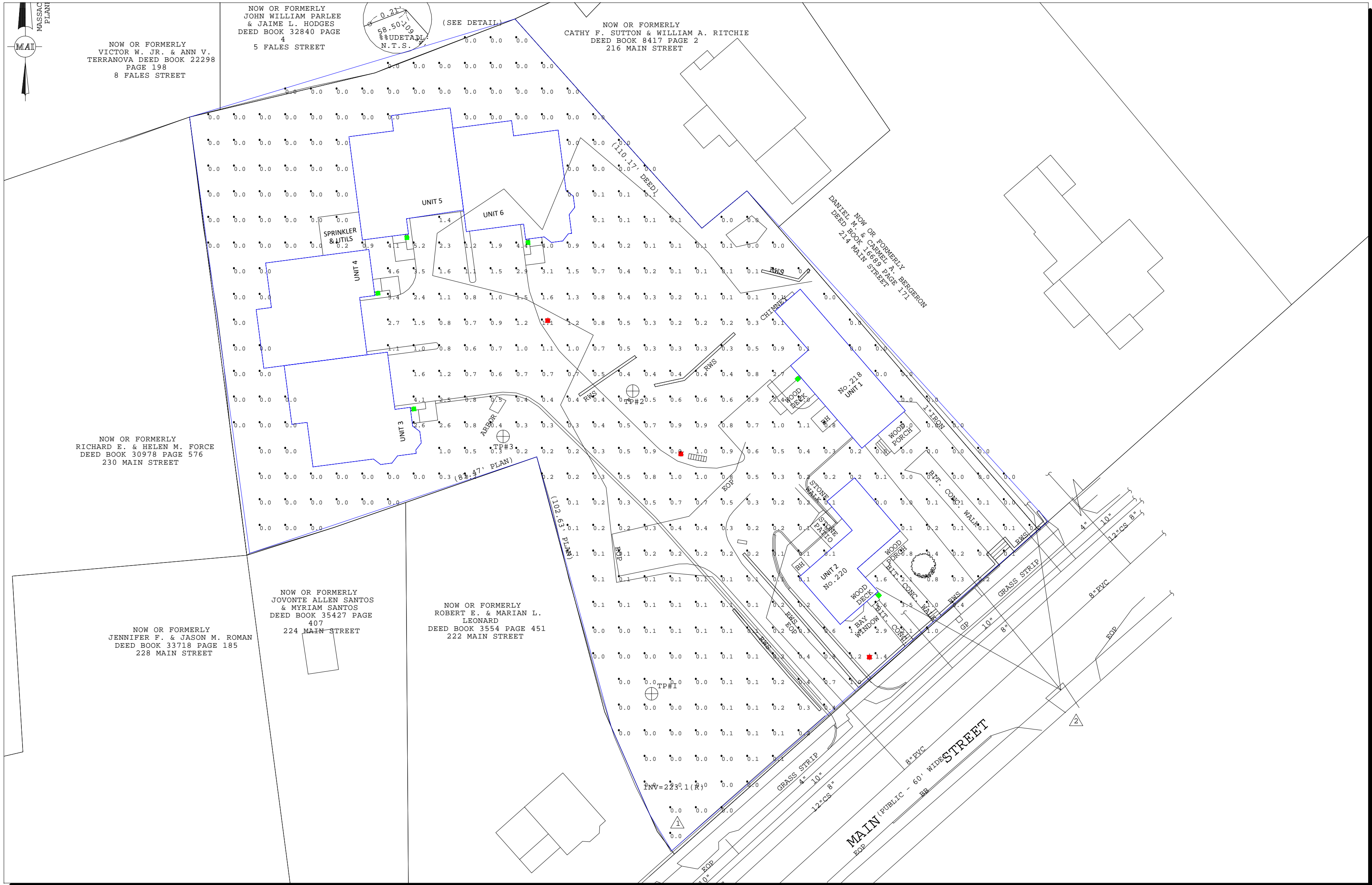
Scale:
N.T.S

Project No.
8521

Sheet No.
C-10

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
4	2/22/21	DECISION CONDITIONS FOR ENDORSEMENT	DG	MEB
3	11/12/20	STORMWATER ADJUSTMENT	DG	MEB
2	11/10/20	QUADRIPLEX & PEDB REVIEW COMMENTS	DG	MEB
1	9/8/20	PEDB REVIEW COMMENTS	DG	MEB



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	S1	SINGLE	N.A.	0.900	STREETWORKS LXF-E02-LED-E-U-SYM-BK
	6	WM	SINGLE	N.A.	0.900	STREETWORKS LXF-E02-LED-E-U-SYM-BK w/ CA108506-XX

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	0.44	5.4	0.0	N.A.	N.A.



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Engineering Software
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Lighting Analysis
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Sample Render
Copyright 2018
Lighting Analysis, Inc.

#	Date	Comments

Drawn By:
Checked By:
Date: 11/10/2020
Scale:

HARMONY VILLAGE



PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN

38 Thompson Ave.
Bristol, RI
774.633.1272

Pacific-Visions.com

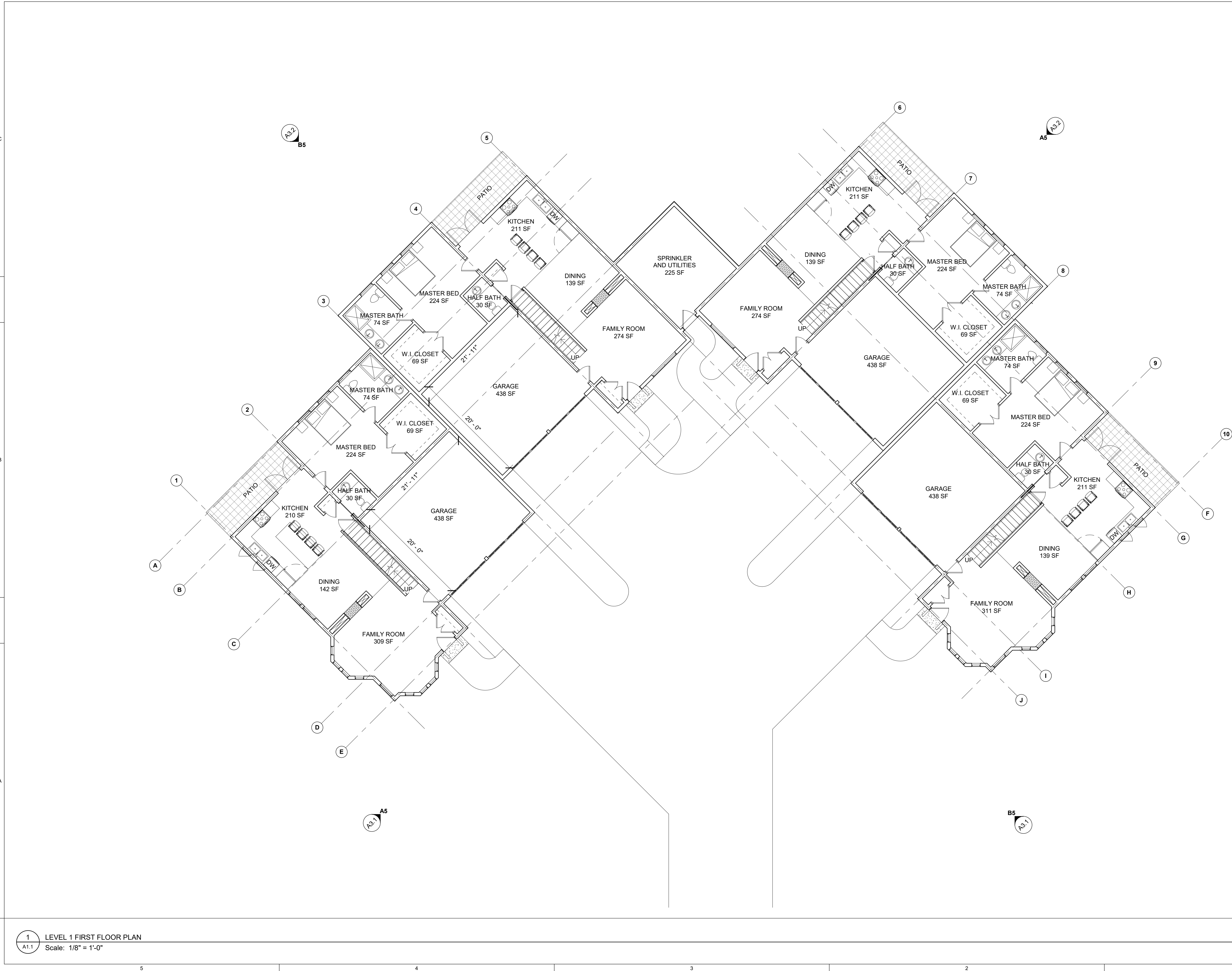
Medway Multifamily Development (Quadplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
30 OCTOBER 2020

FIRST FLOOR PLAN

A1.1



1 LEVEL 1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN
38 Thompson Ave.
Bristol, RI
774.633.1272
Pacific-Visions.com

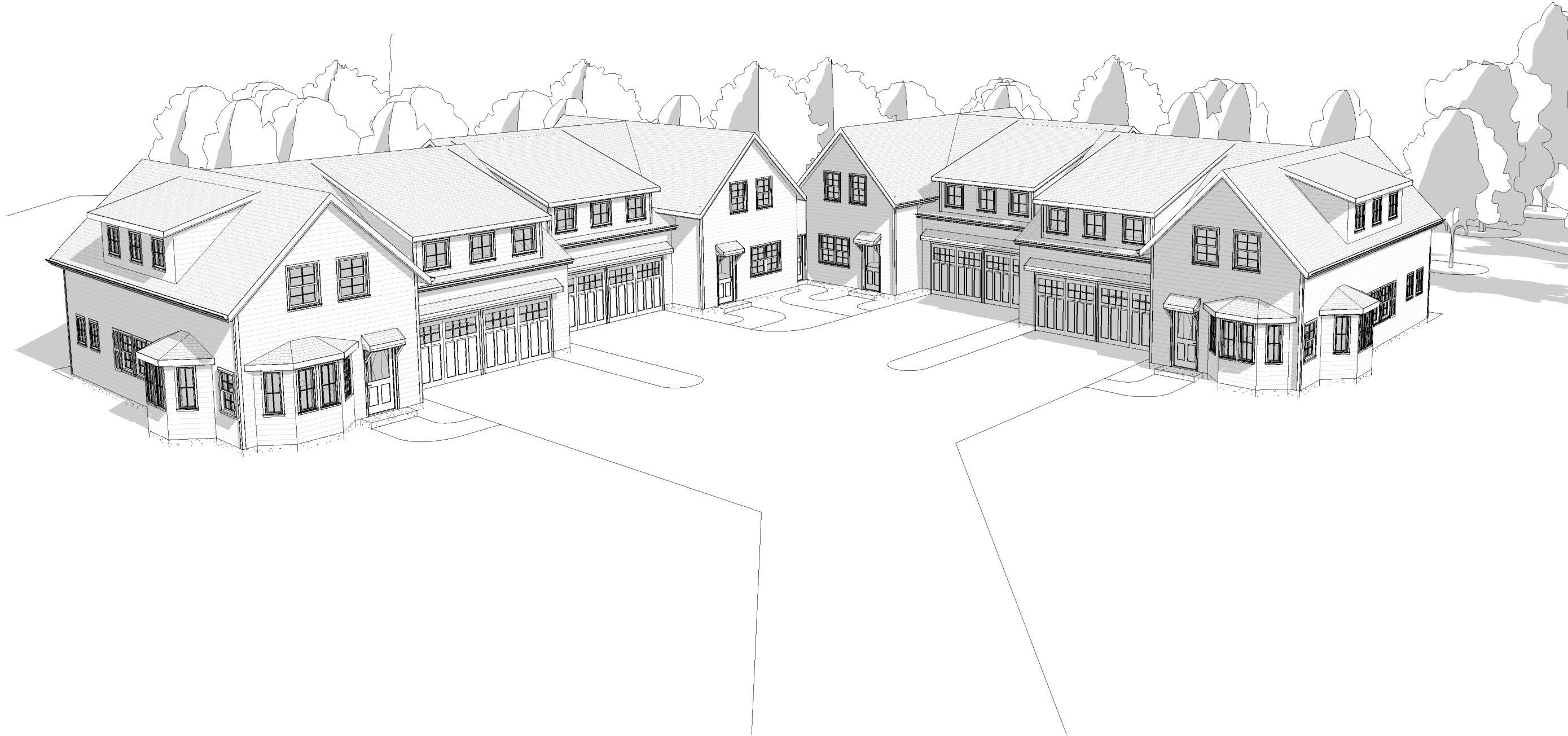
Medway Multifamily Development (Quadplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

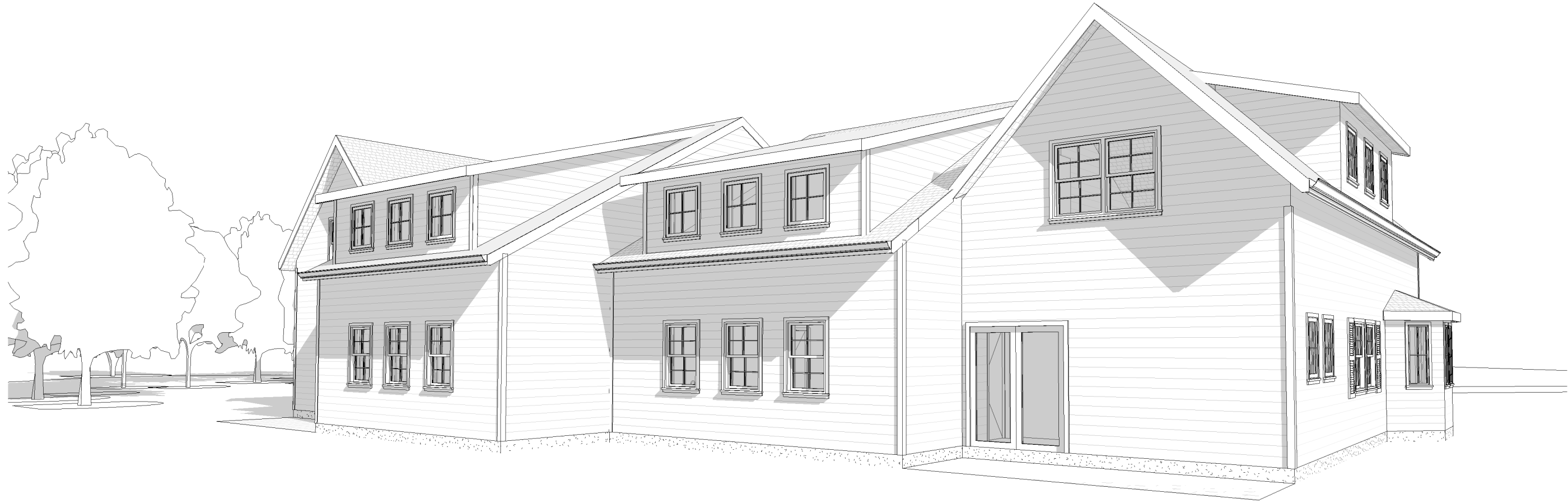
DESIGN INTENT
NOT FOR CONSTRUCTION
30 OCTOBER 2020

3D VIEWS

A4.0



B5 Exterior 3D View 1
A4.0 Scale:



B3 EXTERIOR 3D VIEW 2
A4.0 Scale:



A5 EXTERIOR 3D VIEW 3
A4.0 Scale:



A3 EXTERIOR 3D VIEW 4
A4.0 Scale:



November 18, 2020
(revised February 5, 2021)

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

**Re: Harmony Village
Site Plan and Multifamily Special Permit Review
218-220 Main Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 218-220 Main Street in Medway, MA. The Project includes rehabilitation of two existing dwellings at the site and four additional residential units (quadplex) in the rear of the property along with additional parking, stormwater infrastructure and appurtenant utilities to serve the proposed development.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Site Development Plans, Harmony Village, Multifamily Housing Development", dated November 12, 2020, prepared by Meridian Associates, Inc. (MAI).
- A stormwater report (Report) titled "Stormwater Management Report, Harmony Village 218-220 Main Street, Medway, Massachusetts", dated November 12, 2020, prepared by MAI.

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, Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook) last amended February 2008, Town of Medway Article 26 – Stormwater and Land Disturbance Bylaw (Stormwater Bylaw) and good engineering practice. Review of the project for zoning related matters is being conducted by a separate consultant and is excluded from this review.

TT 2/5/21 Update

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

- A plan (Plans) set titled "Site Development Plans, Harmony Village, Multifamily Housing Development", dated June 9, 2020, revised February 2, 2021, prepared by MAI.
- A Response to Comments letter with supplemental information dated February 2, 2021, prepared by MAI.

