

Tuesday, March 22, 2022
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot	Sarah Raposa
Attendance	X	Remote	X	X	X	X

PRESENT:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Steve Bouley, P.E., Tetra Tech, via Zoom

PUBLIC COMMENTS:

- There were no Public Comments.

MEDWAY ZONING BYLAW PROPOSED AMENDMENTS:

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

- Public Hearing Notice
- Article A – Solar Electric Installations
- Article B - Housekeeping

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to waive the public hearing notice for the proposed zoning bylaw amendments.

Article A: Solar Electric Installation:

The Board is in receipt of Article A which proposes changes to Section 8.11 to amend provisions relating to solar parking canopies. There was a survey completed by MPS about installing solar parking canopies areas in areas such as the schools. This would still require a special permit. It was suggested to have language added so this does not trigger spot zoning. The Board suggested that there be language included that this would pertain only to municipal property. There was a suggestion to pull this article since it needs more vetting. Member Raposa suggested looking at an overlay district.

Article B: Housekeeping:

Article B: Housekeeping proposes the following changes:

- Clarify the Flood Plain District, Section 5.6.1.E.3 regarding encroachments in regulatory floodways.
- Add a note to Table 2 Dimension and Density Regulations in Section 6 to refer readers to Section 9 Oak Grove Park Districts for dimensional and density regulations for the three Oak Grove Park Districts.

- Add text in Environmental Standards, Section 7.3.D.2.a.4 regarding times for interior construction work.

There were no comments from the public on the proposed articles.

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to recommend approval of Article B: Housekeeping.

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to continue the public hearing to March 29, 2022 at 7:00 pm via Zoom.

The purpose of the additional meeting is to resolve the language re: solar parking canopies.

NEWTON LANE ROADWAY LAYOUT:

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

- Email dated 3.8.22 from Liz Langley about “laying out” Newton Lane
- Draft as-built and street acceptance plan for Newton Lane dated 1-20-22.

The Board needs to make a roadway layout recommendation for Newton Lane to the Select Board. A public hearing by the Select Board has been tentatively scheduled for April 19, 2022. There is an April 13, 2022 deadline for the applicant to complete the work to proceed to the May Town Meeting for street acceptance.

On a motion made by Bob Tucker, seconded by Jessica Chabot, the Board voted unanimously to recommend the roadway layout of Newton Lane.

149 MAIN STREET AUOD MODIFICATION:

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

- Public Hearing Notice dated 3-2-22
- AUOD modification application dated 2-24-22
- Letter/project narrative dated 2-24-22
- Modified site plan dated 2-24-22 by CMG Engineering Services
- Tetra Tech review letter dated 3-18-22
- Request for waivers from Site Plan Rules and Regulations
- 3-3-22 SAC email to Town staff requesting comments
- Collection of emails dated 3-15-22 and 3-16-22

On a motion made by Rich Di Iulio, seconded by Jessica Chabot, the Board voted to waive the public hearing notice for 149 Main Street for AUOD Modification.

The Chairman opened the public hearing for 149 Main Street – AUOD Modification.

Project Engineer Robert Lussier from CMG Engineering Services was present representing

the applicants John and Christine Early. It was explained that the current existing office building is leased by “The Maids”. The proposed improvements include installing pavement to accommodate a better parking layout and landscaping throughout to beautify the site. The applicant proposes a paved parking area to accommodate 15 parking spaces. The parking spaces are positioned away from the existing office building allowing for better traffic circulation and improved site access and egress. There will be a reduction of size of the curb cut along Evergreen Street to create a more definitive traffic pattern. Curb cut reduction will also decrease the site impervious area by 730 sq. ft. The landscaping along the Main Street frontage will be evergreen screening and there will also be perennial plantings around the existing office building.

There Tetra Tech review letter recommends the following:

- Consider installing subsurface recharge at the site, pervious pavement, impervious reduction, and other stormwater management techniques to reduce runoff from the site.
- Conditions which require good housekeeping/operation and maintenance items such as regular parking lot sweeping, prohibiting car washing, and fertilizer.
- Provide limits of paving adjacent to the southern portion of the office building.
- The existing dumpsters are partially on abutting property at 151 Main Street. It is recommended that the striping in front of the dumpsters be extended across the full width of the enclosure for consistency.
- Recommend installing bollards at the head of the three parking stalls adjacent to the southern portion of the office building.
- Recommend installing a railing and short fence on the retaining wall for fall protection.
- Recommend striping across width and paving to edge of the dumpster for consistency.

The Board was informed that the applicant did discuss stormwater with the DPW and they were fine with the planned improvements since the impervious area is being reduced. There was an email from Medway DPW Stormwater Compliance Officer Stephanie Carlisle indicating that there is no need for an MS4 permit. The Board did review the plan and was comfortable with the line of arborvitae as proposed for screening. The current dumpster to the left and on the adjacent property will be removed. There is a current fence on site which is pressure treated. This will be maintained. It was shown on the plan.

The Board would like to have a draft decision for the next meeting.

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to continue the public hearing to April 12, 2022 at 8:45 pm

INFORMAL PRE-APPLICATION – Multifamily Housing Development 288 VILLAGE STREET:

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

- Preliminary Site Plan dated 3-15-22 by Land Planning
- List of expected waiver requests from the *Site Plan Rules and Regulations*

The Board is in receipt of a Preliminary Site Plan dated 3-15-33 prepared by Bill Halsing from

Land Planning. Property owner Tony Leland would like to construct a 3-unit townhouse building to be used by his family. There will be paved driveway. Parking at the back of the site. The existing sewer service will be connected to the proposed manhole. The 3 family will also have three decks on the back of the building. There will be lawn and landscape buffering. There will be total of nine parking spaces. There will be a rain garden for infiltration and roof run off at the rear of the property. Each of the proposed units will have three bedrooms. The square footage will be about 1,900 sq. ft.

The applicant is seeking a number of waivers which include the following:

- Full Traffic Assessment
- Full Environmental Impact Assessment
- Parking Impact Assessment
- Landscape plan prepared by a landscape architect
- Site Entrance width of 12 feet (instead of 20 feet)
- Vertical granite curbing at entrance
- Driveway 13 ft. from residential use side lot line (instead of 15 ft.)
- Parking area perimeter – no curbing

The Board would like the applicant to have further discussion with the Fire Chief regarding the narrowness of the driveway. A suggestion was made to have a pull off area with gravel which could be designed to support a fire truck.

The applicant will need to meet with the DRC. Consultant Bouley suggested as an option bringing the parking adjacent to the rear of the units to the west.

The applicant was informed that it is suggested they go to the April 11, 2022 DRC meeting.

It was also noted that the Board can modify the front setback requirement. Perhaps the units could be moved somewhat closer to the street to make more room at the back so the parking area would not be so close to the northerly abutter.

CONSTRUCTION REPORTS:

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

- 3/8/22 report on Choate Trail Subdivision from Connorstone Engineering
- 3/4/33 report on William Wallace Village

BESS - Continued Discussion:

There was an informative presentation by ARUP on March 17, 2022. The Consultant provided a technical Zoning Outline. The information provided will assist the Town in drafting a bylaw for consideration at the Fall town meeting. Member Chabot expressed her concern that there is nothing presented to date that shows these are safe for the town. The language crafted should be such that it protects the Town in the proposed areas. There was a suggestion that when the bylaw is written it should not be based on only one form of BESS technology but of possible future BESS technologies which could be developed.

Resident Charlie Myers communicated that there are a variety of scales for energy storage systems. The concern is that these are not jammed into an area. There needs to be a solid review process to evaluate the size and scale. There was a recommendation to look at the Cranberry Point petition from the Town of Carver.

The PEDB has been on budget regarding the consultant's BESS work. The next two tasks of the scope will be completed simultaneously. The BOS voted to retain special counsel. Susy Affleck-Childs reported that Tetra Tech will provide a price quote to review the Able Grid project as if it was going to come in under site plan review.

ZBA Petition – 2 Bullard Circle – Accessory Family Dwelling Unit (AFDU):

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

- Selections from the applicant's submittal to the ZBA.

The owner is seeking an AFDU special permit to allow for the conversion of a free-standing garage to an AFDU. The hearing is scheduled for April 6, 2022. Susy Affleck-Childs reported that the applicant has withdrawn its petition to the ZBA so the Board does not need to review it.

DPW Water Treatment Facility 19 Populatic Street – Storage Canopy:

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

- Collection of emails and memos
- Excerpt from the plan set showing the location of the proposed storage canopy.

Wright-Pierce engineer James Cray was present via Zoom.

The Board was informed that this was discussed at the DRC meeting on March 21, 2022. There was a screen share of page 5. It was communicated that the DRC has no issues with the type and design of the proposed storage canopy. It was explained that the proposed storage canopy will be installed over an existing paved area of approximately 1,300 sq. ft. This area is well screened from the northwesterly abutter and is currently used for equipment storage for the Water Department. The Board has no issues with what is proposed.

CUTLER PLACE PLAN ENDORSEMENT:

The Board was informed that they need to re-endorse the Cutler Place plan on MYLARS for recording at the Registry of Deeds.

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted to Re-endorse the site plan for Cutler Place. (Member Raposa abstained)

MASTER PLAN UPDATE:

- Jessica Chabot informed the Board that there will be the third community forum on April 5, 2022. Feedback from this is welcomed until the end of April.

PEDB MEETING MINUTES:

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

- Draft of March 2, 2022 special meeting minutes
- Draft of March 8, 2022 regular meeting minutes

The draft CONFIDENTIAL minutes of the March 8, 2022 executive session were provided under separate cover.

March 2, 2022 & March 8, 2022:

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted to approve the minutes of the March 2, 2022 and March 8, 2022 regular meetings.

March 8, 2022 Executive Session:

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted to approve the executive session minutes from March 2, 2022.

NOTE - Member Tucker left the meeting at 9:20 pm.

OTHER INFORMATION:

- MS4 requirements are that the Town complete two reports for EPA by June. There needs to be assessment of land use bylaws, rules and regulations re: stormwater management, low impact development, and green infrastructure. There will be a meeting on April 5, 2022 with Town staff; Woodward and Curran has been hired by Medway DPW to assist.
- Medway GIS Coordinator is working to create a map showing Medway's residential developments and also a story mapping element to share photos of development projects under construction.

FUTURE MEETING:

- April 12, 2022

ADJOURN:

On a motion made by Rich Di Iulio, seconded by Jessica Chabot, the Board voted to adjourn the meeting.

The meeting was adjourned at 9:53 pm.

Prepared by,
Amy Sutherland
Recording Secretary

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

Board Members

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



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
**PLANNING AND ECONOMIC
DEVELOPMENT BOARD**

March 1, 2022

RECEIVED TOWN CLERK
FEB 23 '22 PM4:23

NOTICE OF PUBLIC HEARING
Proposed Amendments to Medway Zoning Bylaw
Tuesday, March 22, 2022

Pursuant to the *Medway Zoning Bylaw* and G.L. ch. 40A, §5, the Planning and Economic Development Board will conduct a public hearing on Tuesday, March 22, 2022 at 7:00 p.m. to receive comments on proposed amendments to the *Medway Zoning Bylaw*. The hearing will be held in Sanford Hall at Medway Town Hall, 155 Village Street. For the public's convenience the hearing will also be available remotely via the ZOOM online platform. Instructions on how the public may access the hearing will be included on the agenda for the Board's March 22nd meeting which will be posted at: <https://www.townofmedway.org/calendar/month/2022-03>

The proposed amendments have been prepared to be included on the warrant for consideration at the May 9, 2022 annual town meeting. The subject matter of the proposed amendments is summarized below. The specific article identifiers will be revised as the Select Board finalizes the warrant and assigns warrant article numbers.

ARTICLE A – Solar Electric Installations – This article changes Section 8.11 to amend provisions relating to *Solar Parking Canopies*.

ARTICLE B – Housekeeping – This article proposes the following changes:

- 1) Clarify the Flood Plain District, Section 5.6.1.E.3 regarding encroachments in regulatory floodways
- 2) Add a note to Table 2 Dimension and Density Regulations in Section 6 to refer readers to Section 9 Oak Grove Park Districts for dimensional and density regulations in the three Oak Grove Park districts; and
- 3) Add text in Environmental Standards, Section 7.3.D.2.a.4 regarding times for interior construction work.

Drafts of the proposed amendments are on file at the offices of the Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours. The proposed amendments are also posted online at the Planning and Economic Development Board's web page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/may-9-2022-proposed-zoning-bylaw-amendments>. For further information or questions, please contact the Medway Planning office at 508-533-3291.

Interested persons or parties are invited to review the draft proposed amendments, and participate in the public hearing. Written comments are encouraged and may be sent to the Medway Planning and Economic Development Board, 155 Village Street, Medway, MA 02053 or emailed to: planningboard@townofmedway.org. All written comments will be entered into the record during the hearing.

Matthew J. Hayes

Planning & Economic Development Board Chairman

To be published in the Milford Daily News:

Monday, March 7, 2022 and Tuesday, March 15, 2022

2022 Annual Town Meeting
Housekeeping
Updated 2-15-22

Article ____

To see if the Town will vote to amend the Zoning Bylaw as provided below:

1. Amend Flood Plain District, Section 5.6.1.E.3 as follows (words added in **bold**)

In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway **unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment** would **not** result in any increase in flood levels within the community during the occurrence of the base flood discharge.

2. Amend Table 2 Dimensional and Density Regulations in Section 6, to add a Note g. as follows (words added in **bold**)

g. See Section 9 Oak Grove Park Districts for dimensional and density regulations for properties located in the Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood zoning districts.

3. Amend Environmental Standards, Section 7.3.D.2.a.4 as follows (words added in **bold**)

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 7:00 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. **The limits in this subsection do not apply to interior construction work such as painting, installation of drywall, flooring, and similar work.**

or act in any manner related thereto.

2022 Annual Town Meeting BJS 1.12.22
Solar Electric Installations

Article ____

To see if the Town will vote to amend the Zoning Bylaw, Section 8.11 Solar Electric Installations as follows (new wording in **bold**):

Section 8.11.C.3: *Solar Parking Canopies*, which are accessory to a residential or non-residential use may be allowed by special permit in all zones except AR-I, AR-II, and VR, **or which are otherwise allowed under the provisions of this Zoning Bylaw**, and are subject to the requirements of this Section 8.11.

Section 8.11.G.1: Lighting - Large- and Small-Scale Solar Electric Installations, **except Solar Parking Canopies**, shall have no permanently-affixed exterior lighting.

Section 8.11.H.2.c: The design shall minimize the use of concrete and other impervious materials to the maximum extent possible. Ground-Mounted Solar Electric Installations, **except Solar Parking Canopies**, shall be installed on water permeable surfaces

or act in any manner related thereto.

Board Members

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



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

**PLANNING AND ECONOMIC
DEVELOPMENT BOARD**

MEMORANDUM

March 17, 2022

TO: Medway Select Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Articles for May 9, 2022 Town Meeting

The Planning and Economic Development Board has submitted a series of articles for consideration at the May town meeting. The subject matter of the proposed articles is summarized below. For the proposed amendments to the Zoning Bylaw (Articles 22 and 24), the Board will conduct a public hearing on Tuesday, March 22, 2022 at 7 pm in Sanford Hall and via Zoom.

ARTICLE 22 – Solar Electric Installations – This article amends Section 8.11 relating to *Solar Parking Canopies*. These provisions will enable the Town to install solar parking canopies on Town properties, provide that solar parking canopies can have exterior lighting, and specify that solar parking canopies can be installed on paved areas.

ARTICLE 24 - Housekeeping. This article proposes the following amendments:

- 1) Clarify language in Flood Plain District, Section 5.6.1.E.3 regarding encroachments in regulatory floodways. The proposed language was provided by MA Department of Conservation and Recreation Flood Hazard Management Program. With this language, encroachments are allowed along watercourses unless technical analyses document that an encroachment would not increase flood levels. This adds some flexibility.
- 2) Add a note to TABLE 2 Dimension and Density Regulations in Section 6 to refer readers to Section 9 Oak Grove Park Districts for the dimensional and density regulations in the three Oak Grove Park districts. Table 2 is a summary table for all zoning districts except for Oak Grove; there is no room on it for all the detailed Oak Grove regulations. So this is a helpful, internal reference to guide readers to another section of the Zoning Bylaw where the Oak Grove details are provided.
- 3) Add text in Environmental Standards, Section 7.3.D.2.a.4 regarding times for interior construction work. This change will allow interior construction work to be conducted after 7 pm and before 7 am during Monday through Saturday.

ARTICLE 23 – BESS. Drafting in process. The public information session on the technical aspects of BESS zoning regulations is scheduled for March 17th. If this is to proceed for Town Meeting consideration this May, the PEDB will need to hold another public hearing. The latest that could occur is April 19th. With the requirements for public hearing notices and legal advertising, a draft BESS bylaw would have to be available by April 1st. It does not appear that there is enough time between now and then to thoughtfully draft, review, refine, vet and communicate with the public about BESS zoning for Medway.