The revised Plans and supporting information were reviewed against our previous comment letter (November 18, 2020) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

SITE PLAN REVIEW

1. Elevations, renderings, floor plans for the proposed dwellings have not been provided. The Applicant has requested a waiver from this Regulation. (Ch. 200 §204-5.D.9-11)
 - *MAI 2/2/21 Response: No formal response from Applicant.*

- TT 2/5/21 Update: These items have been included in the revised Plans. In our opinion, this item has been resolved.
- 2. Sidewalks have not been provided throughout the development. The Applicant has requested a waiver from this Regulation. (Ch. 200 §207-9)
 - *MAI 2/2/21 Response: No formal response from Applicant.*
 - TT 2/5/21 Update: The Waiver request from this regulation has been approved by the PEDB. In our opinion, this item has been resolved.
- 3. The driveway downgradient of DCB-01 will discharge stormwater to Main Street and is prohibited. The Applicant has requested a waiver from this Regulation. (Ch. 200 §207-11.A.15)
 - *MAI 2/2/21 Response: No formal response from Applicant.*
 - TT 2/5/21 Update: The Applicant has added a leaching catch basin to the end of the roadway where it meets Main Street. However, the structure is not called out on the plan as a leaching catch basin. This should be modified prior to final Plan endorsement.
- 4. The Applicant is proposing bituminous berm throughout the development. Vertical granite curb is required by the Regulations. The Applicant has requested a waiver from this Regulation. (Ch. 200 §207-11.B.2)
 - *MAI 2/2/21 Response: No formal response from Applicant.*
 - TT 2/5/21 Update: The Waiver request from this regulation has been approved by the PEDB. In our opinion, this item has been resolved.
- 5. Proposed drive aisles are 22 feet wide which does not meet the minimum 24-foot width required by the Regulations. The Applicant has requested a waiver from this Regulation. (Ch. 200 §207-11.B.3)
 - *MAI 2/2/21 Response: No formal response from Applicant.*
 - TT 2/5/21 Update: The Waiver request from this regulation has been approved by the PEDB. In our opinion, this item has been resolved.
- 6. It does not appear a well has been proposed at the site. It must be noted that the public water supply system shall not be used to irrigate the site. The Proposed Landscape plan states all plant materials shall be drought tolerant and no irrigation system is proposed. (Ch. 200 §207-15.A)
 - *MAI 2/2/21 Response: No formal response from Applicant.*
 - TT 2/5/21 Update: Irrigation well is proposed adjacent to Unit 4. In our opinion, this item has been resolved.
- 7. The Applicant has not supplied an updated photometric plan for the proposed lighting at the site. Additionally, lighting details shall also be provided and shall meet the requirements of Section 7.1.2 of the Medway Zoning Bylaw. (Ch. 200 §207-18.A)
 - *MAI 2/2/21 Response: No formal response from Applicant.*
 - TT 2/5/21 Update: An updated photometric plan has been provided. Light trespass is proposed along the Project frontage with Main Street. However, no light trespass occurs along the sides and rear of the property. We defer action on this item to the PEDB.

8. Proposed snow storage areas appear to conflict with proposed planting areas. We recommend the Applicant show snow storage areas on the Landscape plan to ensure plantings will not be damaged during snow events. (Ch. 200 §207-21)
 - **MAI 2/2/21 Response:** *No formal response from Applicant.*
 - TT 2/5/21 Update: Snow storage areas are minimal at the site. However, the Applicant has added requirements in the O&M Plan that snow shall be removed from the site once storage areas are depleted. In our opinion, this item has been resolved.

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

9. Test pit information has not been provided for DW-1 infiltration area. This information is required to determine soil texture/type and groundwater elevation below the systems. We recommend the test pit(s) be conducted during the review process to ensure feasibility of the proposed design. (Standard 3)
 - **MAI 2/2/21 Response:** *A test was performed in the DW-1 infiltration area on Dec. 4, 2020. The test pit information was added to the Soil Testing Summary page located in our revised Stormwater Report. The groundwater was acceptable to install DW-1 per the plans.*
 - TT 2/5/21 Update: Test pit information has been provided at the proposed DW-1 location. The test pit shows an estimated seasonal high groundwater (ESHW) elevation of 226.8 beneath the basin which is within four feet of the basin bottom and requires a mounding analysis. The Applicant has provided a mounding analysis for DW-1 as well as DB-1 which shows that the groundwater mound beneath the systems will extend into the system which will affect basin functionality and draw down. Also, the data provided in the analysis is inconsistent and will need to be revised to reflect expected conditions. We recommend the Applicant revise the mounding analyses to confirm potential impacts from the groundwater mounds beneath the systems.
10. The bottom of the at-grade infiltration basin is located within the Ap soil layer (uppermost soil horizon) as documented in Test Pit #1 log information. We anticipate the Ap horizon layer (Sandy Loam, Hydrologic Soil Group (HSG) B Soil) along with the Bw horizon layer (Sandy Loam, HSG B Soil) will be stripped down to the C horizon layer (Loamy Sand, HSG A Soil) during site preparation. As a result, the basin area will have to be filled to achieve final grades which should be detailed in the Plans. A basin cross-section has been provided but lacks detail for proposed construction such as depths of fill material, loam, etc. which should be provided for clarity during construction. (Standard 3)
 - **MAI 2/2/21 Response:** *Additional detail has been added to the Infiltration Basin profile (IF-1) to address soil layers and fill depths.*
 - TT 2/5/21 Update: In our opinion, this item has been resolved.
11. The Applicant is proposing a CDS water quality treatment unit for required pre-treatment of stormwater prior to discharge to an infiltration best management practice (BMP). The Applicant shall provide third party verification of total suspended solids (TSS) removal efficiency for the proposed structure and sizing criteria based on MA DEP "Standard Method to Convert Required Water Quality Volume to a Discharge Rate for Sizing Flow Based Manufactured Proprietary Stormwater Treatment Practices". (Standard 4)
 - **MAI 2/2/21 Response:** *Sizing sheets and TSS removal for the proposed CDS unit have been provided and are enclosed with this letter.*
 - TT 2/5/21 Update: In our opinion, this item has been resolved.

12. Proposed inverts for the CDS unit will be submerged in storm events in excess of the 2-year storm which may affect performance of the unit as much of the flow may bypass treatment and directly discharge to DB-1. (Standard 4)
 - *MAI 2/2/21 Response: An email from Contech verifying that the CDS unit will not be adversely affected when submerged has been provided and is enclosed with this letter.*
 - TT 2/5/21 Update: In our opinion, this item has been resolved.
13. The Project will disturb greater than one-acre and will require coverage under the United States Environmental Protection Agency (US EPA) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activities (CGP). (Standard 8)
 - *MAI 2/2/21 Response: A NPDES permit (CGP) will be filed for the project as required.*
 - TT 2/5/21 Update: We recommend the PEDB require proof of coverage be presented at the pre-construction meeting for the Project. In our opinion, this item has been resolved.
14. The Applicant did not provide an Illicit Discharge Compliance Statement. (Standard 10)
 - *MAI 2/2/21 Response: An Illicit Discharge Compliance Statement is not provided within the Stormwater Report*
 - TT 2/5/21 Update: In our opinion, this item has been resolved.
15. The proposed at-grade infiltration basin has no monitoring well or drawdown device included in the design as required in the Handbook. Additionally, the basin does not contain the recommended one foot of freeboard. (Vol. 2, Ch. 2, Pg. 91)
 - *MAI 2/2/21 Response: A monitoring well and drawdown device have been provided and shown on the Infiltration Basin Profile (IF-1) detail. The basin has been revised to provide 9" of freeboard. Due to the desire to limit regrading and save as many adjacent trees to the infiltration basin, one foot of freeboard was not practicable.*
 - TT 2/5/21 Update: In our opinion, this item has been resolved.

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

16. Other than the items related to the MA DEP Standards listed above we believe the Project complies with the Bylaw.

GENERAL COMMENTS

17. Additional spot grades may be required in the northwest portion of the site to ensure off-site flow that is directed to the north side of the units is properly managed away from the units and to the proposed swales.
 - *MAI 2/2/21 Response: Additional spot grades and grading was added to the rear of the proposed quad for clarity.*
 - TT 2/5/21 Update: In our opinion, this item has been resolved.
18. Foundation drains are proposed for each of the dwelling units which discharge to Drywell 2 (DW-2). The Applicant shall provide information related to extent of flow from the foundation drains to DW-2 and that the system can accommodate the required storms as well as flow from the foundation drains. DW-2 has no freeboard to accommodate additional flow based on the HydroCAD analysis for the basin.
 - *MAI 2/2/21 Response: It is difficult to provide the extent of flow related to the foundation drains, as groundwater is seasonal. However, the proposed quad basement should be generally above the*

estimated groundwater elevation for most, if not the entire year. The foundation drains are now proposed to tie directly into the existing drain system in Main Street, so as not to affect the drainage design for the project. This is allowed as per the MS4 requirements and a better approach for the site.

- TT 2/5/21 Update: The connection of the foundation drains to the system in Main Street will require an MS4 connection and discharge permit through Medway DPW. We do not oppose the proposed connection to the MS4 as there are virtually no area's on-site to daylight the drains without discharging them to the proposed basins or overland flow to the MS4. Discharge to proposed stormwater BMPs is not recommended to extend the life of those systems. We recommend the Applicant coordinate with DPW regarding the proposed connection prior to construction.

19. Proposed foundation drains do not appear to be located at the footing invert elevation of the dwelling units based on information provided on the Plans. It also appears the drains may be located above the basement floors (if the units contain basements). We recommend the Applicant confirm foundation drain inverts as well as provide additional information in the detail for trench backfill above the stone/drain section.

- **MAI 2/2/21 Response:** *See comment 18 above.*

- TT 2/5/21 Update: See Update at Comment 18 above.

20. We recommend the Applicant provide overflow devices on each downspout to act as emergency overflow in the event the proposed drywells reach capacity. The downspout connection detail is unclear if one is proposed as it does not appear to be shown.

- **MAI 2/2/21 Response:** *The downspout connection detail has been revised to include an overflow.*

- TT 2/5/21 Update: In our opinion, this item has been resolved.

21. We recommend the Applicant provide sizing calculations for the proposed roof leader manifolds to confirm capacity. Pipe capacity calculations are typically conducted for flow from 25-year storm events.

- **MAI 2/2/21 Response:** *Roof leader pipe sizing calculations have been included in the revised Stormwater Report.*

- TT 2/5/21 Update: In our opinion, this item has been resolved.

22. The Applicant has not provided construction details of proposed Cultec Systems on the Plans.

- **MAI 2/2/21 Response:** *Construction details for the proposed Cultec systems have been added to the detail sheets.*

- TT 2/5/21 Update: In our opinion, this item has been 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
Senior Project Engineer



Bradley M. Picard, EIT
Civil Engineer

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Monday, February 22, 2021 1:05 PM
To: Susan Affleck-Childs
Subject: Harmony Village Final Plan Review

Hi Susy,

We have reviewed the Plan titled "Grading, Drainage & Utilities Plan, Multifamily Development, 218-220 Main Street, Medway, MA 02053" dated June 9, 2020, revised February 10, 2021. All Conditions in the Decision related to plan revisions and all of our prior comments have been addressed. Please let me know if you need anything else, thanks.

Steve

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

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While we are operating remotely in response to COVID-19, Tetra Tech teams remain fully connected and hard at work servicing our clients and ongoing projects. We would also like to wish health and wellness to you and your family.

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Susan Affleck-Childs

From: Jack Mee
Sent: Monday, February 22, 2021 4:34 PM
To: gary FELDMAN
Cc: Susan Affleck-Childs
Subject: RE: Harmony Village - plan revisions

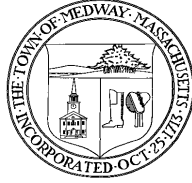
Gary,

I have reviewed your plan for Harmony Village and have researched your question in regards to the requirement for foundation drainage. I have taken note to the fact that there is "Group 1 Soils" at this location. The Massachusetts State Building Code does not require any foundation drainage on sites with Group 1 Soils per section R405.1

Please let me know if you need anything further,

Regards,

Jack Mee
Building Commissioner
Town of Medway



February 23, 2021
Medway Planning & Economic Development Board
Meeting

Zoning Bylaw Amendments

- Residential Common Driveways dated 2-28-21
- Solar Installation dated 2-18-21
- Electrical Vehicle Charging Stations with Digital Advertising dated 2-18-21
- Central Business District version 2.2 dated 2-15-21

NOTE – Environmental Standards documents are in a separate file.

NOTE – Public Hearing has been scheduled for the March 9, 2021 meeting.

Article ____ Residential Common driveways: To see if the Town will vote to amend the Zoning Bylaws by adding a new Section 5.4.1, Residential Common Driveways, as follows:

5.4.1 Residential Common Driveways

A. Purpose

The purpose of this Section is to promote public safety, provide for adequate sight distance, avoid site disturbance, minimize the alteration of topographical characteristics and natural resource areas, which include wetlands and historic resources, minimize stormwater runoff and retain a rural residential character. It is not the intent to make undevelopable land developable.

B. Applicability

This Section applies only to residential common driveways, which are limited to single driveways providing vehicular access to two lots for single or two-family dwellings (the “benefitted parcels”). Residential common driveways shall require a special permit from the Planning and Economic Development Board.

Residential common driveways must be privately owned and maintained, shall not be considered streets or public ways, and shall not constitute a part of the designated or legal frontage for any lot. Each lot served by a common driveway must meet the frontage requirements of the applicable zoning district.

C. Design Requirements

All residential common driveways must comply with the following design requirements:

1. The common driveway must extend from the benefitted parcels to a public street right of way. A common driveway, as well as the individual driveways beyond the common portion of the driveway, must be located entirely within the benefitted parcels. A common driveway must intersect the street right of way within the legal frontage of one of the benefitted parcels.
2. The benefitted parcels must have permanent access to the common driveway by easements recorded in the Norfolk County Registry of Deeds.
3. The deeds to the benefitted parcels shall require that the owners thereof must establish a maintenance association, the purpose of which is to provide for the maintenance and repair of the common driveway, or otherwise adequately provide for the maintenance and repair of the common driveway. The term “maintenance” shall include, but not be limited to, snow plowing, maintaining design specifications, and repair and maintenance of surfaces and stormwater management facilities. All property contiguous to the common driveway must be a part of the benefitted parcels which must be included within the maintenance association. The easement containing the common driveway shall be a minimum of 20 feet in width.
4. Minimum Construction Standards.

- a. The radius of the common driveway intersection with the street right of way must be sufficient to enable emergency vehicles to exit and enter the common driveway without leaving the surface of the common driveway. Common driveways shall accommodate the Single-Unit Truck (SU-30) vehicle turning radius at all curve radii, in accordance with the January, 2006 MassHighway Project Development and Design Guide or its latest amended version.
 - b. The surface of the common driveway shall be a material that will allow all season access. Asphalt is not required, and in some circumstances, may be discouraged because of drainage conditions. Granite roundings are required at the street intersection and a paved apron for the first 25 feet.
 - c. A minimum depth of 8 inches of gravel must be installed the full width of the entire common driveway traveled way.
 - d. The maximum grade of the common driveway shall be no greater than 5% within 40 feet of the street right of way. The maximum grade of a common driveway for its full length beyond the initial 40 feet shall be no greater than 15%.
 - e. All stormwater runoff from the common driveway shall be infiltrated on the benefitted parcels; no run-off to the street or other properties is allowed.
5. House numbers of sufficient visibility shall be provided at the entry point onto the street right of way and at each individual driveway along the common driveway, so that emergency vehicles can locate each dwelling.
 6. Adequate sight line distance must be provided for vehicles exiting the common driveway at the intersection with the public street right of way.
 7. The minimum width of the traveled way of a common driveway must be no less than 20 feet. In addition, there shall be two shoulders, at least two feet wide, for a total driveway width of at least 24 feet. Adequate areas for snow storage shall be provided.
 8. Passing turnouts shall be provided which provide a total width of at least 18 feet for a distance of 25 feet, where needed for safe sight lines of passage.
 9. Provisions to permit the turn around of a SU-30 vehicle shall be provided at the terminus of all common driveways longer than 500 feet.
 10. A common driveway, from its intersection with the adjacent public street right of way to the location where the common driveway splits into individual driveways, shall not extend longer than 400 feet.
 11. All stormwater runoff from the common driveway shall be infiltrated on the benefitted parcels. Stormwater shall not be allowed to run off to abutting properties or any public way. Driveways shall be pitched so as not to allow stormwater to run off into any public way; an exception may be made for the first five feet of the driveway abutting a public way, if necessary for safety reasons.

D. Administration

1. A special permit is required from the Planning and Economic Development Board (the Board) to construct a common driveway. A record owner desiring to construct a common driveway shall file with the Board an application, together with such plans, drawings, specifications, fees and additional information as required by the Board.

2. An Applicant must provide documentation and plans which are sufficient, in the opinion of the Board, for it to determine that the requirements, provisions and Approval Criteria of this Section are met. Such documentation shall include, but shall not be limited to, information on impacts to the environment, public safety, scenic roads and scenic views, and lot development.

3. Approval Criteria. Before the Board may issue the special permit, it shall determine each of the following:

- a. The common driveway will provide safe and reasonable access for fire, police and emergency vehicles.
- b. The common driveway meets the purpose and requirements of this Section.
- c. The common driveway will minimize the environmental impacts.
- d. The common driveway will not serve more than two lots for single or two-family dwellings.

E. Conditions. The Board may approve the special permit with conditions, which may include, but shall not be limited to: a) a performance bond, deposit of money or tri-party agreement, is posted with the Town to guarantee proper construction; and b) construction standards for the common driveway. and c) requirements for stormwater drainage facilities including low-impact development measures.

SOLAR ELECTRIC INSTALLATIONS

Revised Draft 2-28-21 (bjs)

Article ____ : To see if the Town will vote to amend the Zoning Bylaw by adding a new Section 8.11, Solar Electric Installations, as follows:

SECTION 8.11 SOLAR ELECTRIC INSTALLATIONS

A. Purpose

The purpose of this bylaw is to facilitate and appropriately regulate the creation of Ground-Mounted Solar Electric Installations: (a) by providing standards for the approval, placement, design, construction, operation, monitoring, modification and removal of such installations to protect the public health, safety and welfare, including protection and preservation of Town infrastructure (including roads); providing for public safety; and mitigating any impacts upon environmental, scenic, and historic resources; (b) by providing adequate financial assurance for the eventual decommissioning of such installations; and (c) by protecting large, contiguous blocks of forest land, based on the understanding that large, contiguous tracts provide many ecological benefits, including improved water and air quality, sequestration of carbon, reduced movement of invasive species, provision of wildlife habitat and the support for greater biodiversity; and providing many recreational opportunities for town residents.