ARTICLE 25 – Street Acceptance. This article proposes that Town Meeting vote to accept Newton Lane as a Town street. Newton Lane is 991 feet in length and runs easterly off of Nobscott Road. Newton Lane is the Hartney Acres subdivision, and was developed by John Claffey. This is one of the “lingering” subdivisions we are working to bring to a close. The Select Board has started the roadway layout process for Newton Lane and referred it to the PEDB for review and comment. That will occur at the PEDB’s March 22 meeting. The developer has been given until mid-April to complete the engineer’s final punch list to the Board’s satisfaction.



March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

Newton Lane Roadway Layout

- Email dated 3-8-22 from Liz Langley on behalf of the Select Board requesting the PEDB's review and recommendation on "laying out" Newton Lane.
- Draft as-built and street acceptance plan for Newton Lane, prepared by CMG Engineering Services, dated 1-20-22. This is in the process of being revised based on review comments from Tetra Tech.

After the PEDB makes its roadway layout recommendation to the Select Board, the Select Board must then hold a roadway layout public hearing; that is tentatively scheduled for its April 19, 2022 meeting.

This is all in preparation for a street acceptance vote at the May 9th Town Meeting.

Susan Affleck-Childs

From: Liz Langley
Sent: Tuesday, March 8, 2022 9:02 AM
To: Susan Affleck-Childs
Subject: Select Board Vote re: Newton Lane 3.7.22

Hi Susy:

The Select Board voted that following regarding Newton Lane at the meeting last evening on 3.7.22:

Mr. Rossi moved that the Board express its intent to lay out as a public way Newton Lane in its entirety from its intersection with Nobscot Road to its end, and to refer this matter to the Planning and Economic Development Board for a report and recommendation. Mr. Trindade seconded. No discussion. VOTE: 5-0-0.

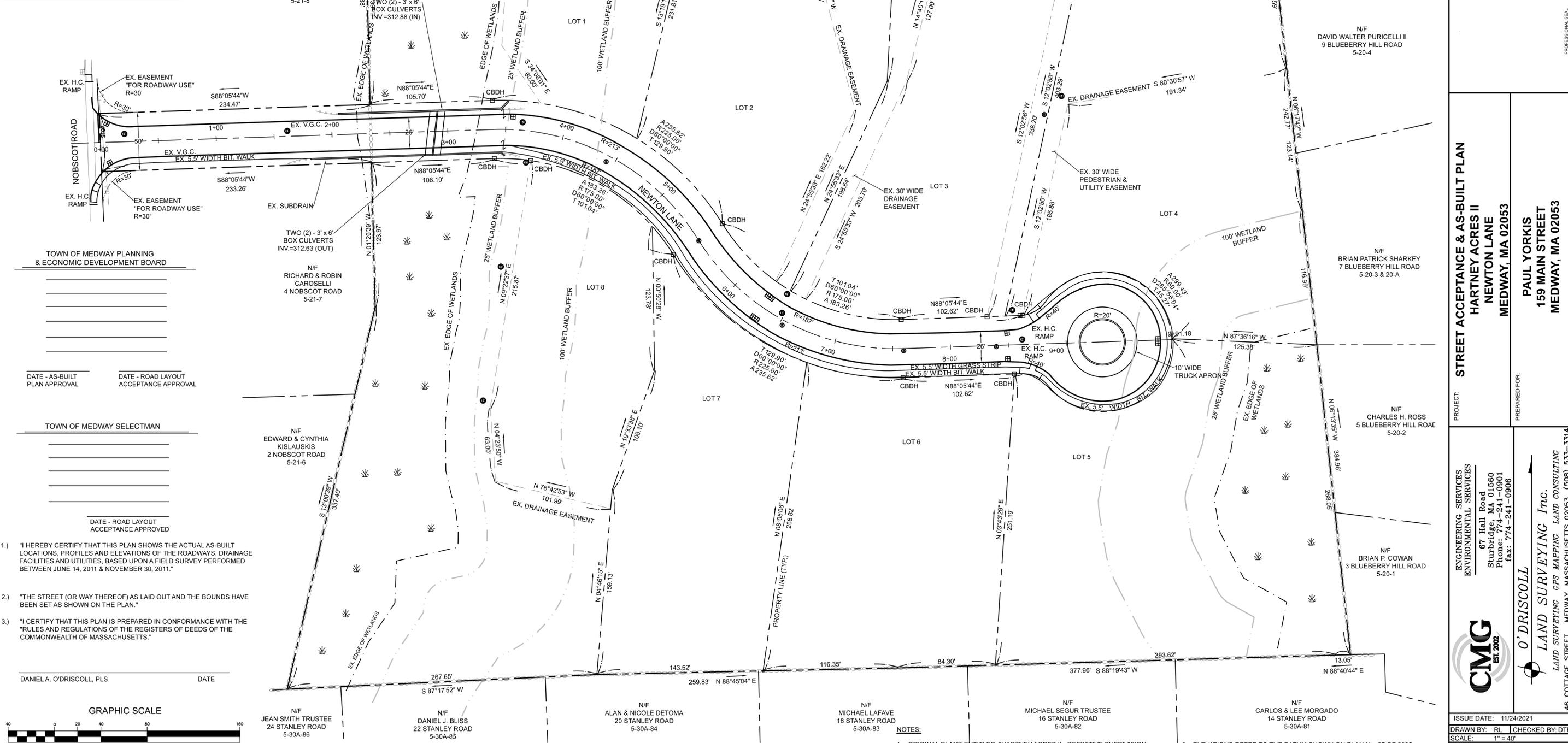
Please let me know if you need anything further. Thank you. Liz

Liz Langley
Executive Assistant, Town Manager's Office
Town of Medway
155 Village Street
Medway, MA 02053
(508) 533-3264

LEGEND

PROPERTY LINE	---
ABUTTING PROPERTY LINE	---
IRON PIPE	—○—
MONUMENT	□
UTILITY POLE	○
FIRE HYDRANT	⊕
WATER GATE	W.G.
GAS VALVE	G.G.V.
CATCH BASIN (CB)	⊞
DRAINAGE MAINHOLE (DMH)	⊙
SEWER MANHOLE (SMH)	⊙
EDGE OF WETLANDS	---
WETLAND SYMBOL	⊕
WETLAND BUFFER	---

RESERVED FOR REGISTRY USE



TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

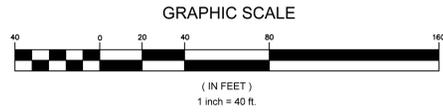
DATE - AS-BUILT PLAN APPROVAL

TOWN OF MEDWAY SELECTMAN

DATE - ROAD LAYOUT ACCEPTANCE APPROVED

- 1) "I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES AND ELEVATIONS OF THE ROADWAYS, DRAINAGE FACILITIES AND UTILITIES, BASED UPON A FIELD SURVEY PERFORMED BETWEEN JUNE 14, 2011 & NOVEMBER 30, 2011."
- 2) "THE STREET (OR WAY THEREOF) AS LAID OUT AND THE BOUNDS HAVE BEEN SET AS SHOWN ON THE PLAN."
- 3) "I CERTIFY THAT THIS PLAN IS PREPARED IN CONFORMANCE WITH THE 'RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.'"

DANIEL A. O'DRISCOLL, PLS DATE



PRELIMINARY PLAN
NOT FOR CONSTRUCTION PURPOSES
1/19/2022

- NOTES:**
1. ORIGINAL PLANS ENTITLED, "HARTNEY ACRES II - DEFINITIVE SUBDIVISION PLAN IN MEDWAY MASSACHUSETTS", DATED NOVEMBER 29, 2004, REVISE DATE JANUARY 7, 2005, PREPARED BY O'DRISCOLL LAND SURVEYING CO. & FAIST ENGINEERING.
 2. ORIGINAL PLAN APPROVAL DATE: DECEMBER 17, 2004
ORIGINAL PLAN ENDORSEMENT DATE: FEBRUARY 8, 2005
ORIGINAL COVENANT DATE: JANUARY 4, 2005
RECORDING INFORMATION:
PLAN BOOK 533, PLAN No. 67 OF 2005
 3. ELEVATIONS REFER TO THE DATUM SHOWN ON PLAN No. 67 OF 2005.
 4. UNDERGROUND ELECTRIC/ CABLE/ TELEPHONE UTILITY LINES/ CONDUIT LOCATIONS ARE APPROXIMATE AND BASED ON AS-BUILT UTILITY BOX LOCATIONS AND LIMITED PAVEMENT MARKINGS AT THE TIME OF THE SURVEY. (SEE DIG-SAFE NOTE)

OWNER:
HARTNEY REALTY TRUST

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY DIG SAFE 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHKD

PROJECT:
STREET ACCEPTANCE & AS-BUILT PLAN
HARTNEY ACRES II
NEWTON LANE
MEDWAY, MA 02053

PREPARED FOR:
PAUL YORKIS
159 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES

CMG
Est. 2002

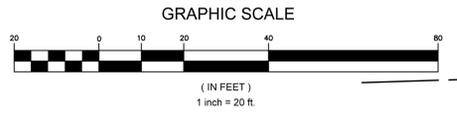
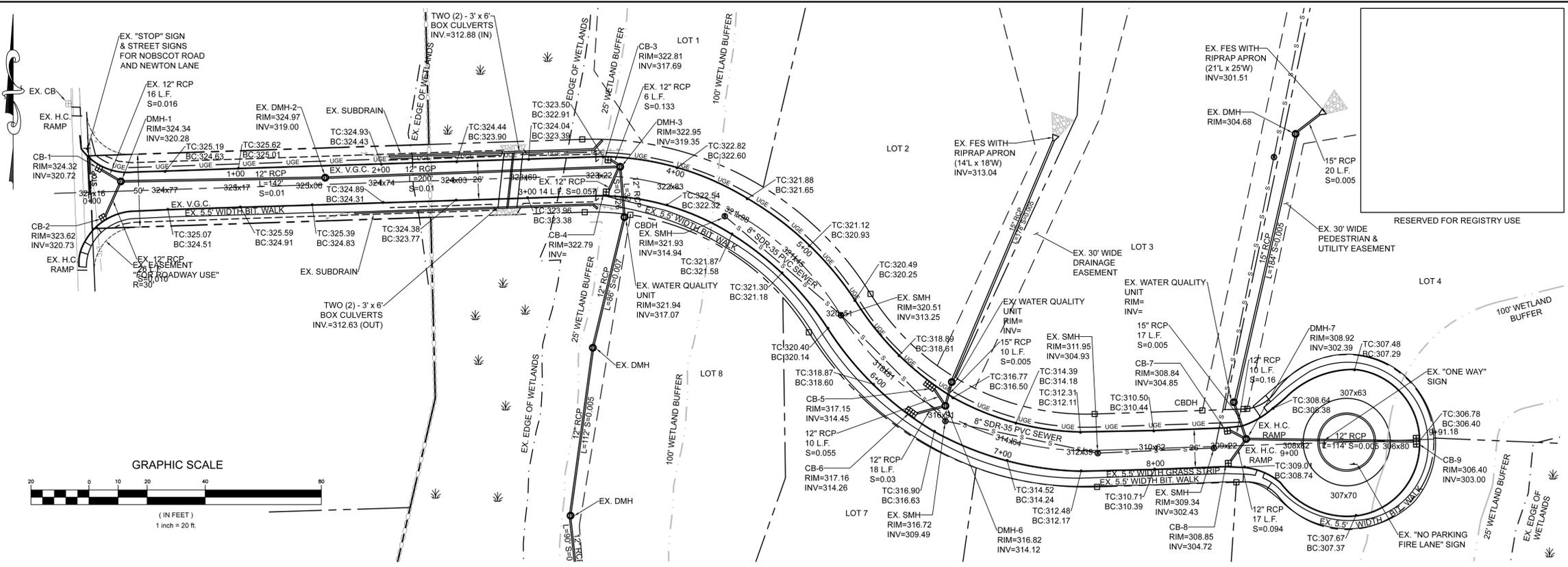
O'DRISCOLL
LAND SURVEYING INC.
LAND SURVEYING, GPS MAPPING, LAND CONSULTING

67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
Fax: 774-241-0906

46 COTTAGE STREET - MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

ISSUE DATE:	11/24/2021
DRAWN BY:	RL
CHECKED BY:	DTP
SCALE:	1" = 40'
PROJECT NO.:	2020-102
STREET ACCEPTANCE PLAN	
C-2.0	

LEGEND	
PROPERTY LINE	---
ABUTTING PROPERTY LINE	---
IRON PIPE	○
MONUMENT	□
UTILITY POLE	⊙
FIRE HYDRANT	⊕
WATER GATE	W.G.
WATER LINE	W
GAS VALVE	G.G.
GAS LINE	G
CATCH BASIN (CB)	⊞
DRAINAGE MAINHOLE	⊙
DRAINAGE LINE	---
SEWER MANHOLE (SMH)	⊙
SEWER LINE	S
OVERHEAD ELECTRIC	OHW
UNDERGROUND ELECTRIC	UGE
FENCE	X
EDGE OF WETLANDS	---
WETLAND SYMBOL	---
WETLAND BUFFER	---
TC	TOP OF CURB
BC	BOTTOM OF CURB
FES	FLARED END SECTION
RCP	REINFORCED CONCRETE PIPE
L.F.	LINEAR FEET



TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

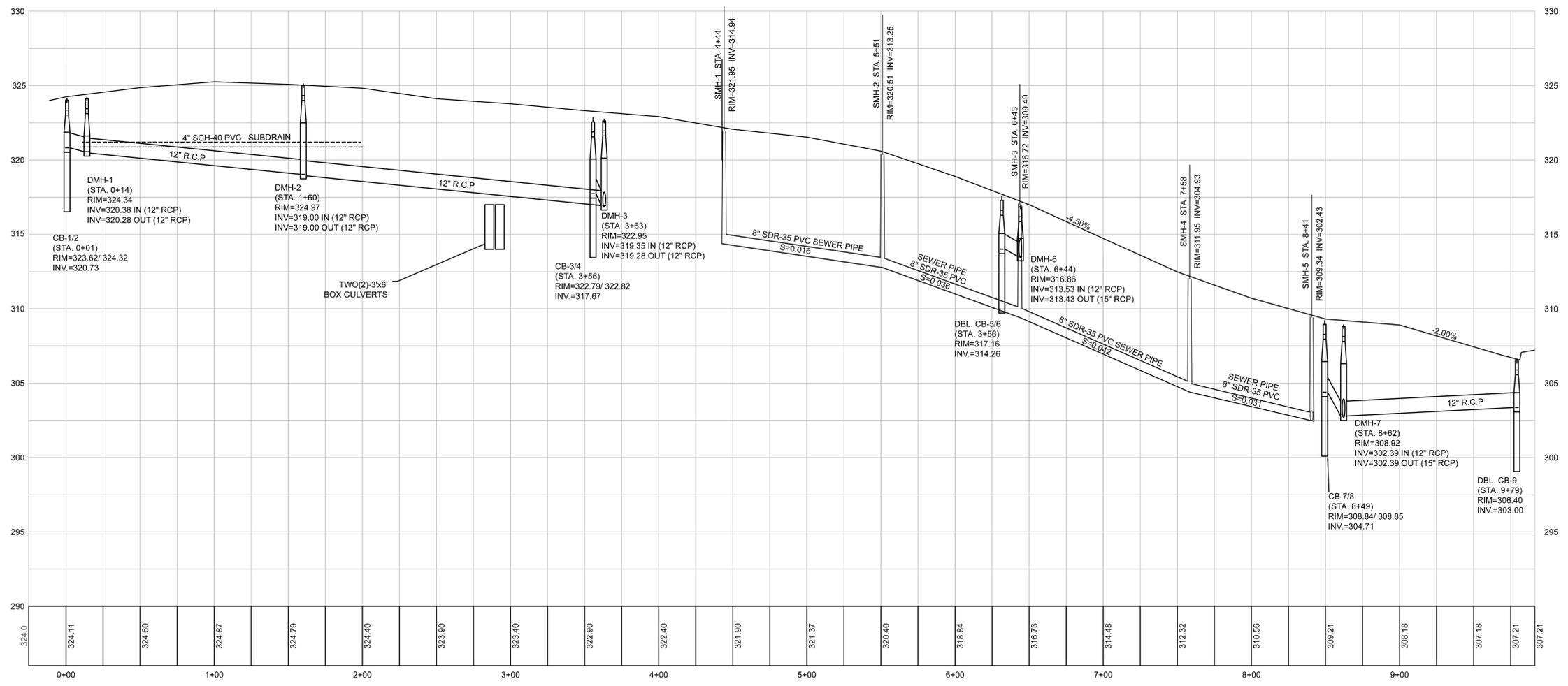
DATE - AS-BUILT PLAN APPROVAL DATE - ROAD LAYOUT ACCEPTANCE APPROVAL

TOWN OF MEDWAY SELECTMAN

DATE - ROAD LAYOUT ACCEPTANCE APPROVED

- "I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES AND ELEVATIONS OF THE ROADWAYS, DRAINAGE FACILITIES AND UTILITIES, BASED UPON A FIELD SURVEY PERFORMED BETWEEN JUNE 14, 2011 & NOVEMBER 30, 2011."
- "THE STREET (OR WAY THEREOF) AS LAID OUT AND THE BOUNDS HAVE BEEN SET AS SHOWN ON THE PLAN."
- "I CERTIFY THAT THIS PLAN IS PREPARED IN CONFORMANCE WITH THE 'RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.'"

DANIELA A. O'DRISCOLL, PLS DATE



PROFILE:
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

PRELIMINARY PLAN
NOT FOR CONSTRUCTION PURPOSES
1/19/2022

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHKD

RESERVED FOR REGISTRY USE

STREET ACCEPTANCE & AS-BUILT PLAN
HARTNEY ACRES II
NEWTON LANE
MEDWAY, MA 02053

PREPARED FOR:
PAUL YORKIS
159 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906

O'DRISCOLL
LAND SURVEYING INC.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

ISSUE DATE: 11/24/2021
DRAWN BY: RL CHECKED BY: DTF
SCALE: 1"=40'
PROJECT NO.: 2020-102

NEWTON LANE AS-BUILT PLAN



March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

149 Main Street AUOD Modification

- Public Hearing Notice dated 3-2-22
- AUOD Modification Application dated 2-24-22
- Letter/project narrative dated 2-24-22 from David Faist, P.E., project engineer
- Modified site plan dated 2-24-22 by CMG Engineering Services
- Tetra Tech review letter from Steve Bouley, P.E. dated 3-18-22
- Requests for waivers from Site Plan Rules and Regulations
- 3-3-22 SAC email to Town staff requesting comments
- Collection of emails dated 3-15 and 3-16-22 among SAC, Stephanie Carlisle (DPW's Stormwater Compliance Officer) and David Faist re: stormwater management

Board Members

Matthew J. Hayes, P.E., Chair

Robert Tucker, Vice Chair

Richard Di Iulio, Clerk

Jessica Chabot, Member

Sarah Raposa, A.I.C.P,
Member

Thomas Gay, Associate
Member



Medway Town Hall
155 Village Street
Medway, MA 02053
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

March 2, 2022

PUBLIC HEARING NOTICE

Adaptive Use Overlay District Special Permit Modification 149 Main Street

Pursuant to the *Medway Zoning Bylaw*, Section 5.6.2, the provisions of Chapter 40A, Massachusetts General Laws, and the Board's *Adaptive Use Overlay District Rules and Regulations*, notice is given that the **Medway Planning and Economic Development Board will hold a public hearing on Tuesday, March 22, 2022 at 7:15 p.m. to consider the application of Early Capital, LLC of Medway, MA for approval of a modification to a previously approved (2006) Adaptive Use Overlay District special permit and site plan for the property located at 149 Main Street.** The hearing will be held at Medway Town Hall, 155 Village Street.

The 0.42 acre property (Medway Assessor's parcel 48-021) is owned by Early Capital, LLC of Medway, MA and is located in the Agricultural-Residential II zoning district and the Adaptive Use Overlay District. The site is bordered on the north by Main Street, on the south by Evergreen Street, and on the east and west by properties owned by Early Capital, LLC. The property contains an existing two-family dwelling and second building with 1,350 sq. ft. used by "The Maids", a house-cleaning company, for its offices.

The applicant proposes to add paving to fully accommodate 15 parking spaces, alter the curb cut at Evergreen Street to create a more definitive traffic pattern, and install supplemental landscaping along the property's Main Street frontage along with landscape screening with 145 Main Street and perennial plantings around the existing office building. Vehicular access to the site will continue to be from Evergreen Street.

The proposed site improvements are shown on a plan titled *Adaptive Use Overlay District (AUOD) Modification Plan, 149 Main Street, Medway, MA* dated February 24, 2022, prepared by CMG Engineering and Environmental Services of Sturbridge, MA. 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. The application materials have also been posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

The hearing will also be conducted via remote means (Zoom) as a courtesy to the public and in accordance with applicable law. Please note that while an option for remote attendance and/or participation is available, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Members of the public may also watch the hearing at 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 plan and associated documents, attend the public hearing, 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 hearing.

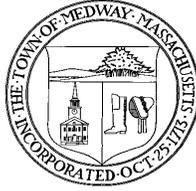
Matthew J. Hayes, Chairman

Legal advertisement to be published in the *Daily News*:

Monday, March 7, 2022

Tuesday, March 15, 2022

cc: Planning Boards of Bellingham, Franklin, Holliston, Milford, Millis, and Norfolk



**Planning & Economic Development Board - Town of Medway, MA
ADAPTIVE USE OVERLAY DISTRICT (AUOD)**

**Application to Amend, Modify or Revise an Approved AUOD
Special Permit and/or AUOD Plan**

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw.

The Town's Planning Consultant will review the Application and proposed modifications and provide a review letter to the Planning and Economic Development Board.

A copy of that review letter will be provided to you in advance of the meeting.

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

Your absence may result in a delay the Board's review of the application.

February 24, 20 22

APPLICANT INFORMATION

Applicant's Name: Early Capital, LLC.

Mailing Address: 153 Main Street

Medway, MA 02053

Name of Primary Contact: John Early

Telephone:

Office: (508) 326-4032

Cell: _____

Email address: johnearly@comcast.net

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

Was the current applicant also the applicant when the original AUOD special permit was issued?

Yes No. If no, who was the recipient of the original AUOD special permit?

Sandelswood LLC, dba The Maids

ORIGINAL AUOD PERMIT & PLAN INFORMATION

Location Address: 149 Main Street

Development Name: Sandelswood LLC, dba The Maids for 149 Main Street

Plan Title: Adaptive Use Overlay District (AUOD) Plan - 149 Main St, Medway, MA

Plan Date: 11/23/2005, Revised: 2/10/2006

Prepared by:

Name: David T. Faist, P.E.

Firm: Faist Engineering, 600 Charlton Street, Southbridge, MA 01550

Phone #: (508) 765-7755

Email: _____

Date AUOD Special Permit was issued: March 7, 2006

Date AUOD Plan was endorsed: April 4, 2006

Recording Information:

AUOD Special Permit Book: 23560 Page: 230 Date: 4/10/2006

AUOD Plan Plan #: _____ Book: _____ Page: _____ Date: _____

PROPERTY INFORMATION

Location Address: 149 Main Street

The land shown on the plan is shown on Medway Assessor's Map # 48 as Parcel # 021

Total Acreage of Land: 0.42 Acres

General Description of Property: Property contains an existing two-family dwelling along the Main Street frontage with an accessory building (The Maids offices) located in the rear of the property along Evergreen Street.

Scenic Road

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

Yes No If yes, please name street: Evergreen Street

Wetlands

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

The owner's title to the land that is the subject matter of this application is derived under deed from: Robert B. Goodliffe to Early Capital, LLC. dated December 8, 2016 and recorded in Norfolk County Registry of Deeds, Book 34744 Page 363 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

SCOPE of PROPOSED AMEDMENT/ MODIFICATION/REVISION

This is a petition to: (check all that apply)

- Amend/Modify/Revise the previously approved AUOD Special Permit or any conditions/limitations.**

What modifications are proposed to the decision? Provide a complete description.

Why does the decision need to be modified? Provide a completion description.

2. X **Amend/Modify/Revise a previously approved AUOD Plan**

What modifications are proposed to the plan? Provide a complete description.

Proposed parking layout and landscape features are slightly different than the originally approved plan set in order to accommodate the current property uses' needs.

Why does the plan need to be modified?

The parking layout will better suite the current multi-family dwelling and "The Maids" offices. Due to the variations of the parking layout, the applicant would like to revise and enhance the proposed landscape design.

Plan Modification Title: "Proposed Site Improvements - 149 Main Street, Medway, MA"

Plan Modification Date: 2/9/2022

Prepared by:

Name: David T. Faist, P.E.

Firm: CMG

Phone #: (774) 241-0901

Email: dfaist@cmgenv.com

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Early Capital, LLC

Mailing Address: 153 Main Street

Medway, MA 02053

Primary Contact: John Early

Telephone:

Office: (508)326-4032

Cell: _____

Email address: johnearly@comcast.net

CONSULTANT INFORMATION

ENGINEER: CMG

Mailing Address: 67 Hall Road

Sturbridge, MA 01566

Primary Contact: David T. Faist

Telephone:

Office: (774) 241-0901

Cell: _____

Email address: dfaist@cmgenv.com

Registered P.E. License #: 41192

SURVEYOR: O'Driscoll Land Surveying, Inc.

Mailing Address: 46 Cottage Street

Medway, MA 02053

Primary Contact: Daniel O'Driscoll, P.L.S.

Telephone:
Office: (508) 533-3314

Cell: _____

Email Address: odlandsurvey@gmail.com

Registered P.L.S. License #: 39050

ARCHITECT: _____

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____

Cell: _____

Email address: _____

Registered Architect License #: _____

DESIGNATED REPRESENTATIVE INFORMATION

Name: CMG - David T. Faist, P.E.

Address: 67 Hall Road

Sturbridge, MA 01566

Telephone:
Office: (774) 241 - 0901

Cell: (508) 864 - 6802

Email address: dfaist@cmgenv.com

Relationship to Applicant: Engineer

SIGNATURES

The undersigned, being the Applicant, herewith submits this application to modify a previously approved AUOD Special Permit and/or AUOD Plan to the Medway Planning and Economic Development Board for review and action.

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 under consideration.

(If applicable, I hereby authorize David Faist, P.E. (CMG) to serve as my Agent/Designated Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this AUOD 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.

Jahn Early, Early Capital LLC 2/28/22
Signature of Property Owner Date

David T. Faist 2/28/22
Signature of Applicant (if other than Property Owner) Date
Signature of Agent/Designated Representative Date

AUOD MODIFICATION FEES
Filing Fee - \$250
Advance on Plan Review Fee - \$500 (payable only if the application includes a proposed modification to the originally approved AUOD plan)
Submit 2 separate checks each made payable to: Town of Medway

AUOD SPECIAL PERMIT MODIFICATION APPLICATION CHECKLIST

- IF APPLICABLE, an electronic version of the proposed modification of the previously approved AUOD plan.
- IF APPLICABLE, two (2) full size copies of the proposed modified AUOD Plan prepared in accordance with the AUOD Rules and Regulations.
- Designer's Certificate – Form D
- Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- Request for Waivers from the Medway AUOD Rules and Regulations – Form Q
- Filing Fee (\$250) Payable to Town of Medway
- Advance of Plan Review Fee (\$500) if applicable – Payable to Town of Medway

February 24, 2022

Susan Affleck - Childs
Medway Planning & Economic
Development Coordinator
155 Village Street
Medway, MA 02053

**Re: Adaptive Use Overlay District Modification - Project Narrative
#149 Main Street, Medway, MA
CMG ID 2021-120**

Dear Members of the Board,

CMG is preparing this letter on behalf of Early Capital, LLC. (applicant) detailing the proposed site improvements located at #149 Main Street in Medway, MA (Site).

The existing 0.42 Acre property contains one parcel, listed as Assessor ID 48-021, located in the Agricultural Residential 2 (AR-2) zoning district and Adaptive Use Overlay District (AUOD). The site contains an existing two-family dwelling located along the northern portion of the site and a separate 1,350 s.f. office building located in the southern portion of the site. The existing office building is currently leased by "The Maids". The site is serviced by municipal water and sewer.

An AUOD Special Permit was issued in 2006 for proposed site improvements on the property but was only partially completed. The proposed improvements include installing pavement to accommodate a better parking layout and landscaping throughout the site. The proposed improvements are as follows:

- Proposed paved parking area to accommodate 15 parking spaces (including an accessible parking space with striped aisle). The parking spaces are positioned away from the existing office building, allowing better traffic circulation and improved site access & egress.
- Reduction of curb cut width along Evergreen Street create a more definitive traffic pattern. Curb cut reduction will also decrease site impervious area by approximately 730 s.f.
- Proposed landscaping along the Main Street frontage, evergreen screening along 145 Main Street property line, and proposed perennial plantings around existing office building.

Decision Criteria (Town of Medway Zoning Bylaw §5.6.2.I):

It is CMG's understanding the proposed site improvements meet the Planning and Economic Development Board's approval criteria for an AUOD Special Permit. The decision criteria, as stated in the current Medway Zoning Bylaw, and compliance narrative is summarized below:

1. The proposed use is Allowed Under this Section 5.6.2: The proposed uses, including a multifamily dwelling and a professional or business office, are listed as approved uses in both the AR-2 district and the AUOD.
2. The site is adequate for the proposed use in terms of size, configuration, and use of abutting properties: The proposed application does not propose a change in use for the Site, which appears to operate effectively within the existing site constraints. The proposed parking area improvements will better accommodate on-site uses and allow better traffic circulation.
3. Provisions for traffic and parking are adequate for the proposed use: The proposed parking area improvements will create a more definitive traffic flow on site and will relocate existing parking away from the office building, creating safer pedestrian access to the building. The proposed parking spaces exceed what is required per the Medway Zoning Bylaws.
4. Provisions for pedestrian and bicycle access are adequate, based on site characteristics and the proposed use: The parking lot improvements will relocate parking stalls away from the existing office building, which will alleviate pedestrian safety concerns in the rear portion of the property. There are no proposed parking facilities located at the front of the site, which allows for pedestrian friendly access along Main Street.
5. The proposal restores or enhances the aesthetic appeal of the primary building and its site: The proposed improvements will enhance the public view of the parking area by removing the dated bituminous pavement and gravel mixed parking lot with a new paved parking area. The proposed plantings as shown in the enclosed Landscape Plan will add aesthetic value to the property by adding color, biodiversity, and vegetative screening.

Complete project details are included in the enclosed plan set entitled, “Adaptive Use Overlay District (AUOD) Modification Plan - #149 Main Street”, prepared by CMG, dated 2/24/2022.

Please contact me at (774) 241-0901 with any questions or if you need more information.

Thank you.

Sincerely,
CMG ENVIRONMENTAL, INC.



Robert Lussier
Project Engineer II



David Faist, P.E.
Principal Civil Engineer

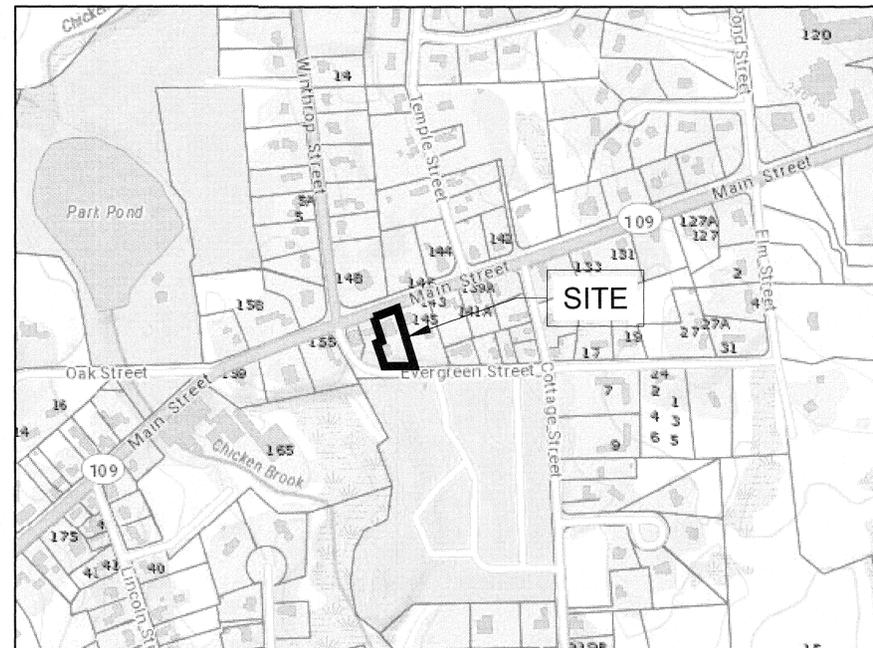
Attachment

cc. John & Christine Early, Early Capital, LLC.