B. Applicability

1. Roof-mounted Solar Energy Facilities. Solar energy panels mounted on the roof of a building as an accessory portion of the structure, and related equipment which is necessary for and incidental equipment for those solar energy panels, are allowed by right in all zoning districts, and do not need to comply with the other provisions of this Section 8.11.

2. Small-Scale Ground-Mounted Solar Electric Installations which are accessory to an existing residential or non-residential use, and which generate electricity principally used by such residential or non-residential use, may be allowed by special permit, do not need to comply with this the other provisions of this Section 8.11, but require Site Plan Review under Section 3.5 from the Planning and Economic Development Board, as well as a building permit, and must comply with all other applicable provisions of this Zoning Bylaw.

3. Solar Parking Canopies which are accessory to an existing residential or non-residential use may be allowed by special permit in all zones except AR-1, AR-11, and VR, and are subject to the requirements of this Section 8.11.

4. All other Small-Scale and Large-Scale Ground-Mounted Solar Electric Installations are subject to the requirements of this Section 8.11, and are allowed in ~~those~~ zoning districts only as specified in Table 1: Schedule of Uses.

5. The Planning and Economic Development Board (the Board) shall be the special permit granting authority for all special permit applications under Section 8.11.

C. General Requirements

1. Compliance with Laws, Bylaws, and Regulations

The construction and operation of all Ground-Mounted Solar Electric Installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements.

2. Mitigation for Loss of Carbon Sequestration and Forest Habitat

If land that is Forestland or has been Forestland within the past year is proposed to be converted to a Ground-Mounted Solar Electric Installation, the plans shall designate thereon an area of unprotected (meaning, not subject to G.L. c. 184, sections 31-33 at time of application) land on the same lot and of a size equal to four times the total area of such installation. Such designated land shall remain in substantially its natural condition without alteration, including prohibition of commercial forestry or tree cutting not related to the maintenance of the installation, until such time as the installation is decommissioned; except in response to a natural occurrence, invasive species or disease that impacts the trees and requires cutting to preserve the health of the forest.

3. Mitigation for Loss of Forest Habitat within the Installation

If Forestland is proposed to be converted to a Ground-Mounted Solar Electric Installation, the plans shall show mitigation measures that create a wildflower meadow habitat within and immediately around the Solar Electric System, and a successional forest habitat in the surrounding areas managed to prevent shading until such time as the installation is decommissioned. The wildflower meadow shall contain a wide variety of plants that bloom from early spring into late fall, that are planted in clumps rather than single plants to help pollinators find them, and that are native plants adapted to local climate, soil and native pollinators. At least 50% of the array footprint and perimeter shall be planned to have these flowering plants. Mowing shall be limited to no more than once annually. Plans for pollinator-friendly vegetation establishment and maintenance shall be compiled and written by a professional biologist or ecologist with relevant experience and expertise in pollinator habitat creation, grassland habitat restoration, and/or knowledge of native New England plant communities.

4. Mitigation for Disruption of Trail Networks

If existing trail networks, old Town roads, or woods or cart roads are disrupted by the location of the Ground-Mounted Solar Electric Installation, the plans shall show alternative trail alignments to be constructed by the applicant, although no rights of public access may be established hereunder.

5. Mitigation for Disruption of Historic Resources and Properties

Historic resources and properties, such as cellar holes, farmsteads, stone corrals,

marked graves, water wells, or pre-Columbian features, including those listed on the Massachusetts Register of Historic Places or as defined by the National Historic Preservation Act, shall be excluded from the areas proposed to be developed, including clearing for shade management. A written assessment of the project's effects on each identified historic resource or property and ways to avoid, minimize or mitigate any adverse effects shall be submitted as part of the application. A suitable buffer area shall be established on all sides of each historic resource.

6. All plans and maps shall be prepared, stamped and signed by a Professional Civil Engineer licensed to practice in the Commonwealth of Massachusetts.
7. Vehicular access for the purpose of construction shall be from paved streets.
8. Lots for Ground-Mounted Solar Electric Installations shall have the required frontage on a street.

~~J. In order to preserve the ecological integrity of the Town's large blocks of undeveloped Forestland, no more than one Large Ground-Mounted Solar Electric Installation shall be permitted within the bounds of any set of public ways and/or Town borders as depicted on the map entitled Large Ground Mounted Solar Electric Installation Districts, and incorporated into this zoning bylaw.~~

9. The special permit may be conditioned to effectuate and make enforceable these requirements.

D. Required Documents

The project applicant shall provide the following documents.

1. Site Plan. A Site Plan additionally showing:
 - a. Locations of wetlands and Priority Habitat Areas as defined by the Natural Heritage & Endangered Species Program (NHESP).
 - b. Locations of local or National Historic Districts.
 - c. Locations of all known, mapped or suspected Native American archaeological sites or sites of Native American ceremonial activity. Identification of such sites shall be based on responses, if any, to written inquiries with a requirement to respond within 35 days, to the following parties: all federally or state recognized Tribal Historic Preservation Officers with any cultural or land affiliation to the Medway area; the Massachusetts State Historical Preservation Officer; tribes or associations of tribes not recognized by the federal or state government with any cultural or land affiliation to the Medway area; and the Medway Historical Commission. Such inquiries shall serve as a notice to the aforesaid parties and shall contain a plan of the project, specific identification of the location of the

project, and a statement that permitting for the project is forthcoming. Accompanying the site plan shall be a report documenting such inquiries, the responses from the parties, a description of the location and characteristics, including photographs, of any Native American sites and the outcomes of any additional inquiries made based on information obtained from or recommendations made by the aforesaid parties. A failure of parties to respond within 35 days shall allow the applicant to submit the site plans.

- d. The project proponent must submit a full report of all materials to be used, including but not limited to the use of cleaning products, paints or coatings, hydro-seeding, fertilizers, and soil additives. When available, Material Safety Data Sheets will be provided.
2. Blueprints. Blueprints or drawings of the installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts, showing:
 - a. The proposed layout of the system and any potential shading from nearby structures.
 - b. One- or three-line electrical diagram detailing the Ground-Mounted Solar Electric Installation, associated components, and electrical interconnection methods, with all Massachusetts and National Electrical Code compliant disconnects and overcurrent devices.
 3. General Documentation. The following information shall also be provided:
 - a. A list of any listed hazardous or known carcinogenic materials proposed to be located on the site in excess of household quantities and a plan to prevent their release to the environment as appropriate.
 - b. Name, address, and contact information for proposed system installer.
 - c. The name, contact information and signature of any agents representing the project applicant.
 4. Site Control
The project applicant shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed Ground-Mounted Solar Electric Installation.
 5. Operation and Maintenance Plan
The project applicant shall submit a plan for the operation and maintenance of the Ground-Mounted Solar Electric Installation, which shall include measures for maintaining safe access to the installation, stormwater management (consistent with DEP's and, where appropriate, Medway's stormwater regulations), as well as general procedures for operational maintenance of the installation.
 6. Financial Surety
Applicants for Ground-Mounted Solar Electric Installations shall provide a form of

surety, either through a deposit of money, bond, triparty agreement, or other means acceptable to the Board, to cover the cost of removal in the event the Town must remove the installation and remediate the site to its natural preexisting condition, in an amount and form determined to be reasonable by the Board, but in no event to exceed more than 125% of the cost of removal and compliance with the additional requirements set forth herein. The project applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

7. Utility Notification

No Ground-Mounted Solar Electric Installation shall be constructed, nor building permit issued until evidence has been provided to the Building Commissioner that the utility company that operates the electrical grid where the installation is to be located has approved the solar electric installation owner or operator's intent to install an interconnected customer-owned generator and that the utility has approved connection of the proposed generator into their power grid. Off-grid systems shall be exempt from this requirement.

8. Proof of Liability Insurance

E. Dimensional Requirements

1. Minimum setbacks for all Large-Scale Ground-Mounted Solar Electric Installations shall be:

- Front setback: 500 feet
- Side and rear setback: 100 feet

2. Minimum setbacks for all Small-Scale Ground-Mounted Solar Electric Installations shall be:

- Front setback: 100 feet
- Side and rear setback: 50 feet

3. Minimum setbacks for all Ground-Mounted Solar Electric Installations that are installed on or above existing paved parking areas (Solar Parking Canopies):

- Front setback: 50 feet
- Side and rear setback: 50 feet

4. Required setback areas shall not be counted toward a facility's total acreage.

F. Design and Performance Standards

1. Lighting

Large- and Small-Scale Solar Electric Installations shall have no permanently-affixed exterior lighting.

2. Signage

- a. Sufficient signage shall be provided to identify the owner of the facility and provide a 24-hour emergency contact phone number.
- b. Signage at the perimeter warning pedestrians is allowable.
- c. Ground-Mounted Solar Electric Installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of such installation.

3. Control of Vegetation

Herbicides or pesticides may not be used to control vegetation or animals at a Ground-Mounted Solar Electric Installation.

4. Visual Impacts

- a. Ground-Mounted Solar Electric Installation shall be designed to minimize visual impacts including preserving natural vegetation to the maximum extent possible, blending in equipment with the surroundings, and adding vegetative buffers to provide an effective visual barrier from adjacent roads and driveways, and to screen abutting residential dwellings.
- b. When possible, a diversity of plant species shall be used, with a preference for species native to New England.
- c. Use of invasive or exotic plants, as identified by the most recent copy of the "Massachusetts Prohibited Plant List" maintained by the Massachusetts Department of Agricultural Resources, is prohibited.
- d. If deemed necessary by the Board, the depth of the vegetative screen shall be 30 feet and will be composed of native trees and shrubs staggered for height and density that shall be properly maintained.
- e. The owner and operator shall not remove any naturally occurring vegetation such as trees and shrubs unless it adversely affects the performance and operation of the solar installation.
- e. Landscaping shall be maintained and replaced as necessary by the owner and operator of the Ground-Mounted Solar Electric Installation.

5. Utility Connections.

Electrical transformers, wires, or other utility interconnections shall be constructed as required by the utility provider and may be above ground if necessary; provided, however, that every reasonable effort shall be made to place all utility connections underground, depending on appropriate soil conditions and topography of the site and any requirements of the utility provider.

6. All electric power generated at a Ground-Mounted Solar Electric Installation shall be

from Solar Energy.

7. Access Driveways shall be constructed to minimize finished width, grading, removal of stone walls or roadside trees, incompatible appearance from the roadway, and impacts to environmental or historic resources.

G. Safety and Environmental Standards

1. Emergency Services

- a. Ground-Mounted Solar Electric Installations owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Fire Chief.
- b. The owner or operator shall cooperate with local emergency services to develop a written emergency response plan that is provided to police and fire departments
- c. All means of shutting down the solar electric installation shall be clearly marked.
- d. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. Contact information shall be provided annually to the Town Manager including name, email and telephone number for the designated person and a back-up person.

2. Land Clearing, Soil Erosion and Land Impacts

- a. The facility shall be designed to minimize impacts to open agricultural land and fields, even if not in production. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Ground-Mounted Solar Electric Installation. Grading that substantially disturbs the existing soil profile and structure is prohibited; sites shall be selected where construction may be accomplished without such earth work.
- b. Prior to any site disturbance and construction, the limits of the work shown on the approved site plan shall be surveyed and clearly marked by a Professional Land Surveyor. Upon completion of the survey, the Professional Land Surveyor shall verify to the Building Commissioner, in writing, that the limit of work, as shown on the approved site plans, has been established on site.
3. The design shall minimize the use of concrete and other impervious materials to the maximum extent possible. Ground-Mounted Solar Electric Installation shall be installed on water permeable surfaces.
4. Locating Ground-Mounted Solar Electric Installations, including access driveways and any associated drainage infrastructure on original, pre development grades in excess of 15% is prohibited.

3. Habitat Impacts

Large-Scale Ground-Mounted Solar Electric Installations shall not be located on permanently protected land subject to G.L. c. 184, sections 31-33, Priority Habitat and Bio Map 2 Critical Natural Landscape Core Habitat mapped by the Natural

Heritage and Endangered Species Program (NHESP) and “Important Wildlife Habitat” mapped by the DEP.

4. Wetlands

- a. In order to provide an adequate intervening land area for the infiltration of stormwater runoff from a Solar Electric Installation, ground alterations, such as stump removal, excavation, filling, and grading, or the installation of drainage facilities or solar panels, are prohibited within 100 feet of any wetlands or hydrologic features subject to the jurisdiction of the Conservation Commission.
- b. The ~~Planning and Economic Development~~ Board may impose conditions to contain and control stormwater runoff that might negatively impact identified wetlands or other hydrologic features even if the proposed work area is outside the jurisdiction of the Conservation Commission.

H. Monitoring, Maintenance and Reporting

1. Solar Electric Installation Conditions

- a. The Ground-Mounted Solar Electric Installation owner or operator shall maintain the facility in good condition.
- b. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures.
- c. Site access shall be maintained to a level acceptable to the Fire Chief.
- d. The owner or operator shall be responsible for the cost of maintaining the Solar Electric Installation and any access driveways.

2. Annual Reporting

- a. The owner or operator of a Ground-Mounted Solar Electric Installation shall submit an annual report demonstrating and certifying compliance with the Operation and Maintenance Plan, the requirements of this Section 8.11 and the approved special permit, including but not limited to continued management and maintenance of vegetation, compliance with the approved plans and any special permit conditions, continuation of liability insurance, and adequacy of road access.
- b. The annual report shall also provide information on the maintenance completed during the course of the year and the amount of electricity generated by the facility.
- c. The report shall be submitted to the ~~Town Manager~~ Department of Community and Economic Development and Building Commissioner, no later than 45 days after the end of the calendar year.

I. Abandonment or Decommissioning

1. Removal Requirements

- a. Any Ground-Mounted Solar Electric Installation which has reached the end of its useful life, has been abandoned, or taken off line shall be removed.
 - b. The owner or operator shall physically remove the installation no later than 150 days after the date of discontinued operations.
 - c. The owner or operator shall notify the Building Commissioner in writing of the proposed date of discontinued operations and plans for removal.
2. Decommissioning shall consist of:
- a. Physical removal of all components of the Ground-Mounted Solar Electric Installation, including but not limited to structures, foundations, equipment, security barriers, and on-site above-ground transmission lines. Associated off-site utility interconnections shall also be removed if no longer needed.
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - c. Restoration of the site to its natural preexisting condition, including stabilization or re-vegetation of the site as necessary to minimize erosion. The Board may allow the owner or operator to leave landscaping or designated below-grade foundations and electric lines in order to minimize erosion and disruption to vegetation.
3. Decommissioning by the Town
- If the owner or operator of a Ground-Mounted Solar Electric Installation fails to remove such installation in accordance with the requirements of this Section 8.11 within 150 days of discontinued operations or abandonment, the Town may enter the property and physically remove the installation at the owner's expense, drawing upon the financial surety provided by the applicant.

And further to amend the Zoning By-law by adding the following new definitions to Section 2, Definitions:

Forestland: a dense growth of trees and shrubs covering an area of one acre or more.

Ground-Mounted Solar Electric Installation: a Solar Electric System that is affixed to the ground (not roof-mounted) and all appurtenant fencing, access driveways, drainage infrastructure, electronics, and any surrounding shade management areas.

Large-Scale Ground-Mounted Solar Electric Installation: a Ground-Mounted Solar Electric Installation which occupies more than one acre of land and no greater than fifteen acres of land.

Small-Scale Ground-Mounted Solar Electric Installation: a Ground-Mounted Solar

Electric Installation which occupies one acre or less of land.

Solar Electric System: a group of Solar Photovoltaic Arrays for the generation of electricity.

Solar Energy: radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Parking Canopy: An elevated structure that hosts solar panels installed over parking lots or other hardscape areas.

Solar Photovoltaic Array: an active Solar Energy collection device that converts solar energy directly into electricity whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

or act in any manner relating thereto.

DIGITAL ADVERTISING SIGNAGE for Electric Vehicle Charging Stations

REVISED Draft – February 18, 2021 v. 2

ARTICLE : To see if the Town will vote to amend the Medway Zoning Bylaw, Section 7.2 Signs, by adding the following definition in 7.2.1 C. Definitions, 2. Types of Signs. (New text in **bold**.)

Digital Advertising Signage – Signage that uses light emitting diodes (L.E.D.) or similar technology, controlled by electronic communication, to display static graphics, text, images, or multimedia content for informational or advertising purposes.

And by amending Section 7.2.6 Administration, B. Special Permits, to add the following. (New text in **bold**.)

4. **The Planning and Economic Board may grant a special permit for Electric Vehicle Charging Station(s) (“Charging Station”) with Digital Advertising Signage. For each Charging Station, the sign surface area shall not exceed nine square feet per side, not to exceed two sides. No audio or video displays shall be permitted. Such display areas shall not revolve, simulate motion, flash, blink, or include animation. Internal illumination is permitted. Advertising may include commodities or services which may not be found or available on the premises hosting the charging station. In granting a special permit, the Board may impose limitations and conditions on but not limited to the following: quantity of electric vehicle charging stations with digital advertising signage, frequency of message changes (dwell time), form of message transition, brightness of display illumination, hours of operation, visibility of display area from a public street, positioning of the electric vehicle charging stations on the premises, landscaping, and type or charging level of electric vehicle charging stations.**

And by amending Section 5.4 by inserting the following additional accessory use in Table 1: Schedule of Uses, D. BUSINESS USES to allow electric vehicle charging stations with digital advertising signage in the Central Business district by special permit from the Planning and Economic Development Board as follows: (New text in **bold**.)

Commented [SA1]: This is in the Sign section of the ZBL.

Commented [SA2]: With this approach, the special permit is only for EV charging stations with the digital advertising. It would not apply to regular EV charging stations.

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	V C	NC	BI	EI	ER	WI	Form-Based Districts		
											OG VC	OG BP	OG N
D. BUSINESS USES													
Accessory Uses													
Drive-through facility <i>(Amended 11-16-20)</i>	N	N	N	N	N	PB	PB	N	N	N	PB	PB	N
Outdoor display	N	N	N	SP	SP	SP	SP	N	N	N	Y	Y	N
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises, subject to Section 7.1.3 of the Zoning Bylaw. <i>(Amended 11-18-19)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	PB	N

Electrical vehicle charging station with digital advertising signage, subject to Section 7.2.6.B.4 of the Zoning Bylaw.	N	N	N	SP	N	N	N	SP	N	SP	N	N	N	Commented [SA3]: Added East and West Industrial districts as well as CBD.
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And by amending Section 3.5 Site Plan Review to add a new item g. in 3.5.3 Applicability, A. 2. Minor Site Plan Review as follows:

2. Minor Site Plan Review:

- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review but which involves one or more of the following:
 - i. the addition of 1,000 to 2,499 square feet of gross floor area; or
 - ii. the addition of ten or more but less than twenty new parking spaces
- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of ten or more but less than twenty new parking spaces; or
- c. The redesign of the layout/configuration of an existing parking area of twenty to thirty-nine parking spaces
- d. Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3. only to the extent allowed by law.
- e. Removal, disturbance, and/or alteration of 10,000 to 19,999 square feet of impervious surface.
- f. Installation of a wireless communication facility as defined in Section 8.7 of this Zoning Bylaw. *(Added 11-18-19)*
- g. Installation of electric vehicle charging station(s) with digital advertising signage.**

Or act in any manner relating thereto.

Planning and Economic Development Board

PROPOSED AMENDMENTS TO THE CENTRAL BUSINESS DISTRICT ZONING REGULATIONS - DRAFT 2.2 (2-15-21)

SECTION 2. DEFINITIONS

Add Definition:

Mixed Use Building: A building that typically accommodates a variety of ground floor commercial uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.

Commentary: This is the definition for “Mixed Use Building” in Section 9 – Oak Grove Park.

SECTION 5. USE REGULATIONS

5.4 Schedule of Uses & Table 1

Commentary: See Attachment/Proposed Amendment to Table 1 – Schedule of Uses

5.4.1 Special Permits in the Central Business District

Commentary: The amended Section 5.4.1 CBD SP for Mixed Use Development adopted at FTM 11.16.20 has been relocation and integrated into the proposed new Section 10 – Central Business District Development Standards.

SECTION 6. DIMENSIONAL REGULATIONS

6.1 Schedule of Dimensional and Density Regulations & Table 2

Commentary: See attachment/proposed amendment to Table 2 – Dimensional and Density Regulations.

SECTION 10. CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

[PROPOSED NEW SECTION]

10.1. PURPOSES

- A. To further the goals of the Medway Master Plan.
- B. To encourage mixed-use development in the Central Business District with a balanced and vibrant mix of compatible business uses and multi-family residential development.
- C. To encourage revitalization and economic investment in the Central Business District in a manner which represents the qualities of a traditional New England town center.
- D. To encourage greater variety of housing to meet the needs of a diverse population with respect to income, ability, household types, and stage of life.
- E. To improve walkability within the district and provide better access between housing, shops, services, and employment.

10.2. GENERAL SITE DEVELOPMENT STANDARDS

A. Performance Standards.

- 1. Performance Standards: Uses which are allowed in the Central Business District by right or by special permit shall be required to meet the following performance standards:

- a. Vehicle fuel station with convenience store: Only existing fuel stations with repair service or convenience stores in the Central Business District as of (adoption date) may submit a site plan for substantial redevelopment or renovation as a Gas Station and Convenience Store under the development standards on Table 9.4.C.1.B. A special permit is required from the Planning and Economic Development Board.

Commentary: This proposal to only allow existing as station in the CBD make significant changes needs further analysis. Changes and extensions of nonconformities are governed by c. 40A, §6 and Section 5.5 of ZBL. This proposed standard could potential be placed under Section 5.5 – Nonconforming Uses and Structures.

B. Main Street Pedestrian Frontage Zone.

- 1. The Main Street Pedestrian Frontage Zone includes all properties with frontage on Route 109/Main Street from the intersection of Pond Street/Elm Street to the west

to the driveway of Medfield Commons/Walgreens to the east. These frontages are prioritized for pedestrian-oriented and active ground floor uses. Buildings fronting on the designated Pedestrian Frontage Zone shall be subject to the following requirements:

- a. Ground floor uses shall be reserved for retail, restaurant, and uses open to the public on an appointment or walk-in basis, including but not limited to personal service, office, repair, and municipal uses (“Publicly Oriented Uses”).
- b. Residential uses and non-residential uses which are not Publicly Oriented Uses shall be allowed to have access from the building frontage zone by an entrance that leads to the upper floors of the building, or by an entrance to the rear of the building.
- c. Residential uses and non-residential uses which are not Publicly Oriented Uses shall be allowed on ground floors where:
 - 1) The use is within a building with frontage on the street and the use is set back a minimum of sixty feet from the street right-of-way line; or
 - 2) The PEDB may waive this requirement if it determines that street-front residential and/or other non-Publicly Oriented Uses will not have an adverse impact on the continuity and vitality of the Publicly Oriented Uses.

C. Building Placement and Orientation.

1. Building Lot and Type: The minimum lot size in the Central Business District is identified on Table 2 - Dimensional and Density Regulations in Section 6.1 of the Zoning Bylaws. For specific building types, there are alternative dimensional standards for building lot and for building design that apply under Section 10.4 below.
2. Number of Buildings: There is no limit on the number of principal buildings allowed on a building lot except as limited by dimensional requirements and other site development standards in this section.
3. Building Stepback and Street Enclosure: Buildings in the Central Business District shall be set back or stepped back from the street right-of-way line in accordance with Table 9.3.B.6 for the Village Center Street Type. Therefore, a building may have to be setback or stepped back further from the street right-of-way line in order to achieve the maximum height allowed. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive enclosure and shadowing on Main Street. The space created by building setbacks is referred to as the Building Frontage Zone and streetscape treatments and outdoor amenities space is highly encouraged. See Section 10.5.B below).

4. Facade Orientation: Buildings located within sixty feet of a street right-of-way line must be built parallel to the street and the front façade and entrance of the building oriented to the public sidewalk. If there is lot area provided between the front building façade and the street right-of-way line (Building Frontage Zone), it must be used for streetscape improvements and/or outdoor amenity space.

D. Parking Requirements.

1. Purpose and Intent. The purpose and intent in applying parking standards in the Central Business District are as follows:
 - a. To improve walkability by minimizing sidewalk interruptions and conflict points between pedestrians, cyclist, and vehicles on Main Street and on site.
 - b. To ensure adequate parking for existing and new development while minimizing excessive and inefficient off-street parking lots that result in lost opportunities to develop new buildings that expand business and the tax base.
 - c. To encourage the use of public transportation, bicycling, and walking as an alternative to motor vehicle use when a choice of travel mode exists.
2. Applicability. The parking requirements in Section 7.1.1 shall apply to the Central Business District with the following adjustments:
 - a. Off-Street Parking Requirements. In the Central Business District (CB) the minimum number of off-street parking spaces required by use on Table 3 in Section 7.1.1.D. shall be interpreted to be both a minimum and the maximum amount of parking spaces required. A reduction of parking may be allowed by special permit under Section 7.1.1.J. Additional off-street parking spaces shall require a waiver from the Planning and Economic Development Board and the applicant shall demonstrate sufficiently that additional parking is necessary.
 - b. Parking Area Design. In addition to the standards provided in Section 7.1.1.F., the following standards shall be required in the Center Business District:
 - 1) Parking Area Plantings. In parking lots containing 30 or more spaces, a minimum of one deciduous tree and two shrubs exclusive of any required perimeter plantings must be planted for every 3,000 square feet of parking lot. When planted, deciduous trees must be a minimum height of ten feet and/or two and one half (2.5) inches in caliper. Planting areas must each contain not less than 50 square feet of unpaved soil area. Trees and soil plots shall be so located as to provide visual relief and wind interruption within the parking area, and to assure safe patterns of internal circulation.
 - 2) Internal Pedestrian Access. In parking lots with more than 75 spaces, the expanse of pavement shall be interrupted by separating rows of parking

spaces from each other by installing a combined planting strip and sidewalk at least 8 feet in width. Design of these planting strips/sidewalks shall take into account the need to store snow, locate light poles, install deciduous trees, and allow safe pedestrian movement. In addition, if an existing parking lot is expanded to over 75 spaces, planting strips and sidewalks shall be required for the entire lot. All proposals to construct or modify such parking lots shall be reviewed by the Planning and Economic Development Board.

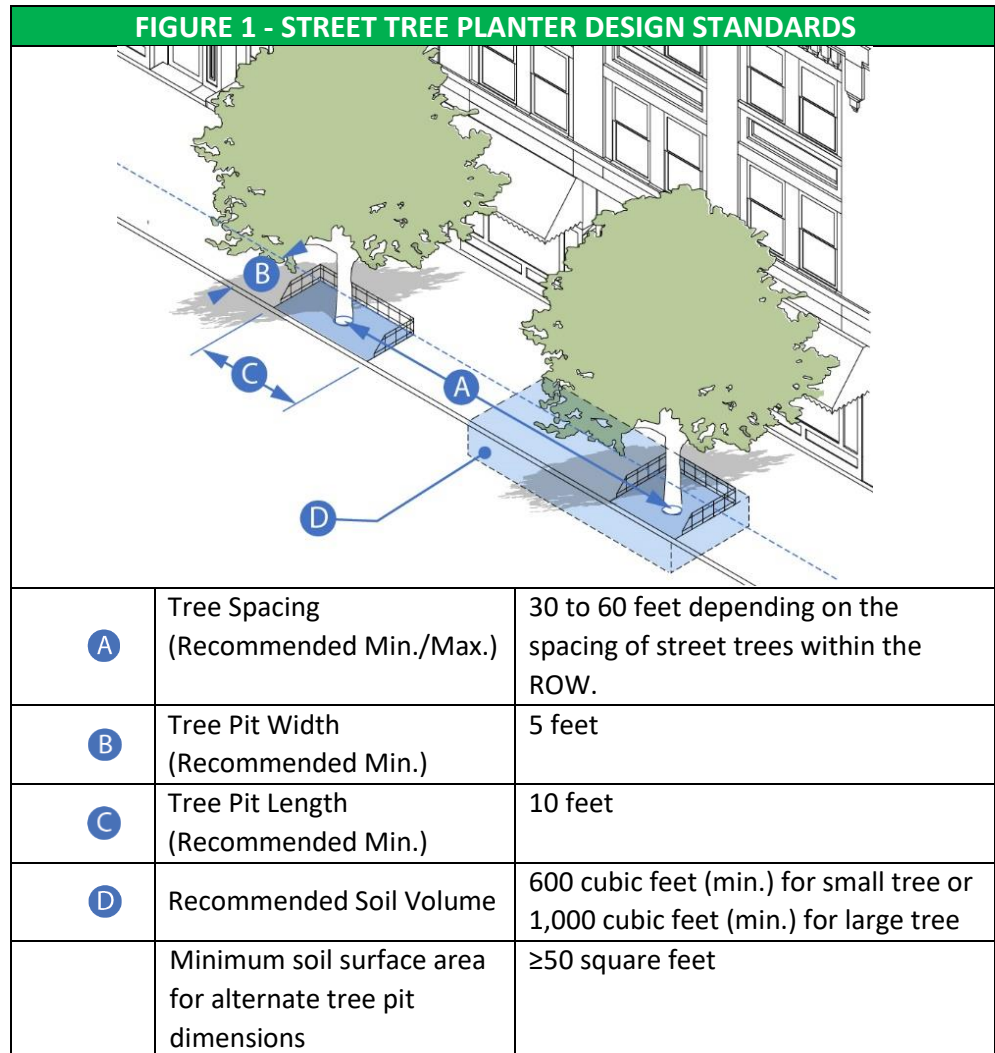
- c. Parking Placement. As an exception to Section 7.1.1.G., All off-street parking shall be located behind or beside buildings located in the Pedestrian Frontage Zone and within 60 feet of the Main Street right-of-way line. Vehicular parking between the front building line and the street right-of-way line is permitted only if the Planning and Economic Development Board grants a special permit and the applicant can demonstrate that no other reasonable alternative exists.
- d. Temporary Use of Off-Street Parking. In addition to provisions for reduced parking in Section 7.1.1.J., excess parking may be reprogrammed and utilized for temporary commercial uses such as for seasonal retail sales, food trucks, farmers' markets, craft shows, live entertainment, auxiliary space for one or more restaurants, and similar commercial uses. A special permit is required by the Planning and Economic Development Board and the applicant shall demonstrate that the excess parking spaces are not necessary to support existing businesses on site, and that the temporary commercial use provides a sufficient level of safety for users.

E. Streetscaping, Landscaping and Screening.

- 1. General Standards. Landscaping shall comply with the Planning and Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-9. In the event of any conflict between the provisions of this bylaw and the provisions of said Regulations, the provisions of this bylaw shall apply.
- 2. Streetscape Treatments. In the Building Frontage Zone between the Main Street right-of-way line and the front facade of the building, streetscape treatments should be coordinated and complimentary to the public sidewalk and streetscape treatments within right-of way.
 - a. Sidewalk Expansion. A concrete walkway or terrace may be installed adjacent to the public sidewalk within the Building Frontage Zone where no landscaping has been installed on the outer edge of the right-of-way, in effect, expanding the public sidewalk. This expansion is required along the entire length of the frontage and connecting to existing or future sidewalk extensions on adjacent

lots.

- b. **Street Trees.** Deciduous street trees may be installed in the Building Frontage Zone that compliment street trees within the street right-of-way. Trees shall be a minimum of 3 1/2" caliper at least 4 feet above grade and of native species common to the area. All trees should be drought and salt tolerant. They should be regularly trimmed to provide clear visibility into the site from the street and provide shade over the walkway.



- c. **Ground Cover.** Low lying and low maintenance grasses, shrubs, bushes, flowers, and similar vegetative materials may be planted evenly adjacent to the street right-of-way line. All ground cover must be maintained at no more than 30 inches to avoid blocking visibility for drivers entering or exiting the site.
- d. **Other Enhancements in the Building Frontage Zone.** Additional treatments and design standards are identified in Section 10.5.B.

3. **Transitional Buffer Requirements.** Transitional buffers are required between

properties in the Central Business District and abutting residential districts to create a compatible transition with the surrounding neighborhoods. Where transitional areas occur, buffers may include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of eight feet above the ground. All buildings, accessory structures, and loading areas shall be setback a minimum of 75 feet, and parking shall be setback a minimum of 50 feet from the property line along all transitional buffer boundaries.

4. Public Utilities. All new public utilities (except structures and other facilities that require above-grade access) shall be installed underground.
5. Trash and Service Areas.
 - a. All service, loading, trash, and recycling storage areas viewable from a public right of way or from an adjacent residential district shall be screened by one or a combination of masonry, a wood screen, or evergreen plantings to reduce their visual impact.
 - b. Loading and service areas shall not face a residential district unless no other location is feasible.
 - c. Garage doors and loading spaces are prohibited on the street facing façade of any commercial, mixed use, or multi-family building unless no other location is feasible.
6. Sustainable Site Design Standards. Sustainable Design and Low Impact Development (LID) techniques shall be used in the Central Business District to reduce stormwater runoff, improve water quality, maintain canopy tree cover, protect natural landscapes, install appropriate planting materials, and encourage the production of local food. In achieving the requirements of this section, applicants shall comply with sustainable and low impact development techniques provided in the Planning & Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-4; Massachusetts Stormwater Management Standards; and Town of Medway General Bylaws Article XXVI, Stormwater Management and Land Disturbance.

F. Outdoor Amenity Space

Commentary: Open Space in 5.4.1 has been integrated into this section.

1. General Standard. The amount of outdoor amenity space provided within a site development shall be equal to the minimum amount of open space required in Section 6, Table 2 - Dimensional and Density Regulations of the Zoning Bylaws. Outdoor amenity space shall not include transitional buffer areas, landscaping within

parking areas, or general landscaping along side yard setbacks.

2. Permitted Outdoor Amenity Spaces. The outdoor amenity spaces and associated design standards identified in Table 9.6.B.1. and permitted in the Central Business District are listed below. The total amount of required outdoor amenity space may be any combination of those permitted in the Central Business District.
 - a. Dooryard (Residential Buildings Only)
 - b. Forecourt
 - c. Community Garden (Residential Building Only)
 - d. Courtyard
 - e. Plaza or Square
 - f. Pocket Park or Playground (Residential Building Only)
 - g. Outdoor Dining Terrace
 - h. Rooftop Terrace
3. Building Outdoor Amenity Spaces. Outdoor amenity spaces for individual buildings include rooftop gardens and terraces, decks, porches, stoops, balconies, pedestrian passages, and similar accessory spaces where outdoor seating can be provided.
4. Other OAS Types. Permitted by special permit by the Planning and Economic Development Board.

G. Signs.

The sign regulations in Section 7.2 shall apply to the Central Business District except for the variations under Public Realm Interface in Section 10.5.B below

10.3. MIXED USE DEVELOPMENT STANDARDS

Commentary: Section 5.4.1 – Special Permits in the Central Business District has been relocated and integrated into Section 10. Most of the amendments approved at the FTM on 11/16/20 remain in place except for proposed revisions highlighted in yellow below.