ADAPTIVE USE OVERLAY DISTRICT (AUOD) MODIFICATION PLAN

#149 MAIN STREET
MEDWAY, MA 02053
ASSESSOR ID: 48-022

OWNER
EARLY CAPITAL, LLC. 153 MAIN STREET MEDWAY, MA 02053
PREPARED FOR
JOHN EARLY EARLY CONSTRUCTION, INC. 153 MAIN STREET MEDWAY, MA 02053



LOCUS MAP

APPROXIMATE SCALE: 1" = 200'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
EX-1.0	EXISTING CONDITIONS PLAN
C-1.0	AUOD MODIFICATION PLAN
L-1.0	PLANTING PLAN (BY JCLA)
L-2.0	PLANTING DETAILS (BY JCLA)

CIVIL ENGINEER:

CMG
67 HALL ROAD
STURBRIDGE, MA 01560
CONTACT: DAVID FAIST, P.E.
(774) 241 - 0901

SURVEYOR:

O'DRISCOLL LAND SURVEYING, INC.
46 COTTAGE STREET
MEDWAY, MA 02053
(508) 533 - 3314

LANDSCAPE ARCHITECT:

JOSEPH COAN LANDSCAPE ARCHITECTURE
WALKER POND ROAD
STURBRIDGE, MA 01566
(774) 304 - 1202

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE

ENDORSEMENT DATE

NO.	DATE	DESCRIPTION	BY	CRD



PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD)
MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR:
JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES

67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906



ISSUE DATE: 2/24/2022
DRAWN BY: RL CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2020-235

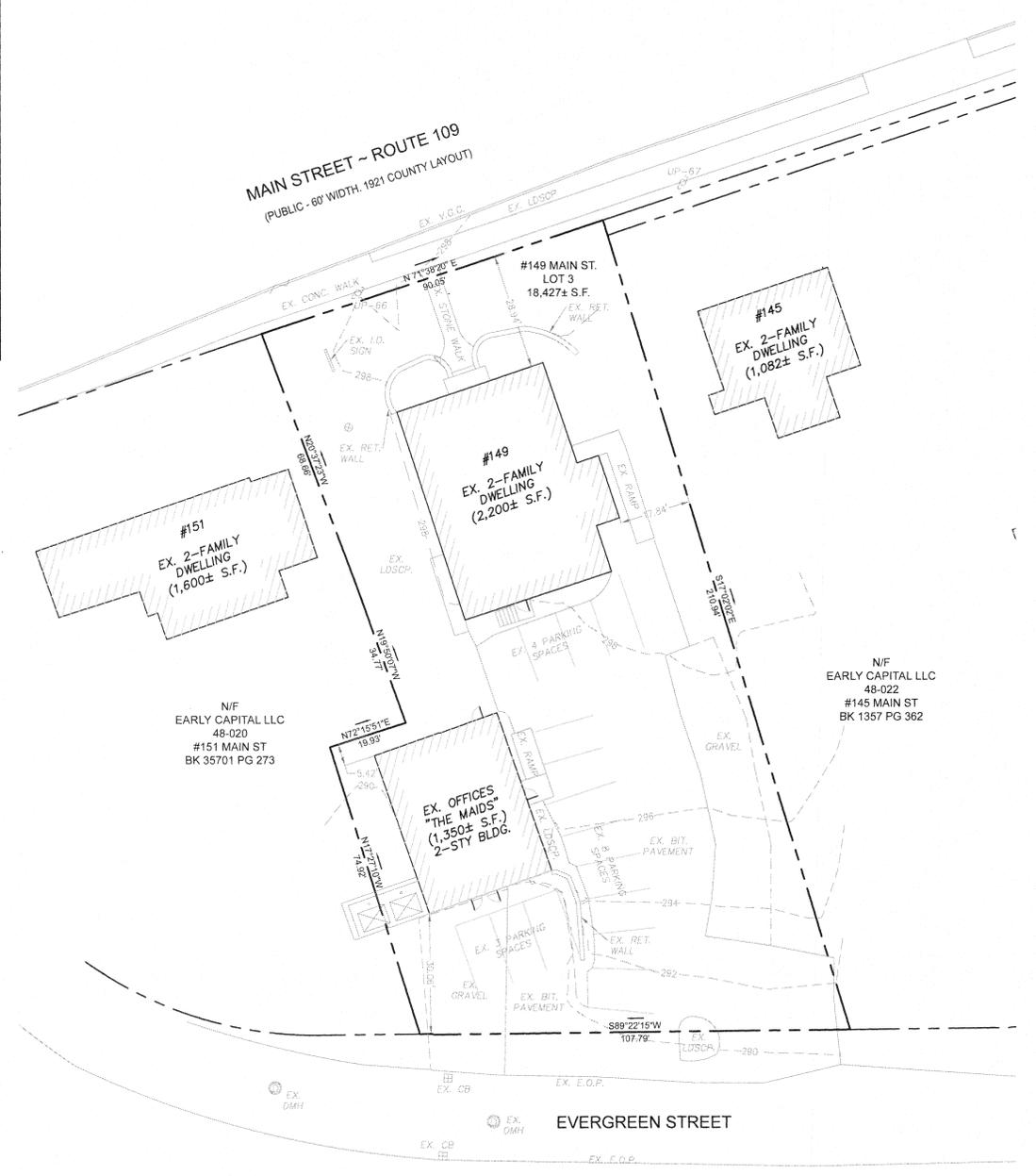
TITLE SHEET

T-1.0

LEGEND

EXISTING PROPOSED

	PROPERTY LINE	
	ABUTTING PROPERTY LINE	
	IRON PIPE	
	MONUMENT	
	UTILITY POLE	
	FIRE HYDRANT	
	WATER GATE	
	GAS VALVE	
	CATCH BASIN	
	DRAINAGE MAINHOLE	
	DRAINAGE LINE	
	SEWER MANHOLE	
	CONTOUR LINE	
	SOIL TEST PIT	
	PERCOLATION TEST	
	FENCE	
	TREELINE	
	BOLLARD	
	EDGE OF WETLANDS	
	WETLAND SYMBOL	
	WETLAND BUFFER	
	EROSION CONTROL BARRIER	
	CATCH BASIN PROTECTION	
	LIMIT OF WORK	



RECORD OWNER: EARLY CAPITAL, LLC.
 PREPARED FOR: EARLY CONSTRUCTION, LLC.
 153 MAIN STREET
 MEDWAY, MA 02053
 ASSESSORS REFERENCE: MAP 48 PARCEL 021
 DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
 BOOK 34744 PAGE 363
 EXISTING LOT AREA: 18,427 S.F. (0.42± Ac.)
 ZONING DISTRICT: AGRICULTURAL RESIDENTIAL 2 (AR-2)
 ADAPTIVE USE OVERLAY DISTRICT (AUOD)

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

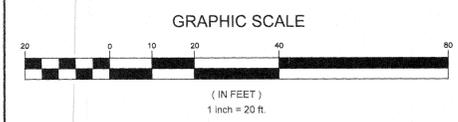
APPROVAL DATE _____
 ENDORSEMENT DATE _____

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT TWENTY (20) DAYS HAVE ELAPSED FROM THE DATE OF THE DECISION AND THAT NO APPEAL HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK _____ DATE _____

GENERAL SITE NOTES:

- SITE EXISTING CONDITIONS AND PROPERTY BOUNDARIES ARE BASED ON AN ON THE GROUND SURVEY BY O'DRISCOLL LAND SURVEYING INC., MEDWAY, MA, CONDUCTED IN SEPTEMBER OF 2021.
- PORTION OF THE PROPERTY APPEARS TO LIE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMETTE MAP No. 25021C0143E, EFFECTIVE DATE 7/17/2012.
- LOCATIONS OF UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AS LOCATED DURING THE FIELD SURVEY, PLANS OF RECORD, AND ONLINE RESOURCES. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES FROM THIS PLAN IDENTIFIED IN THE FIELD.



DIG SAFE NOTE (1-888-344-7233):
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

NO.	DATE	DESCRIPTION

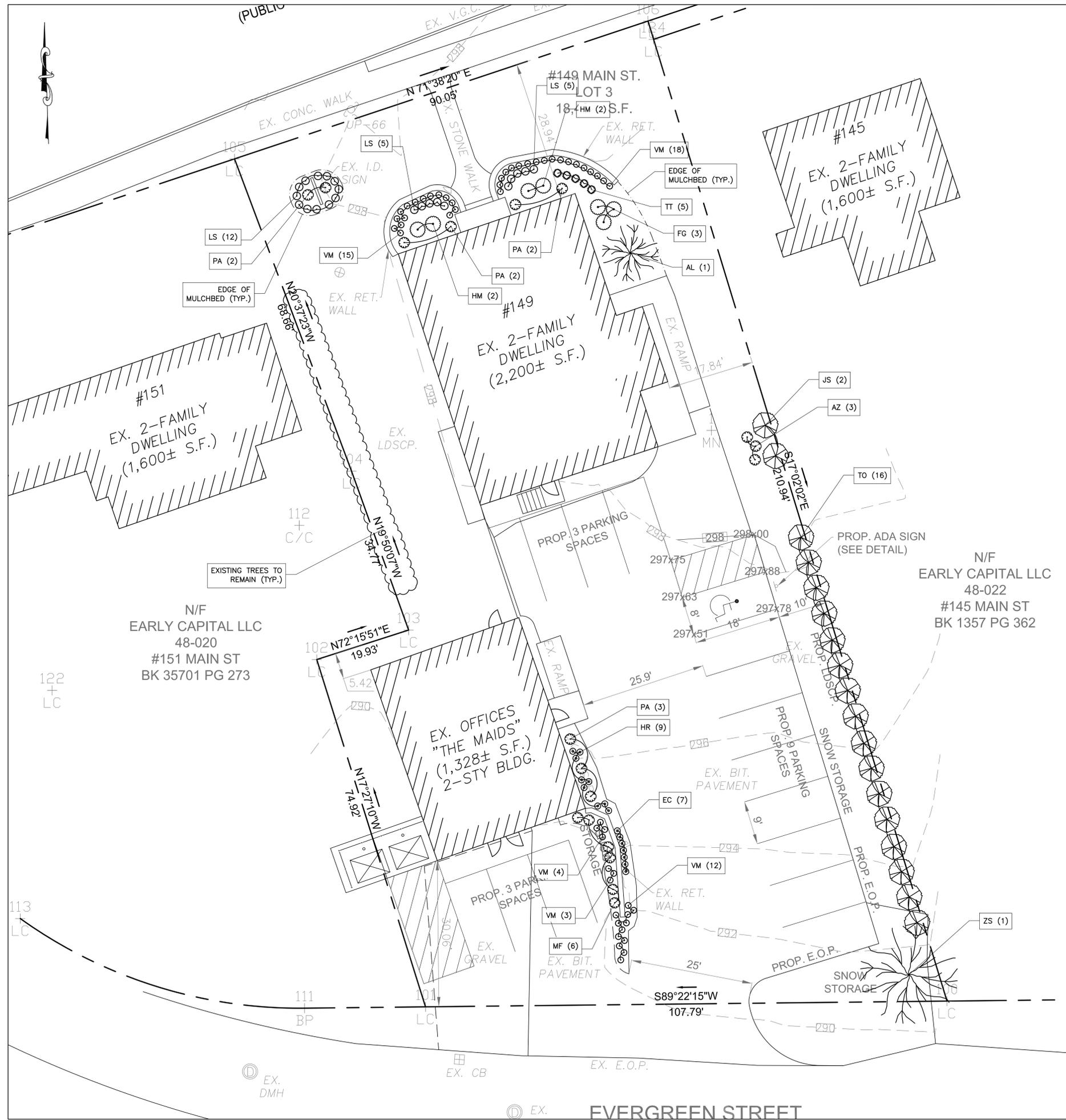


PROJECT: **ADAPTIVE USE OVERLAY DISTRICT (AUOD) MODIFICATION PLAN**
 #149 MAIN STREET
 MEDWAY, MA 02053
 PREPARED FOR: **JOHN EARLY**
EARLY CONSTRUCTION, INC.
 153 MAIN STREET
 MEDWAY, MA 02053

ENGINEERING SERVICES ENVIRONMENTAL SERVICES
 67 Hail Road
 Sturbridge, MA 01560
 Phone: 774-241-0801
 Fax: 774-241-0806
O'DRISCOLL
LAND SURVEYING Inc.
 LAND SURVEYING GPS MAPPING LAND CONSULTING
 46 COITAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

DATE: 2/24/2022
 DRAWN: RL CHECKED: DAO
 SCALE: 1"=20'
 PROJECT NO.: 2020-235
EXISTING CONDITIONS PLAN

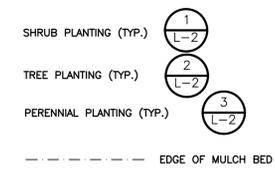
EX-1.0



Symbol	Quantity	Botanical Name	Common Name	Size	Root
Trees					
AL	1	AMELANCHIER LAEVIS	ALLEGHENY SHADBUSH (MULTI-STEM)	7-8 FT	BB
ZS	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-2.5" CAL.	BB
TO	16	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6' H	BB
JS	2	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOON GLOW JUNIPER	6' H	BB
Shrubs					
TT	5	THUJA OCCIDENTALIS 'TATER TOT'	TATER TOT ARBORVITAE	#5 POT	
HM	4	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	#5 POT	
FG	3	FOTHERGILLA GARDENII 'BLUE MIST'	DWARF FOTHERGILLA	2'-2.5' H	
AZ	3	AZALEA 'BIXBY'	BIXBY AZALEA	#5 POT	
Perennials & Ground Covers					
PA	9	PENNISETUM ALOPECUROIDES 'HAAMEL'	DWARF FOUNTAIN GRASS	#2 POT	
MF	6	HOSTA 'MAGIC FIRE'	MAGIC FIRE HOSTA	#2 POT	
EC	7	ECHINACEA 'SUMMER SKY'	SUMMER SKY CONEFLOWER	#2 POT	
VM	52	VINCA MINOR	VINCA MINOR	#1 POT	
LS	22	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	#2 POT	

LANDSCAPE NOTES

- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
- PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
- ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 - LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM, 3 OZ WOVEN WEED BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND A 2" LAYER OF 3/4-INCH DIA. ROUND BROWN STONE.
- EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
- ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 5" LAYER OF LOAM AND SEED.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
- SEE LANDSCAPE DETAILS FOR PLANTING INFORMATION
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
- EXISTING ORNAMENTAL SHRUBS AND PERENNIALS TO BE RELOCATED ON SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT.



NO.	DATE	BY	CHK	DESCRIPTION	REVISIONS

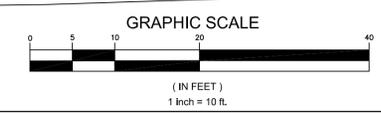


Proj. Mgr.: JC
 Designed: JC
 Drawn: JC
 Checked: DF
 Scale: AS NOTED
 Date: FEB 2022

PLANTING PLAN
 EARLY CAPITAL LLC
 149 MAIN STREET
 MEDWAY, MA

Proj. No.
 Dwg. No.

L-1





March 18, 2022

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

**Re: AUOD Modification Review
149 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 149 Main Street in Medway, Massachusetts. The Project consists of constructing a new parking lot at the existing 2-family home and accessory office building used by "The Maids".

TT is in receipt of the following materials:

- A Plan (Plans) set titled "Adaptive Use Overlay District (AUOD) Modification Plan" dated February 24, 2022, prepared by CMG Engineering (CMG).
- An Application for AUOD Modification and appurtenant waiver requests and designer's certificate, dated February 24, 2022, prepared by CMG.
- A Project Narrative (Narrative) dated February 24, 2022, prepared by CMG.

The Project was reviewed for good engineering practice and overall site plan efficiency. Review of the Project for zoning related matters is being conducted by Town personnel and is excluded from this review.

SITE PLAN REVIEW

General Site Plan Comments

1. The Project does not propose any stormwater mitigation. Stormwater runoff from the site discharges to Evergreen Street where it is directed to catch basins in the roadway and the Town's MS4 system. We recommend the Applicant consider installing subsurface recharge at the site, pervious pavement, impervious reduction and/or other techniques to reduce runoff from the site. We also recommend the PEDB consider conditions which require good housekeeping/operation and maintenance items such as regular parking lot sweeping, prohibiting car washing, fertilizers, and other chemicals which may pose risks to stormwater quality and promote other water quality related practices listed in the MA DEP Stormwater Handbook.
2. The Applicant should provide limits of paving adjacent to the southern portion of the office building. It appears additional gravel areas will be paved and have not been accounted for in the comparison of impervious surfaces (shaded areas). As stated prior, any opportunity to reduce paved area is highly encouraged.
3. The Applicant stated in their narrative that the parking spaces proposed exceed the minimum required by Zoning. We recommend the Applicant elaborate on their actual parking needs in an attempt to reduce impervious coverage at the site.

4. The existing dumpsters are shown partially on abutting property at #151 Main Street which is also owned by the Applicant. We recommend the striping in front of the dumpsters be extended across the full width of the enclosure for consistency.
5. We recommend bollards or similar protection at the head of the three parking stalls adjacent to the southern portion of the office building and the 2-family dwelling to prevent potential for runaway vehicle strikes to the building.
6. We recommend a railing or short fence on the retaining wall for fall protection.