A. Applicability

1. A Mixed-Use Development may be allowed in the Central Business District by special permit from the Planning and Economic Development Board to include a combination of uses allowed by right and uses allowed by special permit as specified in Table 1 – Schedule of Uses.

2. The provisions of this Section are available by special permit from the Planning and Economic Development Board for uses permitted by right in order to achieve a flexible site design.

B. Definitions: See definitions of Mixed-Use Development, Mixed-Use Building, and Multi-Family Building in SECTION 2 DEFINITIONS.

C. Dimensional Requirements.

Commentary: As some mixed use buildings and all residential buildings are likely to be relocated further off Main Street, they may not be located on separate lots. Therefore, it may not be necessary to have dimensional or frontage requirement beyond the basic standard in Table 2 – Dimensional and Density Standards. Also, this draft amendment proposes using the building design standards for rowhouses, multi-family buildings, and mixed use buildings in Section 9.4.C. (See Section 10.4 below) which have their own dimensional standards.

- a. Mixed Use and Residential Development. The dimensional requirements for the Central Business District are provide in Section 6.1. Schedule of Dimensional and Density Regulations. For residential and mixed use development, the following standards apply.
 - a. Front-yard Setback Encroachments. Principal buildings shall be set back a minimum of 10 feet from the front lot line. Architectural features such as bay windows, porches, balconies, porticos, canopies, etc. shall not be subject to the 10-foot minimum setback.
 - b. Side-Yard and Rear-Yard Setbacks. For lot lines abutting a residential zoning district, 25 feet of which the first 10 feet nearest each lot line shall not be used for the parking or storage of vehicles and shall be suitably landscaped. There is no side-yard or rear-yard setback for properties abutting other properties within the Central Business district.
 - c. Maximum Building Height: Residential and mixed use buildings shall not exceed 60 feet and are subject to the building height stepback requirements in Section 10.2.C.3.

D. Residential Uses in a Mixed Use Development.

1. Combination of Uses in a Mixed Use Building. A mixed-use building shall include multi-family residential units and retail, municipal, service, office, commercial or other business uses allowed in the zoning district (hereinafter referred to as “business uses”) in at least the minimum percentage as set forth in Subsection D.2 below.

2. Percentage and Location of Uses in a Mixed Use Building. Except as provided in Section D.4 below, in a two-story building at least 50% of the gross floor area shall be comprised of business uses, and no more than 50% of the gross floor area shall comprise multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units. In a three-story building, at least 33% of the gross floor area shall be comprised of business uses, and no more than 67% of the gross floor area shall be comprised of multi-family dwelling units and common areas and support facilities associated with those multi-family units. In a building of four stories or more, at least 25% of the gross floor area shall be comprised of business uses, and no more than 75% of the gross floor area shall be comprised of multi-family dwelling units and common areas and support facilities associated with those multi-family units. The gross floor area comprised of business uses may include hallways, lobbies, maintenance areas, security areas, closets, and other areas which serve exclusively the business uses in that building.
3. Residential Use On Ground Floor Exception. Multi-family dwelling units may not be located on the ground floor of a mixed-use building or development unless:
 - i. The building with the multi-family dwelling units is set behind another building which has business uses on the ground floor and a front façade that faces a public way or primary access drive; or
 - ii. The residential portion of the ground floor is set behind the business uses within the same building which has a front façade that faces a public way or primary access drive.
4. Residential Buildings in Mixed Use Development. A mixed-use development may include a building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units under the condition that the multi-family building shall meet the requirements of Section 10.3.D.5 below and shall be set back at least two hundred feet from the Main Street right-of way line on the north side and one hundred feet from the Main Street right-of-way line on the south side.

Commentary: It's critical to preserve the frontage portion of lot for commercial and mixed uses (with office and residential on the upper floors). The lots on the north side of Main Street are significantly larger and deeper than the south side allowing for great business use potential and larger scale developments. Therefore, a deeper setback for residential buildings on the north side preserves valuable commercial space on front end of the lot whereas the south side lot depth is much less so the 100 feet setback for residential buildings is appropriate.

5. **CURRENT STANDARD:** Ratio of Residential to Business GFA in a Mixed Use Development. The amount of gross floor area of the building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units which would otherwise be required by Section D.2 above to include business uses shall be added to the required business uses gross floor area of the other building(s) of the mixed-use development as additional business use space, so that the total amount of gross floor area for business uses in the mixed-use development will equal or exceed the total gross floor area for business uses which would result if no building were devoted solely to multi-family dwelling units.

5. **PROPOSED ALTERNATIVE STANDARD:** Ratio of Residential to Business GFA in a Mixed Use Development. The business use potential shall be determined by calculating 50% of the total gross square footage of the lot or development tract resulting in a Floor Area Ratio (FAR) of .5. Stand alone residential buildings shall not be permitted in a Mixed Use Development until the business use gross square footage achieves a FAR of .5

Commentary: The current standard above will likely be a deterrent to new development. The proposed alternative standard above requires that the “business use potential” is achieved before residential buildings (multi-family and townhouses) are permitted. This allows for mixed use with residential use on the upper floors (which are less desirable for business uses) or behind the business uses under Section 10.D.3 above until the business use potential is achieved at which point stand-alone residential building (i.e. townhouses or multi-family buildings) may be permitted on the lot which a required setback of 200 feet on the north side and 100 feet on the south side of Main Street. By example, a standard 10,000 SF lot would have to achieve 5,000 SF of business use (an FAR of .5) before townhouses and multi-family buildings could be built to the rear of the lot. While a FAR of .5 is significantly higher than most properties in the CBD currently have, this could be reduced. Feedback from local property owners should be sought to determine a realistic threshold that would result in new development.

6. **Limit on Number of Bedrooms.** No more than 10 percent of the total number of a mixed-use development’s residential dwelling units shall have more than two bedrooms.
7. **Affordability Requirements.** The provisions of Section 8.6. Affordable Housing shall apply to Mixed-Use Developments.

E. Special Permit Review Criteria:

1. Special permits granted under this Section 10.3 are not subject to the special permit criteria under Section 3.4.
2. Before granting a special permit for a mixed-use development or flexible site design of a permitted use in the Central Business district, the Planning and Economic Development Board shall find that all of the following criteria are met:
 - a. The proposed uses and site design represent the qualities of a traditional New England town center;
 - b. The proposed site design is environmentally sound and is readily accessible to and useable by pedestrians;
 - c. The proposed site design reflects and advances the goals and objectives of the Medway Master Plan as updated;
 - d. Adequate pedestrian and (where applicable) vehicular linkages within the site and connecting to abutting properties are provided;
 - e. Streets, driveways, sidewalks, landscaped areas and public services are laid out in a safe manner;
 - f. Any detrimental impacts of the use on abutting properties and/or residential neighborhoods have been adequately mitigated; and
 - g. The site design incorporates the site's existing topography and protects natural features to the maximum extent possible.

~~**F. Design Requirements.** The Planning and Economic Development Board shall adopt Central Business District Special Permit rules and regulations to administer this Section 10.3, including submission requirements and procedures and Central Business District design guidelines. Such guidelines may include any or all of the following:~~

- ~~1. Façade design for buildings visible from public ways;~~
- ~~2. Vehicular or pedestrian connections to abutting commercial or residential areas;~~
- ~~3. Provision of pedestrian amenities; and~~
- ~~4. Sustainability, i.e., efficient resource use throughout a building's life cycle from siting to design, construction, operation, maintenance, renovation and deconstruction.~~

Commentary: This subsection may not be necessary with the proposed Section 10.4 below.

10.4. BUILDING TYPES AND DESIGN STANDARDS

A. Building Façade Composition and Architectural Features.

1. Building Transparency: Street facing façades shall have windows and doors with highly transparent, low reflectivity glass measured on the ground floor between two feet and twelve feet. Upper floor transparency may vary with use.
2. Building Articulation and Modulation: Street-facing building façades should be vertically articulated with architectural bays to create an equal, central, or end articulated façade composition. Street-facing building façades should be horizontally articulated with a clearly defined base, middle, and top. See Diagram 9.3.C.2.
3. Surface Relief with Architectural Features: Street-facing building façades should provide surface relief through the use of bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the façade by at least four inches. See Diagram 9.3.C.3.

B. Exterior Treatments.

Unless otherwise required by the State Building Code, Fire Code, or other regulation, traditional construction materials such as brick, stone, clapboard, and shingle are suggested construction materials. Other contemporary construction materials such as glass, metal, block, and other siding materials may be appropriate in certain instances when compatible with more traditional materials. The main elements of the architectural treatment of the building's street-facing façade, including the materials used, should be continued around all sides of the building that are visible from existing streets or Outdoor Amenity Spaces.

C. Commercial, Residential and Mixed Use Building Types.

1. Building Design Standards: The building types and associated design standards permitted in the Central Business District are identified below:
 - a. Rowhouse (RH) on Separate Lot (See TABLES 9.4.C.1.A).
 - b. Rowhouse (RH) on Common Lot (See TABLES 9.4.C.1.A).
 - c. Multi-Family Building (See TABLES 9.4.C.1.A).
 - d. Mixed Use Building (See TABLES 9.4.C.1.B).
 - e. General Commercial Building (See TABLES 9.4.C.1.B).
 - f. Hotel (See TABLES 9.4.C.1.B).
 - g. Gas Station and Convenience Store (See TABLES 9.4.C.1.B).
 - h. Civic or Community Building (See TABLES 9.4.C.1.C).

2. Alternative Building Types: If a new building is proposed that cannot be classified as one of the allowed building types of this section by the Building Commissioner, the building type is subject to special permit review by the Planning and Economic Development Board.

10.5. PUBLIC REALM STANDARDS

A. Access Street Design Standards.

Access streets provide internal site access from existing public streets in the Central Business District. Access streets shall be engineered and constructed in accordance with the design standards in Section 7 of the Medway PEDB Land Subdivision Rules and Regulations. In the event of any conflict between the provisions of this bylaw and the provisions of said Regulations, the provisions of this bylaw shall apply. Access streets must have a minimum cross section of twenty-four feet with two travel lanes and at least one sidewalk connecting the public sidewalk with the front entrance of a primary building on site. Access streets may also include sidewalks on both sides, on-street parking, street trees, curb extensions, and crosswalks under the design standards in Section 9.7.B and as illustrated in DIAGRAM 9.7.B.5.

B. Public Realm Interface

1. Building Frontage Zones. A Building Frontage Zone is the setback space between the street facing façades of the building and the street right-of-way line (See DIAGRAM 9.7.C.1.). Utilization of the Building Frontage Zone should provide a compatible transition and interface between the private realm (on site buildings and uses) and the public realm (sidewalks, streets, and civic spaces). Outdoor Amenity Spaces are required in the Building Frontage Zone, and building interfaces are also encouraged within the Central Business District.
2. Building Interface with Main Street ROW Line. Selected building interfaces and related interactive components on TABLE 9.7.C.2. may be permitted with a special permit from the Planning and Economic Development Board in the Building Frontage Zone (BFZ) when they contribute to vibrant spaces for the enjoyment of the public and do not interfere with the public sidewalk. Standards for permissible building interfaces are set forth in TABLE 9.7.C.2. and allowed in the Central Business District as follows:
 - a. Sidewalk Dining (Building Frontage Zone only)
 - b. Storefront Display (Building Frontage Zone only)
 - c. Sidewalk Sign (Building Frontage Zone only)

- d. Projecting Sign (Building Frontage Zone and over the public sidewalk)
- e. Awning (Building Frontage Zone only)
- f. Balcony (Building Frontage Zone only)
- g. Bay Window (Building Frontage Zone only)
- h. Gallery (Building Frontage Zone only)

Case Information		Case Number	Case Name	Case Type	Case Status	Case Date	Case Location	Case Description	Case Notes
Case 1		1001	John Doe	Male	Active	2022-10-01	New York	John Doe is a 35-year-old male who was arrested on 10/01/2022 for possession of a controlled substance.	John Doe is a 35-year-old male who was arrested on 10/01/2022 for possession of a controlled substance.
Case 2		1002	Jane Smith	Female	Active	2022-10-02	California	Jane Smith is a 28-year-old female who was arrested on 10/02/2022 for possession of a controlled substance.	Jane Smith is a 28-year-old female who was arrested on 10/02/2022 for possession of a controlled substance.
Case 3		1003	Michael Johnson	Male	Active	2022-10-03	Texas	Michael Johnson is a 42-year-old male who was arrested on 10/03/2022 for possession of a controlled substance.	Michael Johnson is a 42-year-old male who was arrested on 10/03/2022 for possession of a controlled substance.
Case 4		1004	Sarah Brown	Female	Active	2022-10-04	Florida	Sarah Brown is a 31-year-old female who was arrested on 10/04/2022 for possession of a controlled substance.	Sarah Brown is a 31-year-old female who was arrested on 10/04/2022 for possession of a controlled substance.
Case 5		1005	David Wilson	Male	Active	2022-10-05	Illinois	David Wilson is a 38-year-old male who was arrested on 10/05/2022 for possession of a controlled substance.	David Wilson is a 38-year-old male who was arrested on 10/05/2022 for possession of a controlled substance.
Case 6		1006	Emily Davis	Female	Active	2022-10-06	Georgia	Emily Davis is a 29-year-old female who was arrested on 10/06/2022 for possession of a controlled substance.	Emily Davis is a 29-year-old female who was arrested on 10/06/2022 for possession of a controlled substance.
Case 7		1007	Robert Miller	Male	Active	2022-10-07	Arizona	Robert Miller is a 40-year-old male who was arrested on 10/07/2022 for possession of a controlled substance.	Robert Miller is a 40-year-old male who was arrested on 10/07/2022 for possession of a controlled substance.
Case 8		1008	Lisa Anderson	Female	Active	2022-10-08	Washington	Lisa Anderson is a 33-year-old female who was arrested on 10/08/2022 for possession of a controlled substance.	Lisa Anderson is a 33-year-old female who was arrested on 10/08/2022 for possession of a controlled substance.
Case 9		1009	Christopher Taylor	Male	Active	2022-10-09	Colorado	Christopher Taylor is a 36-year-old male who was arrested on 10/09/2022 for possession of a controlled substance.	Christopher Taylor is a 36-year-old male who was arrested on 10/09/2022 for possession of a controlled substance.
Case 10		1010	Amanda White	Female	Active	2022-10-10	Connecticut	Amanda White is a 30-year-old female who was arrested on 10/10/2022 for possession of a controlled substance.	Amanda White is a 30-year-old female who was arrested on 10/10/2022 for possession of a controlled substance.
Case 11		1011	Matthew Green	Male	Active	2022-10-11	Delaware	Matthew Green is a 34-year-old male who was arrested on 10/11/2022 for possession of a controlled substance.	Matthew Green is a 34-year-old male who was arrested on 10/11/2022 for possession of a controlled substance.
Case 12		1012	Stephanie Black	Female	Active	2022-10-12	Idaho	Stephanie Black is a 27-year-old female who was arrested on 10/12/2022 for possession of a controlled substance.	Stephanie Black is a 27-year-old female who was arrested on 10/12/2022 for possession of a controlled substance.
Case 13		1013	Kevin Gray	Male	Active	2022-10-13	Indiana	Kevin Gray is a 39-year-old male who was arrested on 10/13/2022 for possession of a controlled substance.	Kevin Gray is a 39-year-old male who was arrested on 10/13/2022 for possession of a controlled substance.
Case 14		1014	Nicole Blue	Female	Active	2022-10-14	Iowa	Nicole Blue is a 32-year-old female who was arrested on 10/14/2022 for possession of a controlled substance.	Nicole Blue is a 32-year-old female who was arrested on 10/14/2022 for possession of a controlled substance.
Case 15		1015	Brandon Brown	Male	Active	2022-10-15	Kansas	Brandon Brown is a 37-year-old male who was arrested on 10/15/2022 for possession of a controlled substance.	Brandon Brown is a 37-year-old male who was arrested on 10/15/2022 for possession of a controlled substance.
Case 16		1016	Christina White	Female	Active	2022-10-16	Kentucky	Christina White is a 26-year-old female who was arrested on 10/16/2022 for possession of a controlled substance.	Christina White is a 26-year-old female who was arrested on 10/16/2022 for possession of a controlled substance.
Case 17		1017	Gregory Black	Male	Active	2022-10-17	Louisiana	Gregory Black is a 41-year-old male who was arrested on 10/17/2022 for possession of a controlled substance.	Gregory Black is a 41-year-old male who was arrested on 10/17/2022 for possession of a controlled substance.
Case 18		1018	Heather Gray	Female	Active	2022-10-18	Maine	Heather Gray is a 30-year-old female who was arrested on 10/18/2022 for possession of a controlled substance.	Heather Gray is a 30-year-old female who was arrested on 10/18/2022 for possession of a controlled substance.
Case 19		1019	Timothy Blue	Male	Active	2022-10-19	Maryland	Timothy Blue is a 35-year-old male who was arrested on 10/19/2022 for possession of a controlled substance.	Timothy Blue is a 35-year-old male who was arrested on 10/19/2022 for possession of a controlled substance.
Case 20		1020	Vanessa Brown	Female	Active	2022-10-20	Massachusetts	Vanessa Brown is a 29-year-old female who was arrested on 10/20/2022 for possession of a controlled substance.	Vanessa Brown is a 29-year-old female who was arrested on 10/20/2022 for possession of a controlled substance.
Case 21		1021	Walter White	Male	Active	2022-10-21	Michigan	Walter White is a 38-year-old male who was arrested on 10/21/2022 for possession of a controlled substance.	Walter White is a 38-year-old male who was arrested on 10/21/2022 for possession of a controlled substance.
Case 22		1022	Xavier Black	Male	Active	2022-10-22	Minnesota	Xavier Black is a 33-year-old male who was arrested on 10/22/2022 for possession of a controlled substance.	Xavier Black is a 33-year-old male who was arrested on 10/22/2022 for possession of a controlled substance.
Case 23		1023	Yvonne Gray	Female	Active	2022-10-23	Mississippi	Yvonne Gray is a 31-year-old female who was arrested on 10/23/2022 for possession of a controlled substance.	Yvonne Gray is a 31-year-old female who was arrested on 10/23/2022 for possession of a controlled substance.
Case 24		1024	Zachary Blue	Male	Active	2022-10-24	Missouri	Zachary Blue is a 36-year-old male who was arrested on 10/24/2022 for possession of a controlled substance.	Zachary Blue is a 36-year-old male who was arrested on 10/24/2022 for possession of a controlled substance.
Case 25		1025	Adrian Brown	Male	Active	2022-10-25	Montana	Adrian Brown is a 34-year-old male who was arrested on 10/25/2022 for possession of a controlled substance.	Adrian Brown is a 34-year-old male who was arrested on 10/25/2022 for possession of a controlled substance.
Case 26		1026	Beth White	Female	Active	2022-10-26	Nebraska	Beth White is a 28-year-old female who was arrested on 10/26/2022 for possession of a controlled substance.	Beth White is a 28-year-old female who was arrested on 10/26/2022 for possession of a controlled substance.
Case 27		1027	Carl Black	Male	Active	2022-10-27	Nevada	Carl Black is a 40-year-old male who was arrested on 10/27/2022 for possession of a controlled substance.	Carl Black is a 40-year-old male who was arrested on 10/27/2022 for possession of a controlled substance.
Case 28		1028	Diana Gray	Female	Active	2022-10-28	New Hampshire	Diana Gray is a 32-year-old female who was arrested on 10/28/2022 for possession of a controlled substance.	Diana Gray is a 32-year-old female who was arrested on 10/28/2022 for possession of a controlled substance.
Case 29		1029	Ethan Blue	Male	Active	2022-10-29	New Jersey	Ethan Blue is a 37-year-old male who was arrested on 10/29/2022 for possession of a controlled substance.	Ethan Blue is a 37-year-old male who was arrested on 10/29/2022 for possession of a controlled substance.
Case 30		1030	Fiona Brown	Female	Active	2022-10-30	New Mexico	Fiona Brown is a 29-year-old female who was arrested on 10/30/2022 for possession of a controlled substance.	Fiona Brown is a 29-year-old female who was arrested on 10/30/2022 for possession of a controlled substance.
Case 31		1031	Gavin White	Male	Active	2022-10-31	New York	Gavin White is a 35-year-old male who was arrested on 10/31/2022 for possession of a controlled substance.	Gavin White is a 35-year-old male who was arrested on 10/31/2022 for possession of a controlled substance.
Case 32		1032	Helen Black	Female	Active	2022-11-01	North Carolina	Helen Black is a 30-year-old female who was arrested on 11/01/2022 for possession of a controlled substance.	Helen Black is a 30-year-old female who was arrested on 11/01/2022 for possession of a controlled substance.
Case 33		1033	Ian Gray	Male	Active	2022-11-02	North Dakota	Ian Gray is a 38-year-old male who was arrested on 11/02/2022 for possession of a controlled substance.	Ian Gray is a 38-year-old male who was arrested on 11/02/2022 for possession of a controlled substance.
Case 34		1034	Jessica Blue	Female	Active	2022-11-03	Ohio	Jessica Blue is a 27-year-old female who was arrested on 11/03/2022 for possession of a controlled substance.	Jessica Blue is a 27-year-old female who was arrested on 11/03/2022 for possession of a controlled substance.
Case 35		1035	Kyle Brown	Male	Active	2022-11-04	Oklahoma	Kyle Brown is a 39-year-old male who was arrested on 11/04/2022 for possession of a controlled substance.	Kyle Brown is a 39-year-old male who was arrested on 11/04/2022 for possession of a controlled substance.
Case 36		1036	Laura White	Female	Active	2022-11-05	Oregon	Laura White is a 31-year-old female who was arrested on 11/05/2022 for possession of a controlled substance.	Laura White is a 31-year-old female who was arrested on 11/05/2022 for possession of a controlled substance.
Case 37		1037	Mark Black	Male	Active	2022-11-06	Pennsylvania	Mark Black is a 42-year-old male who was arrested on 11/06/2022 for possession of a controlled substance.	Mark Black is a 42-year-old male who was arrested on 11/06/2022 for possession of a controlled substance.
Case 38		1038	Nancy Gray	Female	Active	2022-11-07	Rhode Island	Nancy Gray is a 28-year-old female who was arrested on 11/07/2022 for possession of a controlled substance.	Nancy Gray is a 28-year-old female who was arrested on 11/07/2022 for possession of a controlled substance.
Case 39		1039	Oliver Blue	Male	Active	2022-11-08	South Carolina	Oliver Blue is a 36-year-old male who was arrested on 11/08/2022 for possession of a controlled substance.	Oliver Blue is a 36-year-old male who was arrested on 11/08/2022 for possession of a controlled substance.
Case 40		1040	Pamela Brown	Female	Active	2022-11-09	South Dakota	Pamela Brown is a 33-year-old female who was arrested on 11/09/2022 for possession of a controlled substance.	Pamela Brown is a 33-year-old female who was arrested on 11/09/2022 for possession of a controlled substance.
Case 41		1041	Quinn White	Female	Active	2022-11-10	Tennessee	Quinn White is a 29-year-old female who was arrested on 11/10/2022 for possession of a controlled substance.	Quinn White is a 29-year-old female who was arrested on 11/10/2022 for possession of a controlled substance.
Case 42		1042	Ryan Black	Male	Active	2022-11-11	Texas	Ryan Black is a 37-year-old male who was arrested on 11/11/2022 for possession of a controlled substance.	Ryan Black is a 37-year-old male who was arrested on 11/11/2022 for possession of a controlled substance.
Case 43		1043	Sarah Gray	Female	Active	2022-11-12	Utah	Sarah Gray is a 30-year-old female who was arrested on 11/12/2022 for possession of a controlled substance.	Sarah Gray is a 30-year-old female who was arrested on 11/12/2022 for possession of a controlled substance.
Case 44		1044	Thomas Blue	Male	Active	2022-11-13	Vermont	Thomas Blue is a 38-year-old male who was arrested on 11/13/2022 for possession of a controlled substance.	Thomas Blue is a 38-year-old male who was arrested on 11/13/2022 for possession of a controlled substance.
Case 45		1045	Uma Brown	Female	Active	2022-11-14	Virginia	Uma Brown is a 31-year-old female who was arrested on 11/14/2022 for possession of a controlled substance.	Uma Brown is a 31-year-old female who was arrested on 11/14/2022 for possession of a controlled substance.
Case 46		1046	Victor White	Male	Active	2022-11-15	Washington	Victor White is a 35-year-old male who was arrested on 11/15/2022 for possession of a controlled substance.	Victor White is a 35-year-old male who was arrested on 11/15/2022 for possession of a controlled substance.
Case 47		1047	Wendy Black	Female	Active	2022-11-16	West Virginia	Wendy Black is a 28-year-old female who was arrested on 11/16/2022 for possession of a controlled substance.	Wendy Black is a 28-year-old female who was arrested on 11/16/2022 for possession of a controlled substance.
Case 48		1048	Xavier Gray	Male	Active	2022-11-17	Wisconsin	Xavier Gray is a 39-year-old male who was arrested on 11/17/2022 for possession of a controlled substance.	Xavier Gray is a 39-year-old male who was arrested on 11/17/2022 for possession of a controlled substance.
Case 49		1049	Yvonne Blue	Female	Active	2022-11-18	Wyoming	Yvonne Blue is a 32-year-old female who was arrested on 11/18/2022 for possession of a controlled substance.	Yvonne Blue is a 32-year-old female who was arrested on 11/18/2022 for possession of a controlled substance.
Case 50		1050	Zachary Brown	Male	Active	2022-11-19	Alaska	Zachary Brown is a 36-year-old male who was arrested on 11/19/2022 for possession of a controlled substance.	Zachary Brown is a 36-year-old male who was arrested on 11/19/2022 for possession of a controlled substance.
Case 51		1051	Adrian White	Male	Active	2022-11-20	Hawaii	Adrian White is a 34-year-old male who was arrested on 11/20/2022 for possession of a controlled substance.	Adrian White is a 34-year-old male who was arrested on 11/20/2022 for possession of a controlled substance.
Case 52		1052	Beth Black	Female	Active	2022-11-21	Guam	Beth Black is a 28-year-old female who was arrested on 11/21/2022 for possession of a controlled substance.	Beth Black is a 28-year-old female who was arrested on 11/21/2022 for possession of a controlled substance.
Case 53		1053	Carl Gray	Male	Active	2022-11-22	Marshall Islands	Carl Gray is a 40-year-old male who was arrested on 11/22/2022 for possession of a controlled substance.	Carl Gray is a 40-year-old male who was arrested on 11/22/2022 for possession of a controlled substance.
Case 54		1054	Diana Blue	Female	Active	2022-11-23	Micronesia	Diana Blue is a 32-year-old female who was arrested on 11/23/2022 for possession of a controlled substance.	Diana Blue is a 32-year-old female who was arrested on 11/23/2022 for possession of a controlled substance.
Case 55		1055	Ethan Brown	Male	Active	2022-11-24	Northern Mariana Islands	Ethan Brown is a 37-year-old male who was arrested on 11/24/2022 for possession of a controlled substance.	Ethan Brown is a 37-year-old male who was arrested on 11/24/2022 for possession of a controlled substance.
Case 56		1056	Fiona White	Female	Active	2022-11-25	Pakistan	Fiona White is a 29-year-old female who was arrested on 11/25/2022 for possession of a controlled substance.	Fiona White is a 29-year-old female who was arrested on 11/25/2022 for possession of a controlled substance.
Case 57		1057	Gavin Black	Male	Active	2022-11-26	Panama	Gavin Black is a 35-year-old male who was arrested on 11/26/2022 for possession of a controlled substance.	Gavin Black is a 35-year-old male who was arrested on 11/26/2022 for possession of a controlled substance.
Case 58		1058	Helen Gray	Female	Active	2022-11-27	Peru	Helen Gray is a 30-year-old female who was arrested on 11/27/2022 for possession of a controlled substance.	Helen Gray is a 30-year-old female who was arrested on 11/27/2022 for possession of a controlled substance.
Case 59		1059	Ian Blue	Male	Active	2022-11-28	Philippines	Ian Blue is a 38-year-old male who was arrested on 11/28/2022 for possession of a controlled substance.	Ian Blue is a 38-year-old male who was arrested on 11/28/2022 for possession of a controlled substance.
Case 60		1060	Jessica Brown	Female	Active	2022-11-29	Saudi Arabia	Jessica Brown is a 27-year-old female who was arrested on 11/29/2022 for possession of a controlled substance.	Jessica Brown is a 27-year-old female who was arrested on 11/29/2022 for possession of a controlled substance.
Case 61		1061	Kyle White	Male	Active	2022-11-30	Singapore	Kyle White is a 39-year-old male who was arrested on 11/30/2022 for possession of a controlled substance.	Kyle White is a 39-year-old male who was arrested on 11/30/2022 for possession of a controlled substance.
Case 62		1062	Laura Black	Female	Active	2022-12-01	Sri Lanka	Laura Black is a 31-year-old female who was arrested on 12/01/2022 for possession of a controlled substance.	Laura Black is a 31-year-old female who was arrested on 12/01/2022 for possession of a controlled substance.
Case 63		1063	Mark Gray	Male	Active	2022-12-02	Taiwan	Mark Gray is a 42-year-old male who was arrested on 12/02/2022 for possession of a controlled substance.	Mark Gray is a 42-year-old male who was arrested on 12/02/2022 for possession of a controlled substance.
Case 64		1064	Nancy Blue	Female	Active	2022-12-03	Thailand	Nancy Blue is a 28-year-old female who was arrested on 12/03/2022 for possession of a controlled substance.	Nancy Blue is a 28-year-old female who was arrested on 12/03/2022 for possession of a controlled substance.
Case 65		1065	Oliver Brown	Male	Active	2022-12-04	Turkey	Oliver Brown is a 36-year-old male who was arrested on 12/04/2022 for possession of a controlled substance.	Oliver Brown is a 36-year-old male who was arrested on 12/04/2022 for possession of a controlled substance.
Case 66		1066	Pamela White	Female	Active	2022-12-05	Ukraine	Pamela White is a 33-year-old female who was arrested on 12/05/2022 for possession of a controlled substance.	Pamela White is a 33-year-old female who was arrested on 12/05/2022 for possession of a controlled substance.
Case 67		1067	Quinn Black	Female	Active	2022-12-06	United Kingdom	Quinn Black is a 29-year-old female who was arrested on 12/06/2022 for possession of a controlled substance.	Quinn Black is a 29-year-old female who was arrested on 12/06/2022 for possession of a controlled substance.
Case 68		1068	Ryan Gray	Male	Active	2022-12-07	United States	Ryan Gray is a 37-year-old male who was arrested on 12/07/2022 for possession of a controlled substance.	Ryan Gray is a 37-year-old male who was arrested on 12/07/2022 for possession of a controlled substance.
Case 69		1069	Sarah Blue	Female	Active	2022-12-08	Vietnam	Sarah Blue is a 30-year-old female who was arrested on 12/08/2022 for possession of a controlled substance.	Sarah Blue is a 30-year-old female who was arrested on 12/08/2022 for possession of a controlled substance.
Case 70		1070	Thomas Brown	Male	Active	2022-12-09	Yemen	Thomas Brown is a 38-year-old male who was arrested on 12/09/2022 for possession of a controlled substance.	Thomas Brown is a 38-year-old male who was arrested on 12/09/2022 for possession of a controlled substance.
Case 71		1071	Uma White	Female	Active	2022-12-10	Zimbabwe	Uma White is a 31-year-old female who was arrested on 12/10/2022 for possession of a controlled substance.	Uma White is a 31-year-old female who was arrested on 12/10/2022 for possession of a controlled substance.
Case 72		1072	Victor Black	Male	Active	2022-12-11	Algeria	Victor Black is a 35-year-old male who was arrested on 12/11/2022 for possession of a controlled substance.	Victor Black is a 35-year-old male who was arrested on 12/11/2022 for possession of a controlled substance.
Case 73		1073	Wendy Gray	Female	Active	2022-12-12	Angola	Wendy Gray is a 28-year-old female who was arrested on 12/12/2022 for possession of a controlled substance.	Wendy Gray is a 28-year-old female who was arrested on 12/12/2022 for possession of a controlled substance.
Case 74		1074	Xavier Blue	Male	Active	2022-12-13	Argentina	Xavier Blue is a 39-year-old male who was arrested on 12/13/2022 for possession of a controlled substance.	Xavier Blue is a 39-year-old male who was arrested on 12/13/2022 for possession of a controlled substance.
Case 75		1075	Yvonne Brown	Female	Active	2022-12-14	Australia	Yvonne Brown is a 32-year-old female who was arrested on 12/14/2022 for possession of a controlled substance.	Yvonne Brown is a 32-year-old female who was arrested on 12/14/2022 for possession of a controlled substance.
Case 76		1076	Zachary White	Male	Active	2022-12-15	Austria	Zachary White is a 36-year-old male who was arrested on 12/15/2022 for possession of a controlled substance.	Zachary White is a 36-year-old male who was arrested on 12/15/2022 for possession of a controlled substance.
Case 77		1077	Adrian Black	Male	Active	2022-12-16	Belgium	Adrian Black is a 34-year-old male who was arrested on 12/16/2022 for possession of a controlled substance.	Adrian Black is a 34-year-old male who was arrested on 12/16/2022 for possession of a controlled substance.
Case 78		1078	Beth Gray	Female	Active	2022-12-17	Canada	Beth Gray is a 28-year-old female who was arrested on 12/17/2022 for possession of a controlled substance.	Beth Gray is a 28-year-old female who was arrested on 12/17/2022 for possession of a controlled substance.
Case 79		1079	Carl Blue	Male	Active	2022-12-18	China	Carl Blue is a 40-year-old male who was arrested on 12/18/2022 for possession of a controlled substance.	Carl Blue is a 40-year-old male who was arrested on 12/18/2022 for possession of a controlled substance.
Case 80		1080	Diana Brown	Female	Active	2022-12-19			

Zoning - Environmental Standards

For discussion at the 2-23-21 PEDB meeting

1-20-21 draft (discussed at 1-26-21 pedb mtg)

2-12-21 draft (developed by Tom and Susy after discussion at the 2-9 pedb mtg which included review of comments received from John Lally on 2-3-21.

2-19-21 email from ellen rosenfeld with attachment in response to the 2-12 revised version which was emailed to her and Dan Merrikin on 2-19.

ENVIRONMENTAL STANDARDS

Revised 1-21-20

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 7.3 Environmental Standards, by deleting it in its entirety and replacing it as follows:

7.3. ENVIRONMENTAL STANDARDS

- A. **Purpose.** The intent of this section is to provide standards for uses which, by their operation, may generate impacts that are potentially hazardous, harmful to the environment, disturbing, offensive or objectionable.
- B. **Enforcement:** The Zoning Bylaw, § 3.1, Enforcement, Violations, and Penalties authorizes the Building Commissioner, or designee, to interpret and enforce the Bylaw. At the discretion of the Building Commissioner, a technical consultant may be engaged by the Town of Medway to investigate and document violations pursuant to this section.
- C. **Definitions:** For purposes of this section of the Bylaw, the following terms shall be defined as follows:

Ambient Noise: The sound pressure level at a given location produced by everything else excluding the source of sound being monitored, analyzed, or evaluated. Also referred to as background noise. Ambient noise includes environmental noises from sources such as traffic, aircraft, waves, alarms, animals or noise from existing mechanical devices such as air conditioning, power supplies, or motors that are present prior to introduction of a new intrusive sound source that is being evaluated.