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

P:\21583\143-21583-22009 (PEDB 149 MAIN ST)\DOCS\149 MAIN ST-PEDBREV(2022-03-18).DOCX

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

Project Name:	
Property Location:	
Type of Project/Permit:	
Identify the number and title of the relevant section of the <i>Subdivision Rules and Regulations</i> from which a waiver is sought.	
Summarize the text of the relevant Section of the <i>Rules and Regulations</i> from which a waiver is requested.	
What aspect of the <i>Regulation</i> do you propose be waived?	
What do you propose as an alternative to the standard?	
Explanation/Justification. Why is the waiver needed? Describe the unusual or extenuating circumstances where full compliance with the particular <i>Rule/Regulation</i> would prevent the development of the property.	
Explanation/Justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of subdivision control?	
Explanation/Justification. 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?	
What are the design alternatives to granting this waiver?	
Why is granting this waiver in the Town's best interest?	
What mitigation measures do you propose to offset not complying with this particular <i>Rule/Regulation</i> ?	
Waiver Request Prepared By:	
Date:	
Questions?? - Please contact the Medway PED office at 508-533-3291.	
	<small>Updated 2-15-22</small>

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Thursday, March 3, 2022 10:20 AM
To: Michael Boynton; Peter Pelletier; Bridget Graziano; Barbara Saint Andre; Jeff Lynch (ChiefLynch@townofmedway.org); Mike Fasolino ; Jack Mee; Sgt. Jeffrey Watson; Joanne Russo; Stephanie Carlisle
Cc: David Faist (dfaist@cmgenv.com)
Subject: 149 Main Street - Modification to Adaptive Use Overlay District Special Permit and Plan

Good morning,

The Planning and Economic Development Board has received an application from Early Capital, LLC of Medway, MA (John Early) to modify a previously approved Adaptive Use Overlay District special permit and plan for 149 Main Street. The public hearing will begin on March 22, 2022.

Project information has been uploaded to the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/149-main-street-adaptive-use-overlay-district-auod-special>

Please review the proposed plan and associated information and supply any review comments to me by March 17, 2022. Thanks. Please don't hesitate to contact me if you have any questions.

Cheers!

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



Susan Affleck-Childs

From: Dave Faist <dfaist@cmgenv.com>
Sent: Wednesday, March 16, 2022 1:06 PM
To: Stephanie Carlisle; Susan Affleck-Childs; Robert Lussier; 'John G. Early (johnearly@comcast.net)'; Christine Early
Cc: Bouley, Steven; Peter Pelletier; Sean Harrington; Nolan Lynch; Zachary Lindsey
Subject: RE: 149 Main Street - Adaptive Use Overlay District Modification

Hi Stephanie,

Yes, I believe we can look at adding a drywell for the Maids building roof runoff. The Site soils are mapped as Type A sand we should be able to put a drywell in to capture a few of the roof downspouts.

I spoke with John and Christine Early today and they are in agreement with this approach. John had also put a drywell in a few years ago for one of the front downspouts on the residential house.

We can discuss further at the Planning Board hearing and incorporate with any other plan revisions. Please let us know if this addresses your questions.

Best regards,

Dave

David T. Faist, PE



Principal – Civil Engineer
Office (774) 241-0901
Cell (508) 864-6802

From: Stephanie Carlisle <scarlisle@townofmedway.org>
Sent: Tuesday, March 15, 2022 9:54 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Dave Faist <dfaist@cmgenv.com>; Robert Lussier <rlussier@cmgenv.com>
Cc: Bouley, Steven <steven.bouley@tetrattech.com>; Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Nolan Lynch <nlynch@townofmedway.org>; Zachary Lindsey <zlindsey@townofmedway.org>
Subject: RE: 149 Main Street - Adaptive Use Overlay District Modification

Hi Dave,
I spoke with my colleagues at the end of last week about this, but I haven't been able to update Susy. My apologies.

We reviewed the plan and there is a net decrease in impervious cover which is good. Also, the added landscaping helps with stormwater infiltration, which is great. However, the site does contribute runoff, it is indirectly connected to our storm drain system, and the catch basin at the edge of the property outlets to Chicken Brook.

The DPW recognizes the site constraints and the intent of this project. With this being said, is there a way to increase the pervious area and capture more runoff before it runs off the site? A brief email or call to discuss options will be sufficient.

This site will not require an MS4CD Permit because the runoff from this site is not the type of indirect connection we intend to regulate.

Thank you,
Stephanie

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, March 15, 2022 8:22 AM
To: David Faist (dfaist@cmgenv.com) <dfaist@cmgenv.com>; Robert Lussier <rlussier@cmgenv.com>
Cc: Stephanie Carlisle <scarlisle@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Subject: 149 Main Street - Adaptive Use Overlay District Modification

Hi Dave,

Stephanie Carlisle, Medway DPW's Stormwater Compliance Officer, has reviewed John Early's recent application to modify the site plan for 149 Main Street. It is our understanding that there are not any stormwater management BMP's on this site.

As you know, the Town now has a stormwater/land disturbance bylaw. We believe the current status of stormwater at 149 Main Street property may be resulting in an "illicit discharge" to the Town's MS4 and if so, an MS4 permit from the Medway DPW is needed.

Stephanie and I would like to speak with you about this and to brainstorm some possible ideas for stormwater measures that could be incorporated into the project. I think it would be helpful to do this asap! When might you be available this week for a Zoom call?

Thanks for your help.

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





March 22, 2022

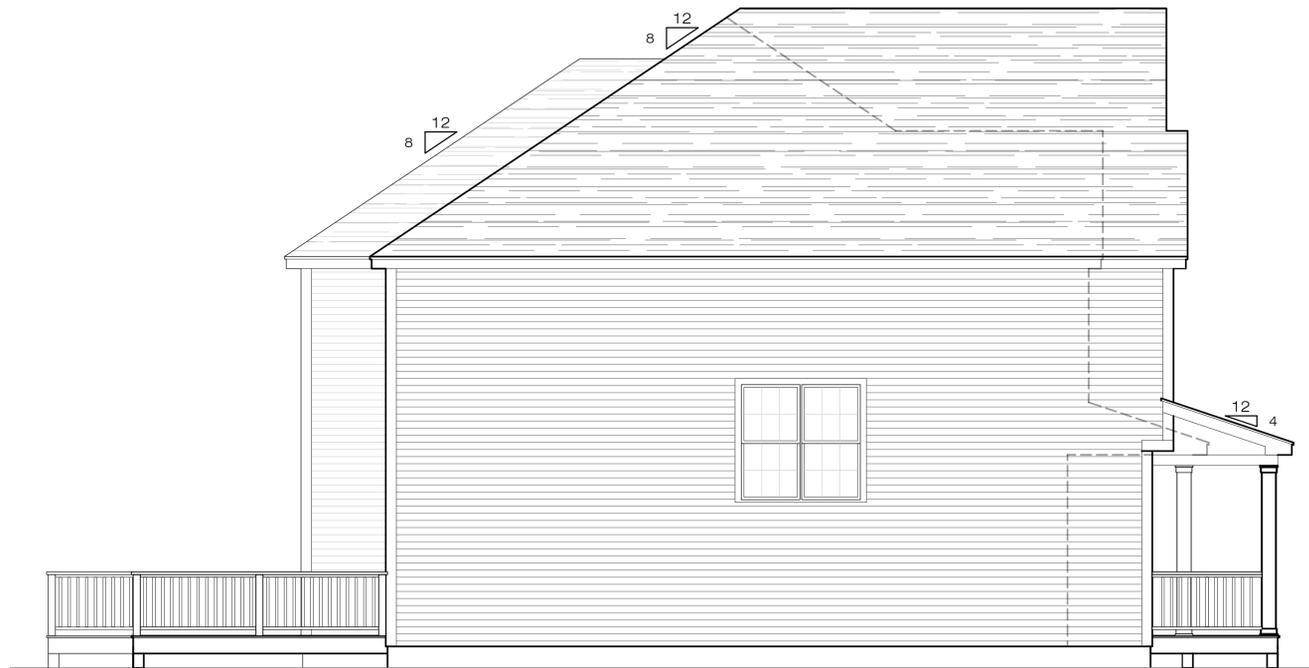
**Medway Planning & Economic Development Board
Meeting**

Informal, Pre-Application Discussion
288 Village Street Multi-family

- Preliminary Site Plan dated 3-15-22 by Land Planning of Bellingham, MA for one 3-unit townhouse building
- List of expected waiver requests from the *Site Plan Rules and Regulations*

WAIVER REQUESTS INVENTORY – 288 Village Street

TITLE & NUMBER	REQUIREMENT	REQUEST
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 1	Full Traffic Impact Assessment	Limit assessment to provided sight distance
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 2	Full Environmental Impact Assessment	Limit to stormwater report
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 3	Neighborhood Impact Assessment	Eliminate (consistent with neighborhood)
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 4	Parking Impact Assessment (greater than 30 spaces req'd)	Eliminate (under threshold)
Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 8	Landscape Architect Plan	Prepared by other than Registered Landscape Architect
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 3	Site Entrance Width of 20 feet	Reduce to 12 feet
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 4	Vertical Granite Curbing at entrance	Eliminate curbing requirement
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 13	Driveway 15 feet from residential use side lot line	Reduce to 13 feet
Site Plan Rules & Regulations Chapter 200 Section 207-12 H. 1	Parking area perimeter granite curbing	Eliminate curbing requirement



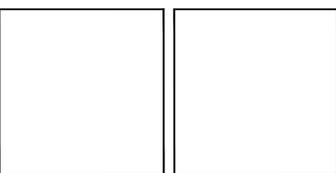
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:**
- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. ----
 - PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)



LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FRONT AND LEFT EXTERIOR ELEVATIONS

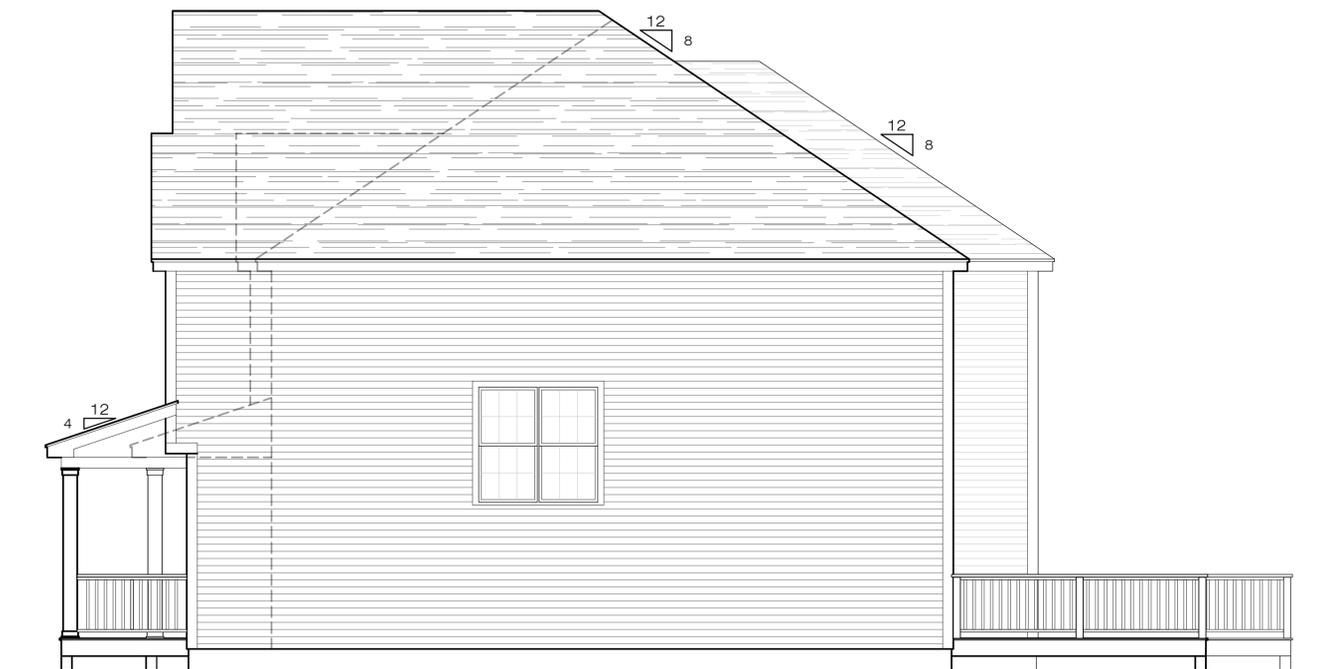
Δ	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

REVIEW SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	T.WALLACE
Checked By:	
Job Number:	21253

Drawing:
A1

COPYRIGHT © 2022 BY CME ARCHITECTS, INC. THE ARCHITECTURAL DRAWING, SPECIFICATIONS AND OTHER INFORMATION ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF CME ARCHITECTS, INC. THIS SHEET SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OF PROJECT, OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED AND WITHIN THE SCOPE OF CME ARCHITECTS, INC.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

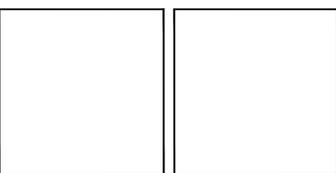


REAR ELEVATION

SCALE: 1/4" = 1'-0"



- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:**
- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. ----
 - PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)



LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

REAR AND RIGHT EXTERIOR ELEVATIONS

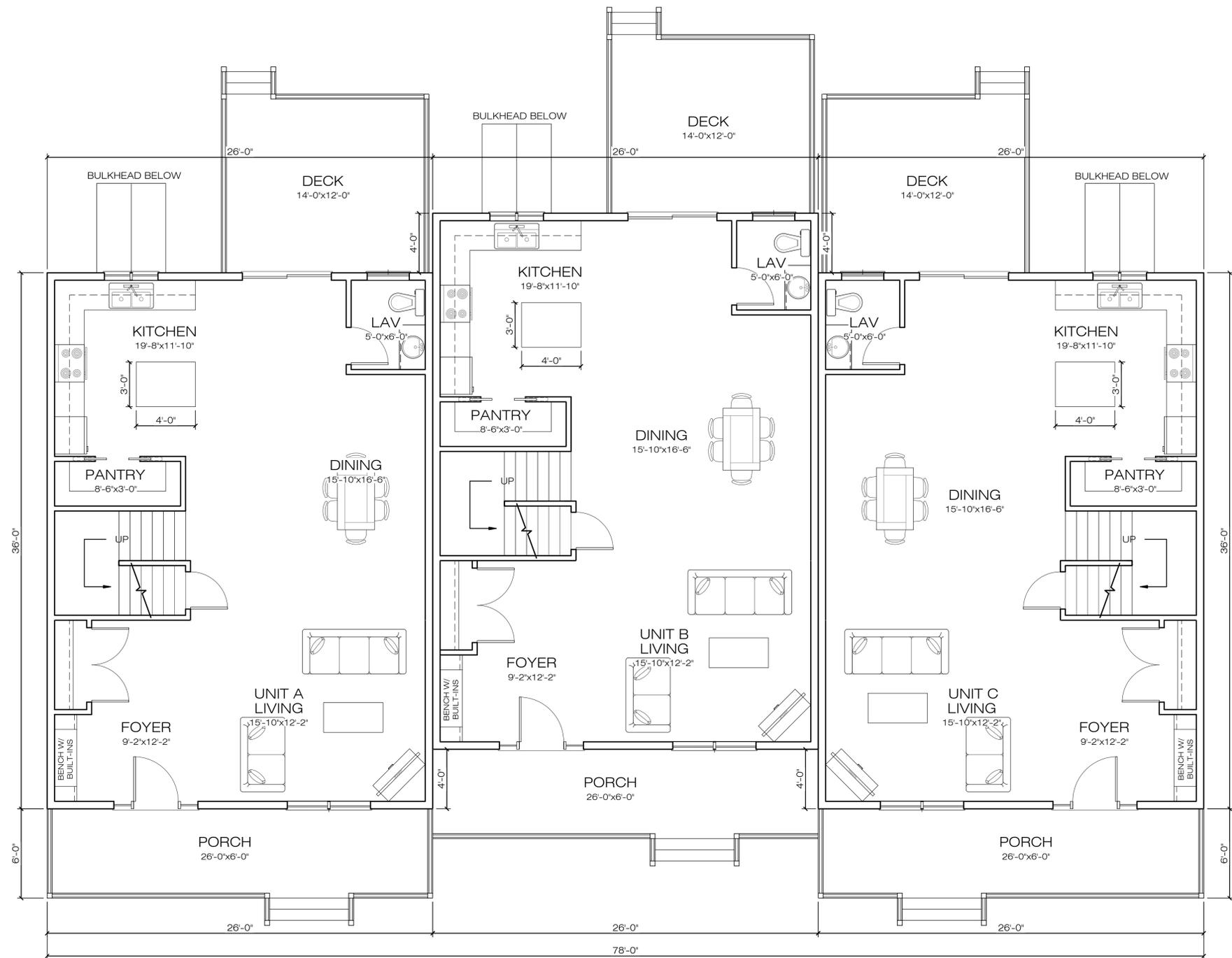
Δ	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

REVIEW SET

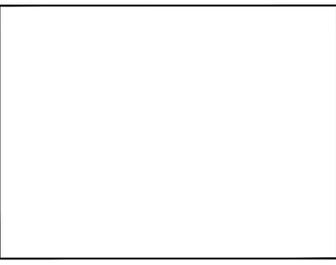
Scale: 1/4" = 1'-0"
Date: 2/3/2022
Drawn By: T.WALLACE
Checked By:
Job Number: 21253

Drawing:
A2

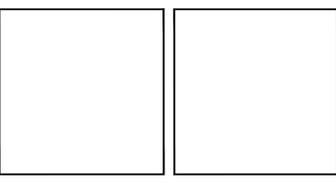
COPYRIGHT © 2022 BY CME ARCHITECTS, INC. THE ARCHITECTURAL DESIGN, DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF CME ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CME ARCHITECTS, INC.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
EACH UNIT TOTAL SQ FT: 1,884
1ST FLOOR CEILING HGT: 8'-0"
2ND FLOOR CEILING HGT: 8'-0"



- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:**
- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. ----
 - PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)



LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FIRST FLOOR PLAN

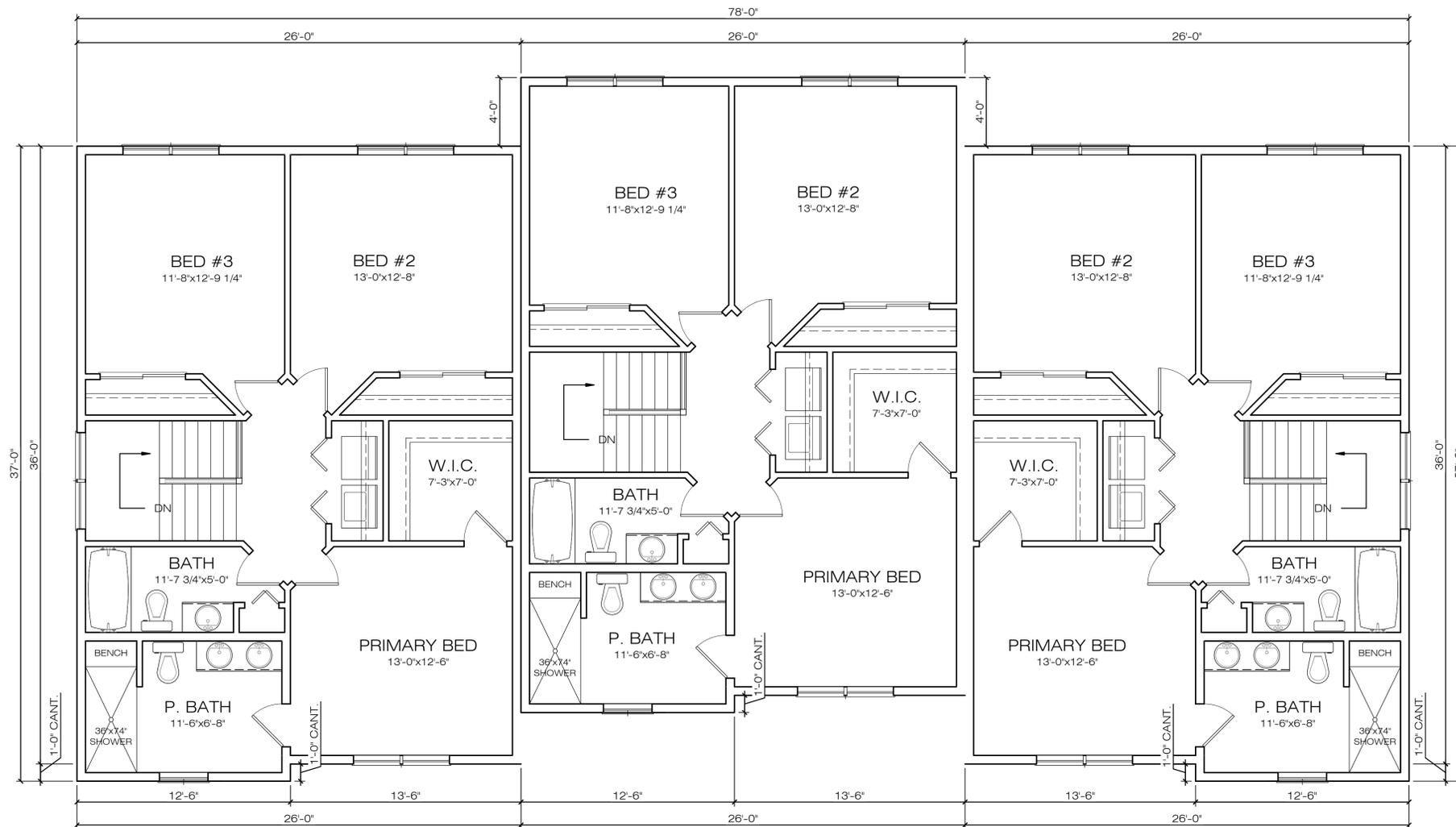
Δ	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

REVIEW SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	T.WALLACE
Checked By:	
Job Number:	21253

Drawing:
A3

COPYRIGHT © 2022 BY CME ARCHITECTS, INC. THE ARCHITECTURAL DATA, DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF CME ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CME ARCHITECTS, INC.



SECOND FLOOR PLAN

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
- 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
- WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
- WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. ----
- PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

LELAND TRIPLEX
 288 VILLAGE ST
 MEDWAY, MA
 TONY LELAND

SECOND FLOOR PLAN

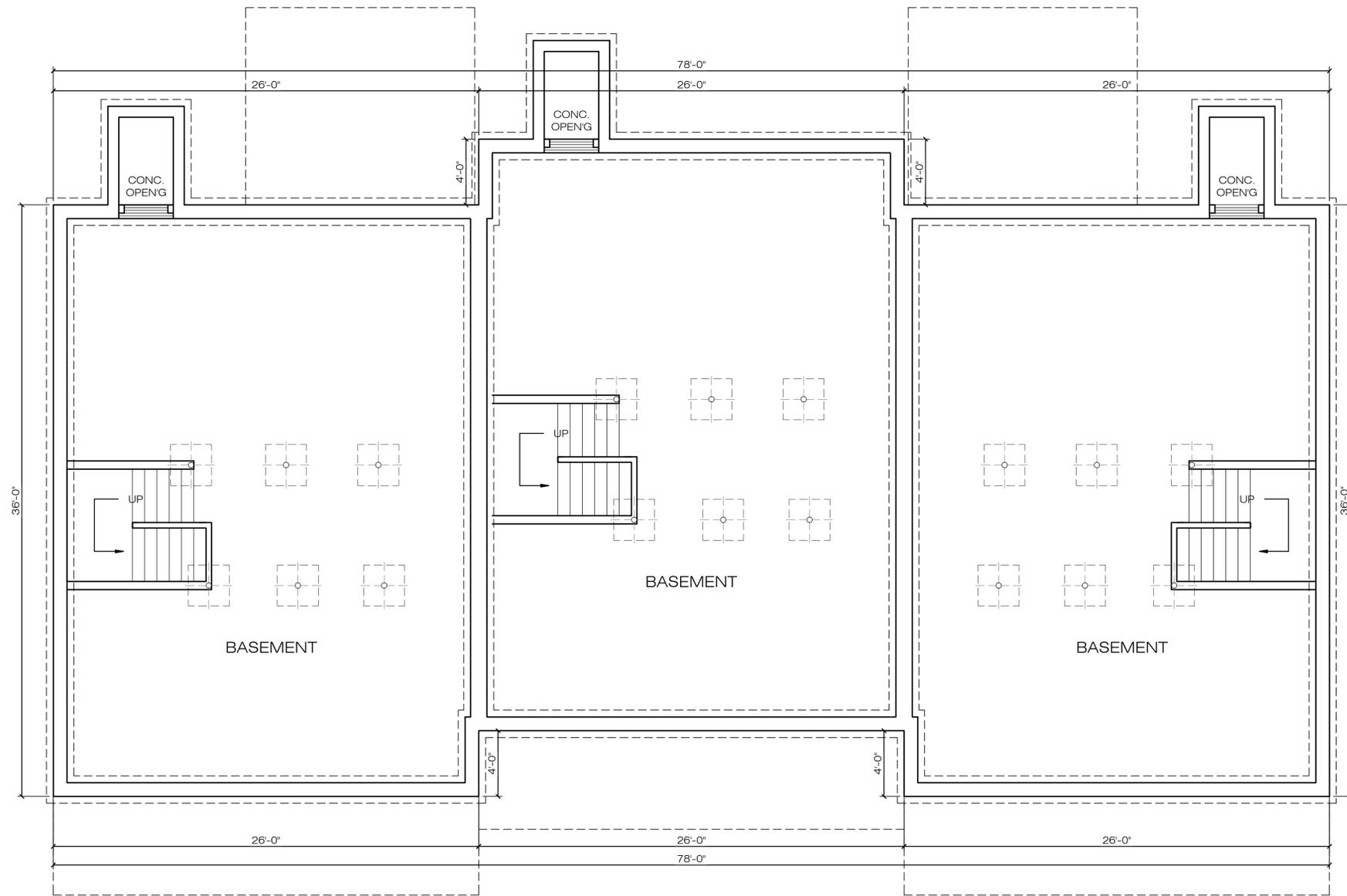
Δ	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

REVIEW SET

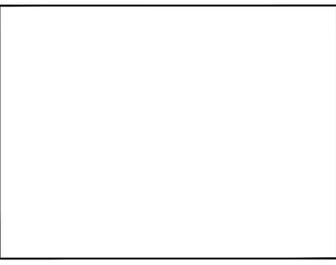
Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	T.WALLACE
Checked By:	
Job Number:	21253

Drawing:
A4

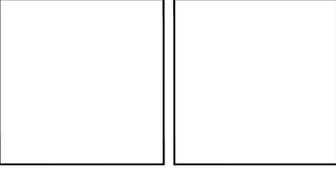
COPYRIGHT © 2022 BY CME ARCHITECTS, INC. THE ARCHITECTURE, ENGINEERING, INTERIORS, LANDSCAPE ARCHITECTURE, AND OTHER WORKS SHOWN ON THIS SHEET ARE THE PROPERTY OF CME ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CME ARCHITECTS, INC.



FOUNDATION PLAN



- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:**
- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. ----
 - PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)



LELAND TRIPLEX
 288 VILLAGE ST
 MEDWAY, MA
 TONY LELAND

FOUNDATION PLAN

Δ	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

REVIEW SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	T.WALLACE
Checked By:	
Job Number:	21253

Drawing:
A5

COPYRIGHT © 2022 BY CME ARCHITECTS, INC. THE ARCHITECTURE, ENGINEERING, INTERIORS AND OTHER WORKS SHOWN ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF CME ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CME ARCHITECTS, INC.



March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

Construction Reports

- 3/8/22 report on Choate Trail Subdivision from Connorstone Engineering (Vito Colonna)
- 3/4/22 report on William Wallace Village from Legacy Engineering (Dan Merrikin)

CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, #7
NORTHBOROUGH, MASSACHUSETTS 01532
TEL: 508-393-9727 FAX: 508-393-5242

Construction Observation Report

Project Information

Project Name: Choate Trail
Location: Copper Drive (off Highland Street) Medway, MA
Report Number: 9
Inspection Date: 3/8/2022
Inspection Time: 3:00 pm

On Tuesday, March 8, 2022, Vito Colonna, PE, from Connorstone Engineering, Inc. (CSEI) performed a progress inspection in accordance with the Definitive Subdivision Approval Condition VII.B.5.c. The following report summarizes the observations made during the site visit.

Recent Precipitation Events:

Based upon available data, since the last inspection the site received the following precipitation.

- Previous 72 hours: 0.3 inches

Completed / On-Going Work

Time Period: 1/20/2022 to 3/8/2022

- The drainage structure frame and covers were being adjusted to grade.

Site Conditions / Recommendations:

1. The entrance showed no signs of tracking onto Highland Street.
2. The internal Roadway (Copper Drive) had only minor tracking/sediment on the paved areas. Construction entrances had been installed at Lot 2 and 4. These should be maintained as required. The entrance to Lot 3 should be installed prior to future lot development.
3. The overall site condition was generally stable, and the perimeter erosion barriers (compost filter sock & silt fence) appeared in good condition and functioning as intended. No sediment or erosion was observed beyond the barriers or limit of work.
4. Catch basins were equipped with silt sacks that appeared to be in good condition, and the gutter mouths had been blocked off as recommended.
5. Stockpiles of loam / soil were located on future Lots 3 and 4, and appeared generally stable with no notable erosion.
6. An open excavation located on the rear of Lot 4 should be backfilled or otherwise protected.

Vito Colonna, PE
Connorstone Engineering, Inc.



Typical Structure Adjustment to Grade



dan@legacy-ce.com
508-376-8883(o)
508-868-8353(c)
730 Main Street
Suite 2C
Millis, MA 02054

CONSTRUCTION INSPECTION REPORT

Date of Inspection: 3/4/2022 **Time On-Site:** 1:30 pm **Weather:** 35F, Sunny

Location: William Wallace Village, 274 Village Street, Medway, MA

Inspection By: Daniel J. Merrikin, P.E.

Date of Report: 3/4/2022

Observation Requested by: DTRT LLC
Medway Planning & Economic Development Board

Activity Summary:

At the time of inspection work on the following structures was ongoing:

- Unit 2/4 is substantially complete and occupied.
- Unit 18 (old house) is substantially complete and occupied.
- Aside from garage doors, unit 20/22/24 is weather tight and interior construction continues.
- Aside from garage doors, unit 6/8 is weather tight and interior construction continues.
- Unit 10/12 foundation utility installation continues.
- Unit 14/16 building foundations is partially excavated.
- The mail kiosk is substantially complete.

Note the following site construction activities since our last inspection.

- Site work on the site is minimal as the primary focus is currently building construction and due to the onset of snowy winter conditions. Utility service installation to buildings under construction but otherwise, there has been little site work since our last inspection.





Erosion Controls:

Note the following:

- Perimeter erosion controls were inspected and found to be in good condition.
- Temporary sediment basins appear to be functioning well and newly installed stormwater systems are protected with erosion controls. The partially excavated foundation for unit 14/16 is acting as a temporary sediment basin. Once the foundation is installed, the area will be re-evaluated to determine if additional erosion controls are needed.

Recommended Improvements:

1. Perimeter erosion controls will need some refreshing in the next few months.









March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

ZBA Petition – 2 Bullard Circle
Application for an Accessory Family
Dwelling Unit (AFDU)

- Selections from the applicant's submittal to the ZBA. The owner seeks an AFDU special permit to allow for the conversion of a free-standing garage to an AFDU. The hearing before the ZBA is scheduled for April 6, 2022.

GENERAL APPLICATION FORM



TOWN OF MEDWAY
 ZONING BOARD OF APPEALS

155 Village Street
 Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. **A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.**

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):	Application Request(s):
Brandon Collins	Special Permit
Property Owner(s):	
CORDOVA ELIAS CORDOVA	
Site Address(es):	
2 Bullard Cir	
MEDWAY, MA 02053	
Parcel ID(s):	
06-008	
Zoning District(s): AR-I	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: [ZBfile:::12759:::99335]	

TOWN CLERK STAMP

TO BE COMPLETED BY STAFF:

Check No.: 20220307604026
 Date of Complete Submittal: 03/07/2022
 Comments:

Received by: Anna Rice Date: 03/14/2022

GENERAL APPLICATION FORM

APPLICANT / PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co - applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s):	Phone:
Brandon Collins	Email: brandon92416@gmail.com
Address: 62 Eliot st	
MILTON, ma 02186	
Attorney/Engineer/Representative(s):	Phone:
Brandon Collins	Email: brandon92416@gmail.com
Address: 62 Eliot st MILTON ma 02186	
Owner(s):	Phone:
CORDOVA ELIAS CORDOVA	Email:
Mailing Address: 2 BULLARD CIRCLE	
MEDWAY, MA 02053	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.



03/07/2022

Signature of Applicant/Petitioner or Representative

Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

Received by: Anna Rice Date: 03/14/2022

GENERAL APPLICATION FORM

APPLICANT INFORMATION

Applicable Section(s) of the Zoning Bylaw:	Requesting Waivers?	No
8.2 Accessory Dwelling Unit	Does the proposed use conform to the current Zoning Bylaw?	Yes
Present Use of Property:	Has the applicant applied for and/or been refused a building permit?	No
Single Family home	Is the property or are the buildings/structures pre-existing nonconforming?	No
Proposed Use of Property:	Is the proposal subject to approval by the BOH or BOS?	No
Single family home with In-law apartment	Is the proposal subject to approval by the Conservation Commission?	No
Date Lot was created:	Is the property located in the Floodplain District?	No
Date Building was erected:	Is the property located in the Groundwater Protection District?	No
Does the property meet the intent of the Design Review Guidelines?	Is the property located in a designated Historic District or is it designated as a Historic Landmark	No
Describe Application Request:		
Homeowner wants to turn existing detached garage into an accessory dwelling unit to house related caretakers of elderly parents living in the principle dwelling unit		

Received by: Anna Rice Date: 03/14/2022

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw requirement	Existing	Proposed
A. Use		single family residence	single family residence with in-law apartment
B. Dwelling Units		1	2
C. Lot Size	44,000 Sq.Ft		
D. Lot Frontage	180ft		
E. Front Setback	35ft		
F. Side Setback	15ft		
G. Side Setback	15ft		
H. Rear Setback	15ft		
I. Lot Coverage	25%		
J. Height	35ft		
K. Parking Spaces			
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

Received by: Anna Rice Date: 03/14/2022



TOWN OF MEDWAY
ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

SPECIAL PERMIT FORM
Accessory Family Dwelling Unit (AFDU)

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

Site Address: 2 BULLARD CIR , MEDWAY, MA 02053

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. **A GENERAL SPECIAL PERMIT APPLICATION IS REQUIRED IN ADDITION TO THIS FORM FOR AFDU'S.**

TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

1. An accessory family dwelling unit shall be located within:
 - a. a detached single-family dwelling (principal dwelling unit); or
 - b. an addition to a detached single-family dwelling principal dwelling unit); or
 - c. a separate structure on the same premises as a detached single-family dwelling (principal dwelling unit).

existing detached garage will be converted into accessory dwelling unit

2. There shall be no more than one accessory family dwelling unit associated with a detached single-family dwelling (principal dwelling unit).

proposed unit would be the only one

3. No accessory family dwelling unit shall have more than one bedroom, unless a second bedroom is authorized by the Board of Appeals pursuant to 8.2.C. 8.

studio apartment

4. An accessory family dwelling unit shall not exceed 800 sq. ft. of gross floor area unless:
 - a. there is an existing detached accessory structure larger than 800 sq. ft. located on the same lot as a detached single-family dwelling (principal dwelling unit) and the Board of Appeals determines its use as an accessory family dwelling unit is in character with the neighborhood; or
 - b. authorized by the Board of Appeals pursuant to 8.2.C.8.

existing detached garage aprox. 850 sq. ft with the only exterior change being chaning the existing garage doors to french doors/windows

5. There shall be at least one designated off-street parking space for the accessory family dwelling unit in addition to parking for the occupants of the detached single-family (principal dwelling unit). The off-street parking space shall be located in a garage or in the driveway, and shall have vehicular access to the driveway. The location, quantity and adequacy of parking for the accessory family dwelling unit shall be reviewed by the Board of Appeals to ensure its location and appearance are in keeping with the residential character of the neighborhood.

parking available in driveway

6. Occupancy of the single-family dwelling (principal dwelling unit) and accessory family dwelling unit shall be restricted as follows:

- a. The owners of the property shall reside in one of the units as their primary residence, except for bona fide temporary absences due to employment, hospitalization, medical care, vacation, military service, or other comparable absences which would not negate the primary residency standard. For purposes of this Section, "owners" shall mean one or more individuals who hold legal or beneficial title to the premises.
- b. The accessory dwelling unit and the detached single-family dwelling (principal dwelling unit)

shall be occupied by any one or more of the following:

- i. the owner(s) of the property;
- ii. the owner's family by blood, marriage, adoption, foster care or guardianship;
- iii. an unrelated caregiver for an occupant of the detached single-family dwelling or the accessory family dwelling unit, who is an elder, a person with a disability, handicap or chronic disease/medical condition, or a child.

blood related family member will be living in the proposed unit

7. An accessory family dwelling unit shall be designed so as to preserve the appearance of the single-family dwelling (principal dwelling unit) and be compatible with the residential character of the neighborhood. Any new separate outside entrance serving an accessory family dwelling unit shall be located on the side or in the rear of the building.

no new entrances in unit

In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility or a chronic medical condition, the Board of Appeals may allow reasonable deviations from the Basic Requirements where necessary to install features in the accessory family dwelling unit to facilitate the care of, and access and mobility for, disabled and handicapped individuals and persons with limited mobility or a chronic medical condition. This may include, but is not limited to, authorizing a second bedroom in the accessory family dwelling unit.

If you are seeking relief under this provision, please specify the relief sought and the reasons supporting your request.



Signature of Applicant/Petitioner or Representative

March 14, 2022

Date

GENERAL SPECIAL PERMIT FORM



TOWN OF MEDWAY
ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

Site Address: 2 BULLARD CIR , MEDWAY, MA 02053

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. **A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.**

TO BE COMPLETED BY THE APPLICANT

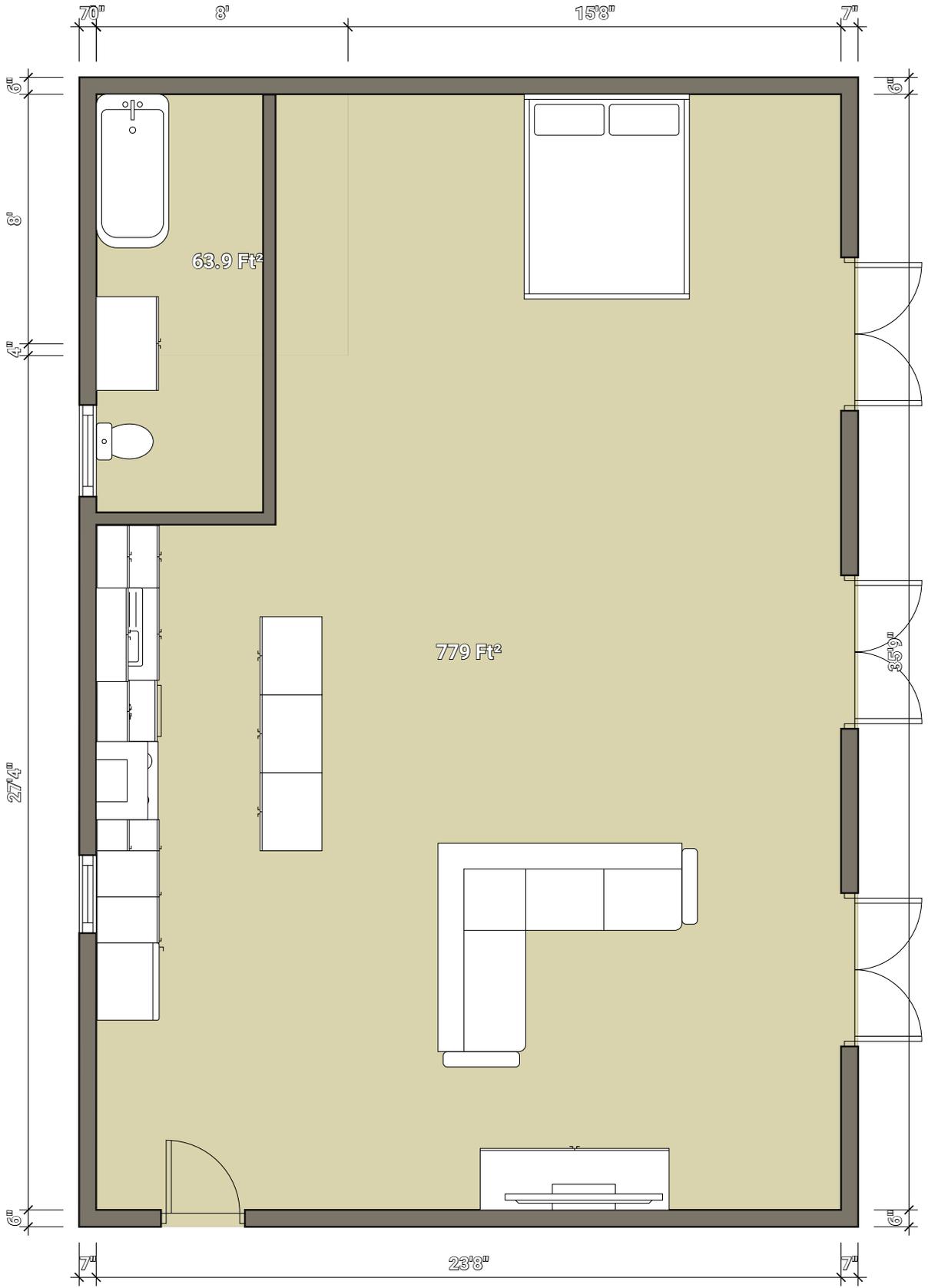
Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

- 1. The proposed site is an appropriate location for the proposed use:
- 2. Adequate and appropriate facilities will be provided for the operation of the proposed use:
- 3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment:
- 4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area:
- 5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use:
- 6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district:
- 7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw:
- 8. The proposed use is consistent with the goals of the Medway Master Plan:
- 9. The proposed use will not be detrimental to the public good:

March 14, 2022

Signature of Applicant/Petitioner or Representative

Date





March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

**DPW 19 Populatic Street
Storage Canopy**

- Collection of emails and memos re: the planned storage canopy at 19 Populatic Street
- Excerpt from the plan set showing the location and planned landscaping around the storage canopy.

NOTE – The DRC will discuss this at its 3-21-22 meeting so Jess and Tom will be able to brief you on the DRC's recommendations.

Date: 3/16/2022

Project No.: 20600

To: Medway Design Review Committee and Medway Planning and Economic Development Board

From: Wright-Pierce

Subject: Populatic WTP – Proposed Storage Canopy – Supplemental Information

As requested, we have compiled additional information on the proposed equipment storage canopy to be located at the new Populatic Water Treatment Plant (WTP) in Medway. The purpose of this memorandum is to provide additional information to assist the Board/Committee with visualizing the existing conditions at the site including screening, what the proposed canopy design will resemble, and the anticipated footprint against existing conditions.

Existing Conditions

The storage canopy is proposed to be installed over an existing paved area of approximately 1,300 sq ft. This area is currently used for equipment storage by Water Department. The area is already very well screened from the adjacent property at 15 Populatic St. by three large white pines and various other trees and vegetation of differing sizes. Refer to the photo below:



Proposed Canopy Design

The proposed design of the canopy will closely resemble the storage canopy that has been built at the newly constructed DPW Facility. Some primary differences to note from the DPW facility design include a plastic membrane roof in lieu of the insulated metal panel roof, the elimination of the gutters, and a smaller overall footprint. The height of the proposed canopy will be similar to the DPW facility with a low side height of approximately 16-ft and high side height of approximately 18-ft. Refer to the photos below:



Front View



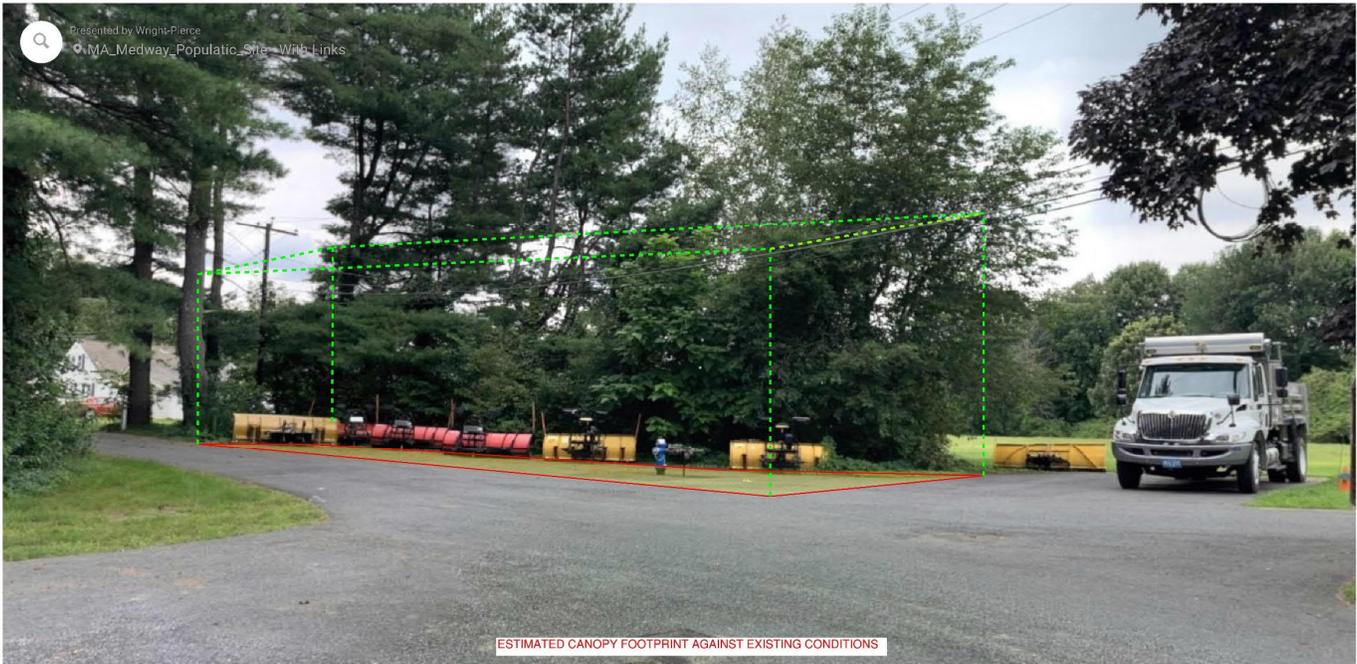
Side View



Underside View

Proposed Footprint

The proposed footprint will completely cover the existing pavement in that area. The existing trees and vegetation that provide screening will remain in place following construction. The photo below shows the estimated footprint of the proposed canopy overlaid in front of the existing conditions to provide a visual reference of the size.



We hope this additional information meets the expectations of the Design Review Committee and Planning Board. Please let us know if you have any further questions or comments.

Susan Affleck-Childs

From: James Cray <jim.cray@wright-pierce.com>
Sent: Thursday, March 17, 2022 8:40 AM
To: Susan Affleck-Childs
Subject: RE: Medway WTP Draft Final Plan Review

Hi Susy,

With respect to colors, there's not a lot of components to the canopy where colors would need to be selected for. We are currently proposing the steel framing to be hot-dipped galvanized because it's the most durable and requires little to no maintenance. The EPDM membrane roof we typically go with black, but could also go with white or gray, however it won't be that visible from the ground due to the low slope. There are some color options for the roof edge trim, but if we keep the galvanized steel, we would probably just go with a gray for the trim. But there are other options available – below is sample color chart from the company we specified around. As I've noted before during these meetings, the final colors on the project are not selected until construction starts and we receive the submittals so a decision doesn't need to be made next week on the colors.

-Jim

STOCK COLORS

STANDARD FINISH

70% PVDF resin-based coatings provide high performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates. [Download color chart.](#)



James Cray, PE

Wright-Pierce | Senior Project Manager
direct 978.416.8002 | cell 978.509.3960



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

Sent: Wednesday, March 16, 2022 5:23 PM

To: James Cray <jim.cray@wright-pierce.com>
Subject: RE: Medway WTP Draft Final Plan Review

Thanks Jim.

This is very helpful. Any info available on colors? I expect the DRC will ask.

Susy

From: James Cray [<mailto:jim.cray@wright-pierce.com>]
Sent: Wednesday, March 16, 2022 5:17 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi Susy,

As requested, please find the attached supplemental information on the proposed storage canopy. I'll be prepared to speak to this in more detail if questions come up on Monday or Tuesday.

Thanks,
-Jim

James Cray, PE
Wright-Pierce | Senior Project Manager
direct 978.416.8002 | cell 978.509.3960



From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, March 16, 2022 8:57 AM
To: James Cray <jim.cray@wright-pierce.com>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; bsmith@townofmedway.org
Subject: RE: Medway WTP Draft Final Plan Review

Yay. Excellent. Will do. Stay tuned.

Thanks.

From: James Cray [<mailto:jim.cray@wright-pierce.com>]
Sent: Wednesday, March 16, 2022 8:56 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi Susy,

1. Plan will be updated with specific date.
2. Will provide info by EOB on Thursday and I am available Monday night for Zoom, please forward the invite/link.

3. I am available Tuesday night – please forward invite/link.

Thanks,
-Jim

James Cray, PE

Wright-Pierce | Senior Project Manager
direct 978.416.8002 | cell 978.509.3960



From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, March 16, 2022 8:31 AM
To: James Cray <jim.cray@wright-pierce.com>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi.

1. Month and year on the plan is not OK. It needs to include a specific plan date.
3. Next DRC meeting is Monday, March 21. Please provide the canopy info by close of business on Thursday. Can you Zoom in Monday night for discussion? 7 pm.
4. Will need to discuss with the PEDB. Next meeting is Tuesday, March 22. I will add this as an agenda item. I will share with them your notes and the photo. Can you zoom in?

Susy

From: James Cray [<mailto:jim.cray@wright-pierce.com>]
Sent: Tuesday, March 15, 2022 11:37 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi Steve,

Please refer to my feedback below in Red.

Thanks,
-Jim

James Cray, PE

Wright-Pierce | Senior Project Manager
direct 978.416.8002 | cell 978.509.3960



From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, March 15, 2022 10:48 AM
To: Bouley, Steven <steven.bouley@tetrattech.com>

Cc: James Cray <jim.cray@wright-pierce.com>; Peter Pelletier <ppetier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>

Subject: RE: Medway WTP Draft Final Plan Review

Thanks, Steve.

Jim, would be glad to speak further with you about these items.

Thanks.