(Hz)Hertz: A unit of frequency of change in the cycle of a sound wave

(dB)Decibel: A unit of measurement of the intensity of sound

(dBA)A weighted decibel: An expression of the relative loudness of sound in the air as perceived by the human ear.

Detection Threshold – The lowest concentration or intensity of noise, odor, vibration, or other environmental hazard regulated by this bylaw that is noticeable to a reasonable person with normal sensory sensitivities.

Disturbing, offensive or objectionable odors: Those which are at or above the detection threshold of a person with normal olfactory sensitivity.

Octave Band: A frequency band where the highest frequency is twice the lowest frequency.

Odor Plume: The cloud of odor created when odor molecules are released from their source and are expanded through air movement.

Sensitive Receptor: An occupied residence or facility whose occupants are more susceptible to the adverse effects of noise and odor including but not limited to hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.

D. **Standards.** The following standards shall apply to all zoning districts.

1. **Smoke, Fly Ash, Dust, Fumes, Vapors, Gases, Other Forms of Air Pollution:** All activities involving smoke, fly ash, dust, fumes, vapors, gases, other forms of air pollution, as defined in [CMR 310, § 7](#), Air Pollution Control Regulations, as amended, which can cause damage to human health, to animals or vegetation, or other forms of property, or which cause any excessive soiling at any point are prohibited.
2. **Noise Disturbance:** The Building Commissioner may determine that a noise source is subject to investigation, and if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties.
 - a. **Standards.** No person or persons owning, leasing, or controlling the operation of any source or sources of noise shall permit the establishment of a condition of noise pollution. Disturbing, offensive or objectionable noises shall not be produced in any zoning district or impact any space where people live, work or assemble in a way that unreasonably interferes with the comfortable enjoyment of life or the use of property.
 - 1) **Continuous Noise.** For the purposes of this bylaw, continuous noise restrictions apply to permanent non-residential uses and home-based businesses where noise is a by-product of business operations (such as from exhaust equipment). Maximum permissible sound pressure levels measured at the property line of the noise source shall not exceed the values specified in the tables below. In addition, maximum permissible sound levels measured at sensitive receptors located within one-thousand feet of the property line of the noise source for noise radiated continuously from the noise source shall not exceed the values in the table below. Daytime is defined as between the hours of 7:00 a.m. and 9:00 p.m. and Nighttime is defined as between the hours of 9:00 p.m. and 7:00 a.m.

The charts below apply to both property lines and remote Sensitive Receptors.

Industrial to Industrial Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m.	Nighttime (dB) 9:00 p.m. – 7:00 a.m.
63	72	72
125	60	60
250	53	53
500	47	47
1000	43	43
2000	40	40
4000	37	37
8000	33	33
Overall Level (dBA)	52	52

Commented [SA1]: Tom and I discussed this section and came up with this approach to have two charts to address the previously raised concerns.

NOTE - Properties with industrial to industrial exposure at property lines may also be subject to industrial to residential exposures at remote Sensitive Receptors.

Industrial to Residential Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m.	Nighttime (dB) 9:00 p.m. – 7:00 a.m.
63	72	55
125	60	48
250	53	42
500	47	39
1000	43	36
2000	40	33
4000	37	30
8000	33	27
Overall Level (dBA)	52	42

NOTE - Properties with industrial to residential exposure at property lines may also be subject to industrial to industrial exposures at both property lines and remote Sensitive Receptors.

Compliance with all octave band limits is required. If the Building Commissioner determines that the noise source contributes significantly to ambient noise levels at any distance from the property, sound levels may be measured in those locations beyond the source property line.

- 2) **Temporary Noise.** For the purposes of this bylaw, non-continuous noise restrictions apply to permanent non-residential installations and home-based businesses where noise is periodically produced. No person shall use or cause the use of any noise-producing equipment or tool (such as for construction, repair, or demolition operations) between the hours of 9:00 p.m. and 7:00 a.m.

- 3) **Construction Noise.** Work at construction sites and in the operation of construction equipment including start-up and movement of trucks, vehicles, and machines shall commence no earlier than 7:00 a.m. and shall cease no later than 6:00 p.m., Monday through Saturday. No construction shall take place on Sundays, federal holidays or state legal holidays without the advance written approval of the Building Commissioner.

Advisory Note – State regulations authorize municipal police departments, fire departments, and board of health officials to enforce noise standards that are based on certain sections of [310 Code of Massachusetts Regulations \(CMR\), § 7](#), Air Pollution Control Regulations. Such regulations are distinct and separate from the Town's zoning regulations for noise.

b. **Investigation.** The Building Commissioner may determine that a noise source is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties. If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake a noise study to determine if a non-compliant noise condition exists. The Building Commissioner may enlist the assistance of other Town personnel for the investigation. At the discretion of the Building Commissioner, a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience may be engaged by the Town to assist in the investigation including measurements and documentation of violations. Depending on the particular site and its noise generators, the noise study shall include, at a minimum, measurements of:

- Ambient noise (Daytime and Nighttime) and
- Operational noise levels (Daytime and Nighttime) at the facility property line and at Sensitive Receptors located within one thousand feet of the facility property line.

- c. **Noise Control Plan.** If the Building Commissioner determines that there is a violation, he or she shall order the owner or operator to come into compliance. The owner and/or operator of the noise producing use shall provide a noise control, abatement and mitigation plan to the Building Commissioner for review and approval, or otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience.

d. **Corrective Measures** - Non-residential uses that produce non-compliant noise must install and maintain noise reducing equipment in accordance with the approved noise control plan to meet the requirements of this section. The Building Commissioner may require the provision of reports to document ongoing noise compliance.

3. **Vibration:** No vibration which is discernible to the human sense of feeling for three minutes or more in any hour between 7:00 a.m. and 9:00 p.m. or for thirty seconds or more in any one hour from 9:00 p.m. to 7:00 a.m. shall be permitted. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitude and frequencies beyond the "safe" range on the most recent edition of Table 7, U.S. Bureau of Mines Bulletin NO. 442 (U.S. Department of the Interior).

4. **Odors:** The Building Commissioner may determine that an odor is disturbing, offensive or objectionable and is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or the imposition of fines and non-criminal penalties.

a. **Standards** – Disturbing, offensive or objectionable odors as defined in Paragraph C. shall not be produced in any zoning district or impact any space where people live, work or assemble in a way that unreasonably interferes with the comfortable enjoyment of life or the use of property. Failure to meet either the Reasonableness Standard or the Measurement Standard listed below shall constitute a violation of this section.

1) **Sensorial Reasonableness Standard** –The Building Commissioner, or designee, may determine, using only her or his sense of smell, that an odor is one which is disturbing, offensive or objectionable to a reasonable person with normal olfactory sensitivity.

2) **Measurement Standards** – No disturbing, offensive or objectionable odor greater than that caused by the lowest odor detection thresholds as listed in the most recent edition of the [American Industrial Hygiene Association \(AIHA\) Odor Thresholds for Chemicals with Established Occupational Health Standards, Reported Odor Thresholds \(EG Table 6.3 in 2nd Edition\)](#) shall be permitted. Due to the potential of odorant mixtures causing more intense odors than individual odorant compounds in isolation, nothing in this Bylaw shall be interpreted as allowing for any disturbing, offensive or objectionable odors at or above the cited detection thresholds.

b. **Investigation.** The Building Commissioner or designee shall investigate odor complaints until determined to be without merit or resolved to the satisfaction of the Building Commissioner.

1) **Assessment Area** – The Building Commissioner or designee shall investigate odor complaints for odors emanating from:

- a) Immediate Impact Zone - Any resident, occupant, or owner of property located within 1,000 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor, as measured from property line to property line.
 - b) Secondary Impact Zone - A collection of complaints from five or more residents, occupants, or owners of property located within 2,500 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor as measured from property line to property line.
- 2) The Building Commissioner or designee may investigate possible odor violations upon their own initiative or at the request of Town officials or staff and shall investigate public complaints about an odor of a suspicious or dangerous nature.
- 3) If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake an odor observation to determine if a disturbing, objectionable or offensive odor exists. At the discretion of the Building Commissioner, a technical odor consultant may be engaged by the Town to assist in the investigation including odor observation and documentation of violations. The odor consultant shall be trained in the practices of ASTM (American Society for Testing Materials) - E679 and meet the selection criteria of EN13725 (international olfactometry standard). As a component of such investigation, measurements may be done in the field by using:
- a) Undiluted odor field observations (i.e. sniffing) or odor sampling to be performed at a frequency, duration, and locations appropriate for the odor source under investigation and the locations of odor complaints that have been received by the Town including those beyond the source property lines. The purpose is to detect and assess the presence of recognizable odors linkable to a specific source in ambient air. This may be accomplished by:
 - i. Grid method of analysis - Odor hours for a geographic area of evaluation to establish an odor hour frequency measurement.
 - ii. Plume method of analysis – Measurement of extent of the area where an odor plume originating from a specific odor source can be perceived and recognized under specific meteorological and operating conditions.

The following other forms of measurement may be used only as supplemental methods to evaluate persistent problems or higher intensity odors as a way to determine the severity of the situation.

- b) **Field Olfactometry** - A method to quantify odors in ambient air by means of a portable odor detecting and measuring device known as a field olfactometer. A field olfactometer measures odor strength and persistence using a Dilution-to-Threshold (D/T) ratio. The Dilution-to-Threshold ratio is a measure of odor concentration by determining the number of carbon filtered air dilutions needed to make the odorous ambient air non-detectable. The formula for calculating D/T with a field olfactometer is:

$$D/T = \frac{\text{Volume of Carbon Filtered Air}}{\text{Volume of Odorous Air}}$$

- c) **Chemical Analysis** – Instrumental methods of characterizing odor involving the identification and quantification of chemical compounds in an odor sample by means of gas chromatography coupled with mass spectrometry, analysis of hydrocarbon molecules, and analysis of single gases such as ammonia and hydrogen sulfide.
- d) **Instrumental Odor Monitoring** – Instruments designed to mimic human olfaction in the detection and characterization of simple or complex odors. Also referred to as electronic (E) - noses.
- e) Any other method or best practice determined to be appropriate by the Building Commissioner.
- c. **Odor Control Plan** – If, based on the investigation, the Building Commissioner determines that there is a violation, the owner and/or operator of the odor-producing use shall be required to provide an odor control, abatement and mitigation plan to the Building Commissioner for review and approval, or otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant and specify suitable corrective measures. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a certified environmental engineer, certified environmental professional, or certified industrial hygienist with experience in odor management, abatement and mitigation technologies. The Building Commissioner may also require the plan to include the provision of reports of ongoing odor monitoring and compliance.
- d. **Corrective Measures** - Non-residential uses that produce non-compliant odors shall be required to install and maintain odor-eliminating equipment in accordance with the approved odor control plan to meet the requirements of this section.

E. Exemptions

- 1) **Farming.** Impacts resulting from agricultural, farm-related, or forestry-related activities as defined by [G.L., c 128, Agriculture, § 1A](#), as amended, and Medway General Bylaws, ARTICLE XXXI, §2 Right to Farm, are exempt from these restrictions when such activities follow generally accepted practices ([G.L., c 111, §125A](#)).
- 2) **Residential Uses.** Impacts resulting from residential activities such as but not limited to barbecues, wood stove exhaust, driveway paving, gardening, and house painting are exempt from these restrictions.
- 3) **Repair and infrequent maintenance activities.** Repair and infrequent maintenance activities such as but not limited to those for septic and sewer systems are exempt from these restrictions.
- 4) **Construction.** Impacts resulting from construction, demolition, or repair work that occurs between 7:00 a.m. and 6:00 p.m. on public improvements authorized by a governmental body or agency, utility work and repairs, and other similar work on private property pursuant to an order by a governmental body or agency for safety purposes are exempt from these restrictions.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

ENVIRONMENTAL STANDARDS

Revised February 12, 2021

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 7.3 Environmental Standards, by deleting it in its entirety and replacing it as follows:

7.3. ENVIRONMENTAL STANDARDS

- A. **Purpose.** The intent of this section is to provide standards for uses which, by their operation, may generate impacts that are potentially hazardous, harmful to the environment, disturbing, offensive or objectionable.
- B. **Enforcement:** The Zoning Bylaw, § 3.1, Enforcement, Violations, and Penalties authorizes the Building Commissioner, or designee, to interpret and enforce the Bylaw. At the discretion of the Building Commissioner, a technical consultant may be engaged by the Town of Medway to investigate and document violations pursuant to this section.
- C. **Definitions:** For purposes of this section of the Bylaw, the following terms shall be defined as follows:

Ambient Noise: The sound pressure level at a given location produced by everything else excluding the source of sound being monitored, analyzed, or evaluated. Also referred to as background noise. Ambient noise includes environmental noises from sources such as traffic, aircraft, waves, alarms, animals or noise from existing mechanical devices such as air conditioning, power supplies, or motors that are present prior to introduction of a new intrusive sound source that is being evaluated.

(Hz)Hertz: A unit of frequency of change in the cycle of a sound wave

(dB)Decibel: A unit of measurement of the intensity of sound

(dBA)A weighted decibel: An expression of the relative loudness of sound in the air as perceived by the human ear.

Detection Threshold – The lowest concentration or intensity of noise, odor, vibration, or other environmental hazard regulated by this bylaw that is noticeable to a reasonable person with normal sensory sensitivities.

Disturbing, offensive or objectionable odors: Those which are at or above the detection threshold of a person with normal olfactory sensitivity.

Octave Band: A frequency band where the highest frequency is twice the lowest frequency.

Odor Plume: The cloud of odor created when odor molecules are released from their source and are expanded through air movement.

Sensitive Receptor: An occupied residence or facility whose occupants are more susceptible to the adverse effects of noise and odor including but not limited to hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.

D. **Standards.** The following standards shall apply to all zoning districts.

1. **Smoke, Fly Ash, Dust, Fumes, Vapors, Gases, Other Forms of Air Pollution:** All activities involving smoke, fly ash, dust, fumes, vapors, gases, other forms of air pollution, as defined in [CMR 310, § 7](#), Air Pollution Control Regulations, as amended, which can cause damage to human health, to animals or vegetation, or other forms of property, or which cause any excessive soiling at any point are prohibited.
2. **Noise Disturbance:** The Building Commissioner may determine that a noise source is subject to investigation, and if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties.
 - a. **Standards.** No person or persons owning, leasing, or controlling the operation of any source or sources of noise shall permit the establishment of a condition of noise pollution. Disturbing, offensive or objectionable noises shall not be produced in any zoning district or impact any space where people live, work or assemble in a way that unreasonably interferes with the comfortable enjoyment of life or the use of property.
 - 1) **Continuous Noise.** For the purposes of this bylaw, continuous noise restrictions apply to permanent non-residential uses and home-based businesses where noise is a by-product of business operations (such as from exhaust equipment). Maximum permissible sound pressure levels measured at the property line of the noise source shall not exceed the values specified in the tables below. **In addition, maximum permissible sound levels measured at sensitive receptors positioned anywhere on a property that is wholly or partially located within one-thousand feet of the property line of the source of continuously radiated noise shall not exceed the values in the table below.** Daytime is defined as between the hours of 7:00 a.m. and 9:00 p.m. and Nighttime is defined as between the hours of 9:00 p.m. and 7:00 a.m.

The tables below apply to both property lines and remote Sensitive Receptors.

Industrial/Industrial Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m. @ Property Line	Nighttime (dB) 9:00 p.m. – 7:00 a.m.	
		@ Property Line	@ Remote Sensitive Receptor
63	72	65	55
125	60	55	48
250	53	48	42
500	47	43	38
1000	43	39	36
2000	40	36	33
4000	37	34	30
8000	33	30	27
Overall Level (dBA)	52	47	42

Industrial/Residential Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m. @ Property Line	Nighttime (dB) 9:00 p.m. – 7:00 a.m.	
		@ Property Line	@ Remote Sensitive Receptor
63	72	55	45
125	60	48	37
250	53	42	33
500	47	39	29
1000	43	36	27
2000	40	33	25
4000	37	30	23
8000	33	27	20
Overall Level (dBA)	52	42	32

Commercial & Home Based Businesses/Commercial & Residential

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m. @ Property Line	Nighttime (dB) 9:00 p.m. – 7:00 a.m.	
		@ Property Line	@ Remote Sensitive Receptor
63	63	55	45
125	55	48	37
250	48	42	33
500	43	39	29
1000	39	36	27
2000	36	33	25
4000	34	30	23
8000	30	27	20
Overall Level (dBA)	47	42	32

Commented [SA1]:

Not sure this is clear enough what we mean!?

Compliance with all octave band limits is required. If the Building Commissioner determines that the noise source contributes significantly to ambient noise levels at any distance from the property, sound levels may be measured in those locations beyond the source property line.

- 2) **Temporary Noise.** For the purposes of this bylaw, non-continuous noise restrictions apply to permanent non-residential installations and home-based businesses where noise is periodically produced. No person shall use or cause the use of any noise-producing equipment or tool (such as for construction, repair, or demolition operations) between the hours of 9:00 p.m. and 7:00 a.m.
- 3) **Construction Noise.** Work at construction sites and in the operation of construction equipment including start-up and movement of trucks, vehicles, and machines shall commence no earlier than 7:00 a.m. and shall cease no later than 6:00 p.m., Monday through Saturday. No construction shall take place on Sundays, federal holidays or state legal holidays without the advance written approval of the Building Commissioner.

Advisory Note – State regulations authorize municipal police departments, fire departments, and board of health officials to enforce noise standards that are based on certain sections of [310 Code of Massachusetts Regulations \(CMR\), § 7](#), Air Pollution Control Regulations. Such regulations are distinct and separate from the Town's zoning regulations for noise.

b. **Investigation.** The Building Commissioner may determine that a noise source is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the

development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties. If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake a noise study to determine if a non-compliant noise condition exists. The Building Commissioner may enlist the assistance of other Town personnel for the investigation. At the discretion of the Building Commissioner, a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience may be engaged by the Town to assist in the investigation including measurements and documentation of violations. Depending on the particular site and its noise generators, the noise study shall include, at a minimum, measurements of:

- Ambient noise (Daytime and Nighttime) and
- Operational noise levels (Daytime and Nighttime) at the facility property line and at Sensitive Receptors located anywhere on a property that is wholly or partially located within one thousand feet of the facility property line.

c. **Noise Control Plan.** If the Building Commissioner determines that there is a violation, he or she shall order the owner or operator to come into compliance. The owner and/or operator of the noise producing use shall provide a noise control, abatement and mitigation plan to the Building Commissioner for review and approval, or otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience.

d. **Corrective Measures** - Non-residential uses that produce non-compliant noise must install and maintain noise reducing equipment in accordance with the approved noise control plan to meet the requirements of this section. The Building Commissioner may require the provision of reports to document ongoing noise compliance.

3. **Vibration:** No vibration which is discernible to the human sense of feeling for three minutes or more in any hour between 7:00 a.m. and 9:00 p.m. or for thirty seconds or more in any one hour from 9:00 p.m. to 7:00 a.m. shall be permitted. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitude and frequencies beyond the "safe" range on the most recent edition of Table 7, U.S. Bureau of Mines Bulletin NO. 442 (U.S. Department of the Interior).

4. **Odors:** The Building Commissioner may determine that an odor is disturbing, offensive or objectionable and is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders

requiring the development and implementation of corrective measures, and/or the imposition of fines and non-criminal penalties.

- a. **Standards** – Disturbing, offensive or objectionable odors as defined in Paragraph C. shall not be produced in any zoning district or impact any space where people live, work or assemble in a way that unreasonably interferes with the comfortable enjoyment of life or the use of property. Failure to meet either the Reasonableness Standard or the Measurement Standard listed below shall constitute a violation of this section.

- 1) **Sensorial Reasonableness Standard** –The Building Commissioner, or designee, may determine, using only her or his sense of smell, that an odor is one which is disturbing, offensive or objectionable to a reasonable person with normal olfactory sensitivity.

- 2) **Measurement Standards** – No disturbing, offensive or objectionable odor greater than that caused by the lowest odor detection thresholds as listed in the most recent edition of the [American Industrial Hygiene Association \(AIHA\) Odor Thresholds for Chemicals with Established Occupational Health Standards, Reported Odor Thresholds \(EG Table 6.3 in 2nd Edition\)](#) shall be permitted. Due to the potential of odorant mixtures causing more intense odors than individual odorant compounds in isolation, nothing in this Bylaw shall be interpreted as allowing for any disturbing, offensive or objectionable odors at or above the cited detection thresholds.

- b. **Investigation.** The Building Commissioner or designee shall investigate odor complaints until determined to be without merit or resolved to the satisfaction of the Building Commissioner.

- 1) **Assessment Area** – The Building Commissioner or designee shall investigate odor complaints for odors emanating from:

- a) **Immediate Impact Zone** - Any resident, occupant, or owner of property located within 1,000 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor, as measured from property line to property line.

- b) **Secondary Impact Zone** - A collection of complaints from five or more residents, occupants, or owners of property located within 2,500 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor as measured from property line to property line.

- 2) The Building Commissioner or designee may investigate possible odor violations upon their own initiative or at the request of Town officials or staff and shall investigate public complaints about an odor of a suspicious or dangerous nature.

3) If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake an odor observation to determine if a disturbing, objectionable or offensive odor exists. At the discretion of the Building Commissioner, a technical odor consultant may be engaged by the Town to assist in the investigation including odor observation and documentation of violations. The odor consultant shall be trained in the practices of ASTM (American Society for Testing Materials) - E679 and meet the selection criteria of EN13725 (international olfactometry standard). As a component of such investigation, measurements may be done in the field by using:

- a) Undiluted odor field observations (i.e. sniffing) or odor sampling to be performed at a frequency, duration, and locations appropriate for the odor source under investigation and the locations of odor complaints that have been received by the Town including those beyond the source property lines. The purpose is to detect and assess the presence of recognizable odors linkable to a specific source in ambient air. This may be accomplished by:
 - i. Grid method of analysis - Odor hours for a geographic area of evaluation to establish an odor hour frequency measurement.
 - ii. Plume method of analysis – Measurement of extent of the area where an odor plume originating from a specific odor source can be perceived and recognized under specific meteorological and operating conditions.

The following other forms of measurement may be used only as supplemental methods to evaluate persistent problems or higher intensity odors as a way to determine the severity of the situation.

- b) Field Olfactometry - A method to quantify odors in ambient air by means of a portable odor detecting and measuring device known as a field olfactometer. A field olfactometer measures odor strength and persistence using a Dilution-to-Threshold (D/T) ratio. The Dilution-to-Threshold ratio is a measure of odor concentration by determining the number of carbon filtered air dilutions needed to make the odorous ambient air non-detectable. The formula for calculating D/T with a field olfactometer is:

$$D/T = \frac{\text{Volume of Carbon Filtered Air}}{\text{Volume of Odorous Air}}$$

- c) Chemical Analysis – Instrumental methods of characterizing odor involving the identification and quantification of chemical compounds in an odor sample by means of gas chromatography coupled with mass spectrometry, analysis of hydrocarbon molecules, and analysis of single gases such as ammonia and hydrogen sulfide.

- d) Instrumental Odor Monitoring – Instruments designed to mimic human olfaction in the detection and characterization of simple or complex odors. Also referred to as electronic (E) - noses.
 - e) Any other method or best practice determined to be appropriate by the Building Commissioner.
- c. **Odor Control Plan** – If, based on the investigation, the Building Commissioner determines that there is a violation, the owner and/or operator of the odor-producing use shall be required to provide an odor control, abatement and mitigation plan to the Building Commissioner for review and approval, or otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant and specify suitable corrective measures. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a certified environmental engineer, certified environmental professional, or certified industrial hygienist with experience in odor management, abatement and mitigation technologies. The Building Commissioner may also require the plan to include the provision of reports of ongoing odor monitoring and compliance.
- d. **Corrective Measures** - Non-residential uses that produce non-compliant odors shall be required to install and maintain odor-eliminating equipment in accordance with the approved odor control plan to meet the requirements of this section.

E. Exemptions

- 1) **Farming.** Impacts resulting from agricultural, farm-related, or forestry-related activities as defined by [G.L., c 128, Agriculture, § 1A](#), as amended, and Medway General Bylaws, ARTICLE XXXI, §2 Right to Farm, are exempt from these restrictions when such activities follow generally accepted practices ([G.L., c 111, §125A](#)).
- 2) **Residential Uses.** Impacts resulting from residential activities such as but not limited to barbecues, wood stove exhaust, driveway paving, gardening, and house painting are exempt from these restrictions.
- 3) **Repair and infrequent maintenance activities.** Repair and infrequent maintenance activities such as but not limited to those for septic and sewer systems are exempt from these restrictions.
- 4) **Construction.** Impacts resulting from construction, demolition, or repair work that occurs between 7:00 a.m. and 6:00 p.m. on public improvements authorized by a governmental body or agency, utility work and repairs, and other similar work on private property pursuant to

an order by a governmental body or agency for safety purposes are exempt from these restrictions.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Susan Affleck-Childs

From: ellen rosenfeld-law.com <ellen@rosenfeld-law.com>
Sent: Friday, February 19, 2021 9:51 AM
To: Susan Affleck-Childs; Andy Rodenhiser
Cc: Daniel Merrikin; Carballeira, Andy
Subject: FW: Environmental_Standards_(2-12-21 edits sac-tg)
Attachments: Medway Draft Noise Ordinance Comparison.pdf; Environmental_Standards_(2-12-21 edits sac-tg) - Acentech comments.docx

I am – once again – both shocked and dismayed at this “further evolved version”.

This is not an evolution

It is a complete re-draft

Please see the attached comparison drawn up quickly by my noise consultant

Not only have you made it significantly more impossible to comply

Industrial zone to industrial zone

(why in the world do you need to reduce the decibels so drastically – if at all – as you approach another industrial use)

You have also made it significantly more ambiguous

To wit: what in the world is this new class of “Commercial and Home Based Businesses”?

Do you have those in the industrial park?

Or anywhere in Medway?

Is that even a “zone” in Medway?

Unbelievable

If your intent is to leave me speechless

You have succeeded

ellen

730 Main Street
Suite 2A
Millis, MA 02054
Office: 508-376-2041
Cell: 508-294-2002

From: Carballeira, Andy <acarballeira@ACENTECH.com>
Sent: Friday, February 19, 2021 9:30 AM
To: ellen rosenfeld-law.com <ellen@rosenfeld-law.com>
Cc: Daniel Merrikin <dan@legacy-ce.com>
Subject: RE: Environmental_Standards_(2-12-21 edits sac-tg)

Hi Ellen,

These are significant revisions, which I’ve compared in the attached PDF. Also placed some Track Changes in the Word document. In particular, the new draft:

- introduces additional receptor locations and noise limits for compliance ("Remove Sensitive Receptor"). It appears to presume that there are remote sensitive receptors within the bounds of an Industrial land use at night.
- introduces a new class of sources ("Commercial & Home Based Businesses/Commercial & Residential")
- reduces the limits at night between industrial properties by 5 dBA.

Are you free to discuss?

Best,
Andy

Andy Carballeira, INCE Bd Cert
Principal Consultant

ACENTECH

d 617 499 8025

From: ellen rosenfeld-law.com <ellen@rosenfeld-law.com>
Sent: Friday, February 19, 2021 8:50 AM
To: Carballeira, Andy <acarballeira@ACENTECH.com>
Cc: Daniel Merrikin <dan@legacy-ce.com>
Subject: FW: Environmental_Standards_(2-12-21 edits sac-tg)

Andy
 Not happy to stick with what they had
 Probably because I said that their language was good

Medway "tweaked" their language
 Should I be concerned?
 ellen

730 Main Street
 Suite 2A
 Millis, MA 02054
 Office: 508-376-2041
 Cell: 508-294-2002

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Friday, February 19, 2021 8:10 AM
To: ellen rosenfeld-law.com <ellen@rosenfeld-law.com>; Daniel Merrikin <dan@legacy-ce.com>
Subject: Environmental_Standards_(2-12-21 edits sac-tg)

Hi,
 Further evolved version, adjusting some numbers, adding a table, and refining language on locations of sensitive receptors.

Will be discussed at the 2-23 PEDB mtg. See agenda. No specific time for that discussion. Sorry.

Susy

Susan E. Affleck-Childs
 Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

1/20/2021 Draft

Industrial to Industrial Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m.	Nighttime (dB) 9:00 p.m. – 7:00 a.m.
63	72	72
125	60	60
250	53	53
500	47	47
1000	43	43
2000	40	40
4000	37	37
8000	33	33
Overall Level (dBA)	52	52

NOTE - Properties with industrial to industrial exposure at property lines may also be subject to industrial to residential exposures at remote Sensitive Receptors.

Industrial to Residential Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m.	Nighttime (dB) 9:00 p.m. – 7:00 a.m.
63	72	55
125	60	48
250	53	42
500	47	39
1000	43	36
2000	40	33
4000	37	30
8000	33	27
Overall Level (dBA)	52	42

NOTE - Properties with industrial to residential exposure at property lines may also be subject to industrial to industrial exposures at both property lines and remote Sensitive Receptors.

2/12/2021 Draft

Industrial/Industrial Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m. @ Property Line	Nighttime (dB) 9:00 p.m. – 7:00 a.m.	
		@ Property Line	@ Remote Sensitive Receptor
63	72	65	55
125	60	55	48
250	53	48	42
500	47	43	38
1000	43	39	36
2000	40	36	33
4000	37	34	30
8000	33	30	27
Overall Level (dBA)	52	47	42

Industrial/Residential Properties

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m. @ Property Line	Nighttime (dB) 9:00 p.m. – 7:00 a.m.	
		@ Property Line	@ Remote Sensitive Receptor
63	72	55	45
125	60	48	37
250	53	42	33
500	47	39	29
1000	43	36	27
2000	40	33	25
4000	37	30	23
8000	33	27	20
Overall Level (dBA)	52	42	32

Commercial & Home Based Businesses/Commercial & Residential

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m. @ Property Line	Nighttime (dB) 9:00 p.m. – 7:00 a.m.	
		@ Property Line	@ Remote Sensitive Receptor
63	63	55	45
125	55	48	37
250	48	42	33
500	43	39	29
1000	39	36	27
2000	36	33	25
4000	34	30	23
8000	30	27	20
Overall Level (dBA)	47	42	32

Compliance with all octave band limits is required. If the Building Commissioner determines that the noise source contributes significantly to ambient noise levels at any distance from the property, sound levels may be measured in those locations beyond the source property line.

DIGITAL ADVERTISING SIGNAGE for Electric Vehicle Charging Stations

REVISED Draft – February 23, 2021

ARTICLE : To see if the Town will vote to amend the Medway Zoning Bylaw, Section 7.2 Signs, by adding the following definition in 7.2.1 C. Definitions, 2. Types of Signs. (New text in **bold**.)

Digital Advertising Signage – Signage that uses light emitting diodes (L.E.D.) or similar technology, controlled by electronic communication, to display static graphics, text, images, or multimedia content for informational or advertising purposes.

And by amending Section 7.2.6 Administration, B. Special Permits, to add the following. (New text in **bold**.)

4. **The Planning and Economic Board may grant a special permit for Electric Vehicle Charging Station(s) with Digital Advertising Signage (“Charging Station”). For each Charging Station, the sign surface area shall not exceed nine square feet per side, not to exceed two sides per Charging Station. No audio or video displays shall be permitted. Level 1 Charging Stations are not permitted. The display area and no part of the Charging Station may revolve, simulate motion, flash, blink, or include animation. Internal illumination of the display area is permitted. Advertising may include commodities or services which may not be found or available on the premises hosting the Charging Station. There shall be no reduction in handicap accessible and compact car parking spaces to accommodate installation of Charging Stations. The number of Charging Stations shall not exceed five percent of the total parking spaces on the premises. In granting a special permit, the Board may impose limitations and conditions on but not limited to the following: quantity of Charging Stations with digital advertising signage on the premises; frequency of message changes (dwell time); Charging Station height; form of message transition; brightness of display illumination; number of charging positions (ports) per Charging Station; hours of operation for charging and digital advertising signage; visibility of display area from a public street; location and positioning of the Charging Stations on the premises; impact or level of disruption of Charging Stations on business and tenant operations; ease and safety of accessibility to the Charging Stations; landscaping, buffering and screening; and type or charging level of the Charging Station. This may include correlating the amount of allowed digital advertising display space to the type and charging level of the Charging Station and correlating the number of allowed Charging Stations on the premises to the percentage of electronic vehicles in Massachusetts (according to . . .).**

And by amending Section 5.4 by inserting the following additional accessory use in Table 1: Schedule of Uses, D. BUSINESS USES to allow electric vehicle charging stations with digital advertising signage in the Central Business district by special permit from the Planning and Economic Development Board as follows: (New text in **bold**.)

Commented [SA1]: This is in the Sign section of the ZBL.

Commented [SA2]: With this approach, the special permit requirement only applies to EV charging stations with digital advertising signage. It would not apply to regular EV charging stations.

Commented [SA3]: Is this the correct terminology?

Commented [SA4]: Need to find the appropriate data source.

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II	VR	CB	V C	NC	BI	EI	ER	WI	Form-Based Districts		
											OG VC	OG BP	OG N
D. BUSINESS USES													
Accessory Uses													
Drive-through facility <i>(Amended 11-16-20)</i>	N	N	N	N	N	PB	PB	N	N	N	PB	PB	N
Outdoor display	N	N	N	SP	SP	SP	SP	N	N	N	Y	Y	N
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises, subject to Section 7.1.3 of the Zoning Bylaw. <i>(Amended 11-18-19)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	PB	N
Electrical vehicle charging station with digital advertising signage, subject to Section 7.2.6.B.4 of the Zoning Bylaw.	N	N	N	PB	N	N	N	PB	N	PB	N	N	N

Commented [SA5]: Included East and West Industrial districts as well as the Central Business District.

And by amending Section 3.5 Site Plan Review to add a new item g. in 3.5.3 Applicability, A. 2. Minor Site Plan Review as follows:

2. Minor Site Plan Review:

- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review but which involves one or more of the following:
 - i. the addition of 1,000 to 2,499 square feet of gross floor area; or
 - ii. the addition of ten or more but less than twenty new parking spaces
- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of ten or more but less than twenty new parking spaces; or
- c. The redesign of the layout/configuration of an existing parking area of twenty to thirty-nine parking spaces
- d. Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3. only to the extent allowed by law.
- e. Removal, disturbance, and/or alteration of 10,000 to 19,999 square feet of impervious surface.
- f. Installation of a wireless communication facility as defined in Section 8.7 of this Zoning Bylaw. *(Added 11-18-19)*
- g. Installation of electric vehicle charging station(s) with digital advertising signage.**

Or act in any manner relating thereto.

Planning and Economic Development Board