Susy

From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]

Sent: Tuesday, March 15, 2022 10:37 AM

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

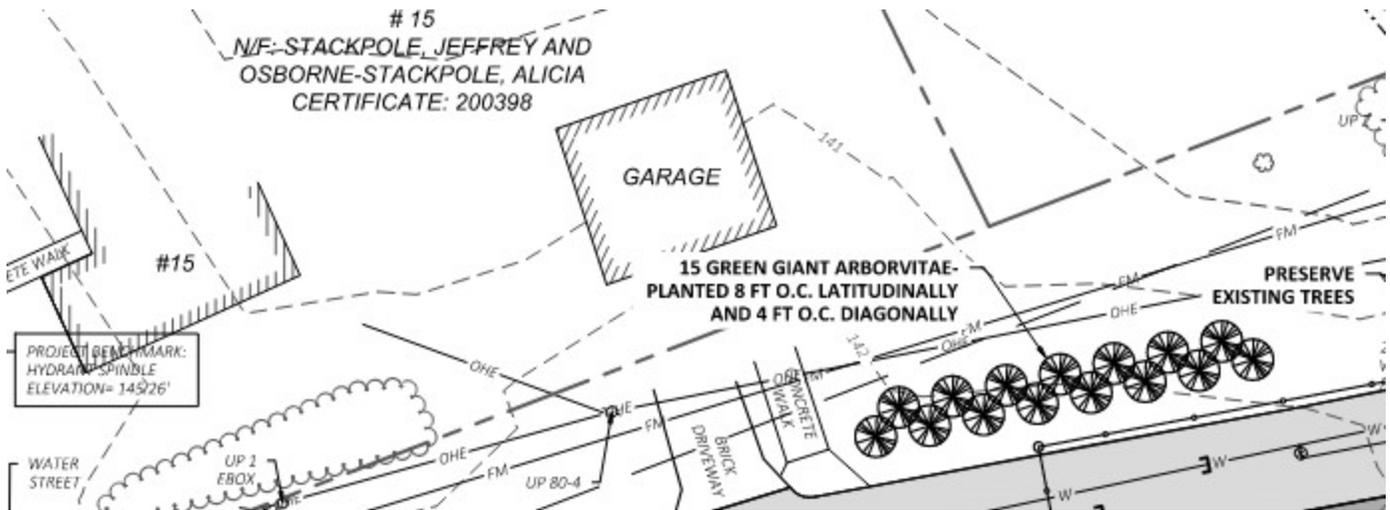
Cc: James Cray <jim.cray@wright-pierce.com>; Peter Pelletier <ppetier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>

Subject: Medway WTP Draft Final Plan Review

Hi Susy,

We have reviewed the draft final plan submission titled "Town of Medway Massachusetts, Contract Drawings for Populatic Water Treatment Plant, March 2022 Permit Submittal" dated March 2022, prepared by Wright Pierce. We reviewed the Plans against *Section VIII. Conditions* in the Decision and have the following comments:

1. The Decision references specific plan revision date be shown on the Plans. The Applicant has shown "March 2022" on the Cover Sheet and "3/2022" in the revision block. We recommend the PEDB confirm whether that is sufficient or if the intent of the condition was to include an actual date on the Plans. (VIII.C.3) **JEC: PEDB to confirm if Month/Year is sufficient.**
2. The Applicant has included a signature block for Board signatures. However, only four lines have been provided and there are five members of the PEDB. (VIII.C.4 and VIII.D.4) **JEC: We will add a 5th line.**
3. We recommend the PEDB confirm with Design Review Committee that the proposed canopy structure has been reviewed and approved. (VIII.D.2) **JEC: We still owe the DRC some additional photos showing similar canopy structures so they can get a better visual of what the proposed canopy will look like once completed.**
4. It does not appear additional landscaping is proposed to screen the Storage Canopy location as compared to the previous Plan Set. (VIII.D.7) **JEC: We discussed adding more landscaping to screen the canopy with our landscape architect. We were having a hard time determining what additional landscaping would really be needed. The goal was to screen the canopy from the abutting neighbor (#15 Populatic) as best we could and what we are showing now for screening appears adequate. There is not a lot open space to add additional plantings along that side of Water Street. We are keeping 3 large existing pines in place that already provide significant screening and we are also keeping the existing vegetation behind the proposed structure. So it's essentially surrounded by vegetation/screening. We also added a row of 15 Arborvitae to provide even more additional screening. See below. What is the PEDB's expectation for screening? We can certainly add more if needed, we just need some direction on where/what they would like added.**



Please let us know if you have any questions, thanks.

Steve

Steven M. Bouley, PE | Project Manager

Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetrattech.com

Tetra Tech | *Leading with Science®* | INE

100 Nickerson Road | Marlborough, MA 01752 | tetrattech.com

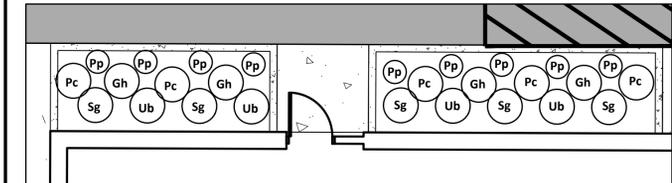
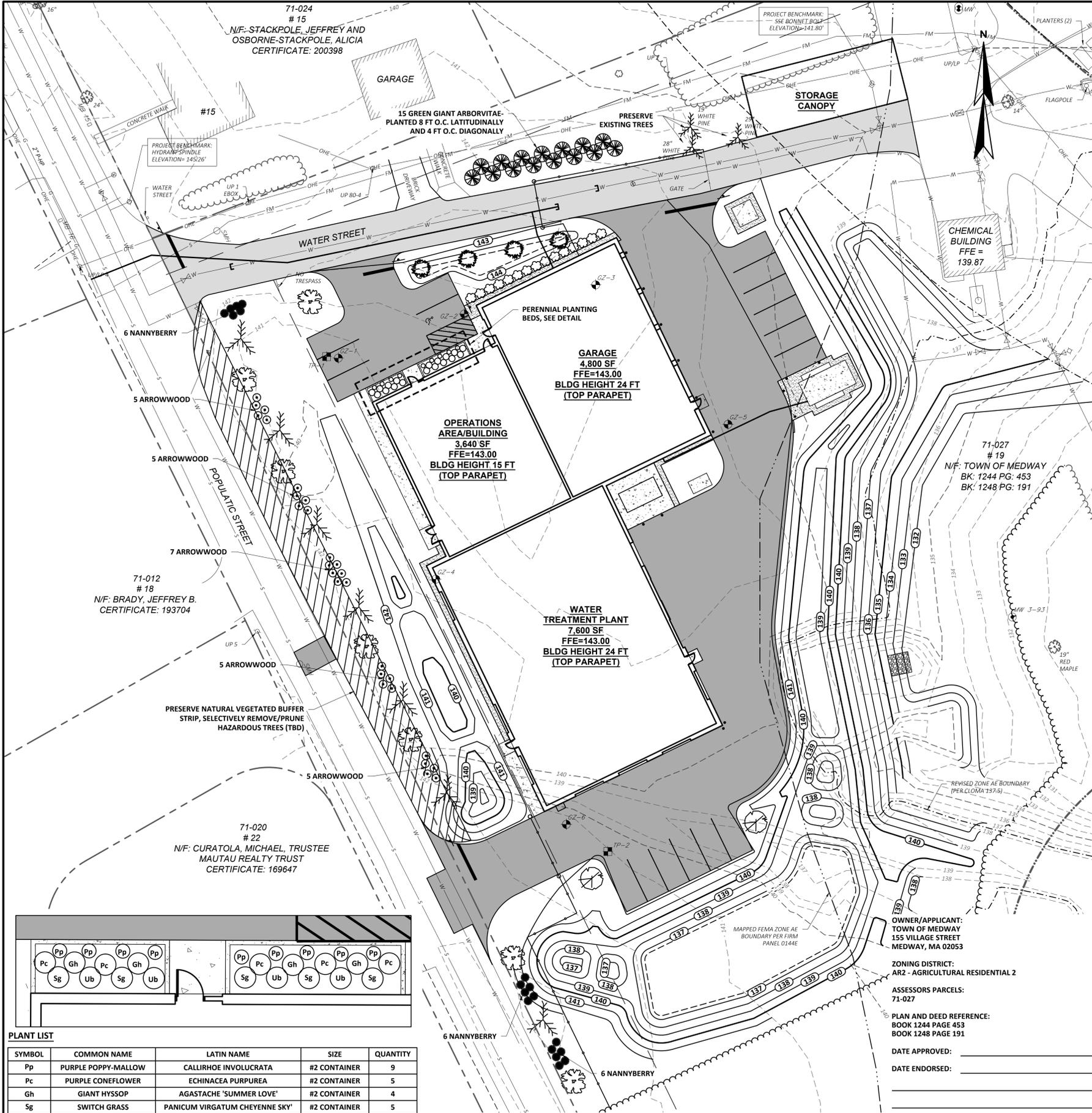
This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

 Please consider the environment before printing. [Read more](#)



LAST SAVED BY: DANIEL METZ 3/12/2022 2:15 PM

A:\ENGIN\MEDWAY\20600-WPT-DESIGN\DRAWINGS\CV\20600-CS-LANDSCAPE\PLAN.DWG | 20600-CS-LANDSCAPE\PLAN | 1:12.5849 | 3/12/2022 7:38:26 AM | DANIEL METZ

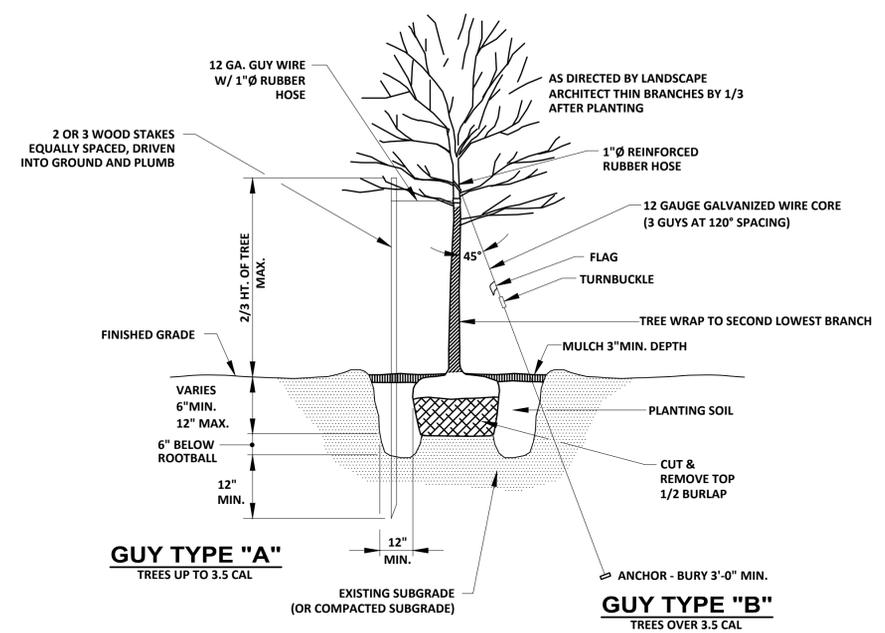


PLANT LIST

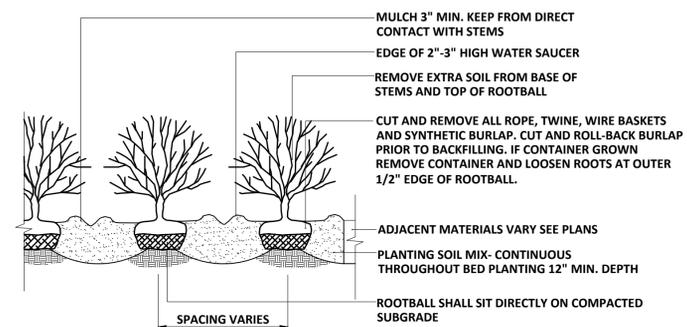
SYMBOL	COMMON NAME	LATIN NAME	SIZE	QUANTITY
Pp	PURPLE POPPY-MALLOW	CALLIRHOE INVOLUCRATA	#2 CONTAINER	9
Pc	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#2 CONTAINER	5
Gh	GIANT HYSSOP	AGASTACHE 'SUMMER LOVE'	#2 CONTAINER	4
Sg	SWITCH GRASS	PANICUM VIRGATUM CHEYENNE SKY	#2 CONTAINER	5
Ub	UPRIGHT LITTLE BLUESTEM	SCHIZACHRYIUM 'STANDING OVATION'	#2 CONTAINER	4

PERENNIAL PLANTING BEDS PLAN
SCALE: NTS

SITE LANDSCAPE PLAN AND DETAILS
SCALE: 1"=20'



TREE PLANTING DETAIL
SCALE: NTS



SHRUB PLANTING BED
SCALE: NTS

SITE LANDSCAPE WORK-LAWNS

- ALL AREAS DISTURBED DUE TO CONSTRUCTION OPERATIONS AND NOT DESIGNATED FOR OTHER SURFACE TREATMENT SHALL RECEIVE A 6" DEPTH OF TOPSOIL, AND SHALL BE FINE-GRADED AND SEEDED TO LAWN, PER LANDSCAPE SPECIFICATIONS.
- ALL LAWN AREAS SHALL RECEIVE ADEQUATE TEMPORARY IRRIGATION, AS SPECIFIED AND REQUIRED.
- NEW LAWNS AREAS SHALL BE HYDRO-SEEDED WHERE SHOWN AND AS SPECIFIED. MECHANICAL SEEDING (BRILLION OR APPROVED EQUIPMENT) MAY BE ALLOWED IF APPROVED BY THE OWNER'S REPRESENTATIVE. THOSE AREAS SHALL BE HYDRO-MULCHED OR STRAW-MULCHED WITH A CHOPPER/BLOWER AND A TACKIFIER AFTER MECHANICAL SEEDING.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL REVIEW ALL SITE UTILITY PLANS AND COORDINATE WITH THE GENERAL CONTRACTOR TO AVOID HAZARDS AND CONFLICTS WITH EXISTING/NEW UNDERGROUND UTILITIES.
- ALL PLANTS SHALL BE HEALTHY NURSERY STOCK MEETING REQUIREMENTS OF NURSERYMEN'S ASSOCIATION STANDARDS FOR TYPE, SIZE, AND CONDITION. ALL OTHERS WILL BE REJECTED.
- OWNER'S REPRESENTATIVE WILL INSPECT ALL PLANT BEDS PRIOR TO ANY PLANTING.
- ALL PLANT BEDS SHALL RECEIVE A 3" SETTLED DEPTH OF AGED SHREDDED HEMLOCK BARK MULCH, IMMEDIATELY AFTER INSTALLATION OF MULCH, THE CONTRACTOR SHALL THOROUGHLY WET ALL BEDS WITH THE EQUIVALENT OF 2" RAINFALL TO SETTLE MULCH TO 3" DEPTH.
- PLANT LIST IS INFORMATIONAL ONLY. IF THERE IS A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THOSE SHOWN ON THE PLANS, QUANTITIES SHOWN ON THE PLAN SHALL GOVERN.
- ALL TREE PITS AND PLANT BEDS SHALL RECEIVE PREPARED PLANTING SOIL MIXTURE AS DETAILED AND SPECIFIED. PLANT BEDS: 12" DEPTH WITH SURFACE 3" BELOW FINISHED GRADE TO ALLOW FOR MULCH.

PLANT LIST

SYMBOL	COMMON NAME	LATIN NAME	SIZE	QUANTITY
	NORTHERN RED OAK	QUERCUS RUBRA	2.5"-3" CALIPER	7
	WHITE PINE	PINUS STROBIS	8'-10' HEIGHT	7
	FLOWERING DOGWOOD	CORNUS FLORIDA	2"-2.5" CALIPER	4
	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5"-3" CALIPER	2
	THUJA STANDISHII X PPLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10 FT HEIGHT	15
	CREeping JUNIPER	JUNIPEROUS HORIZONTALIS	#5 CONTAINER	15
	NANNYBERRY	VIBURNUM LENTAGO	#5 CONTAINER	18
	ARROWWOOD	VIBURNUM DENTATUM	#5 CONTAINER	27

OWNER/APPLICANT:
TOWN OF MEDWAY
155 VILLAGE STREET
MEDWAY, MA 02053

ZONING DISTRICT:
AR2 - AGRICULTURAL RESIDENTIAL 2

ASSESSORS PARCELS:
71-027

PLAN AND DEED REFERENCE:
BOOK 1244 PAGE 453
BOOK 1248 PAGE 191

DATE APPROVED: _____

DATE ENDORSED: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



NO	REVISIONS	DATE
		3/2022

PROJECT NO: 20600
DESIGNED: A. DUFFY (GA)
CAD COORD: B. JONES
CAD: D. METZ
CHECKED: J. PIRELLE
DATE: 09-01-2022
APPROVED: J. GRAY
DATE: 03-07-2022
SUBMISSION: CONTRACT DRAWINGS

COMMONWEALTH OF MASSACHUSETTS
JAMES J. GRAY
CIVIL ENGINEER
REG. NO. 4068
PROF. SEAL

WRIGHT-PIERCE
978.416.8000 | www.wright-pierce.com
600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810

**MEDWAY, MASSACHUSETTS
POPULATIC WATER TREATMENT PLANT**

SITE LANDSCAPE PLAN AND DETAILS

DRAWING
ANJA RYAN DUFFY
PLA# 4000
C-6



March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

Plan Endorsement Cutler Place

I need you to re-endorse the Cutler Place plans on Mylar sheets.

The previous version of the Cutler Place sign plan you had endorsed was paper. We had hoped those could be scanned, reduced, printed and attached to the decision and recorded as one document. However, the Registry would not accept that approach. The decision and the plan have to be recorded separately.