

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

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

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

ALSO PRESENT VIA ZOOM:

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

EVERSOURCE ENERGY MINOR SITE PLAN – Public Briefing
Continuation

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

- Public Briefing Continuation Notice
- Revised Site Plan dated March 3, 2021 by VHB
- Submittal letter dated March 5, 2021 from Attorney Joshua Lee Smith
- Tetra Tech review letter dated March 16, 2021 on the revised site plan
- Landscaping plan for West Street corner included on previous site plan from summer 2020.
- Waiver Requests
- 3-18-21 email note from DPW Deputy Director Pete Pelletier
- DRAFT Decision dated 3-22-21

Eversource project team representative attorney Joshua Lee Smith was present via ZOOM. Mr. Smith began the presentation by explaining their response letter to items which were previously brought up at the last meeting. The first item discussed was the landscaping. The applicant explained that additional landscaping in front of the new switchgear building is not feasible and would in fact compromise safety. A distribution line and associated poles run along the West Street side of the property within and along a narrow landscape buffer. Vegetative screening cannot be provided within this distribution line right of way since it would block the gate. Any additional landscaping would also create a line-of-sight hazard. The applicant is seeking a waiver from the requirement for landscaping since the proposed landscaping may lead to unsafe conditions due to the scope of electrical equipment in the vicinity of the property.

The applicant is also seeking a waiver from the outdoor lighting Section 207-4. The lighting is at the property line is 0. There will be wall pack lighting affixed to the new switchgear building which is located 30 ft. from the nearest public way (West Street). The unit lighting would only come on at night. The plan is for 6 wall packs. This lighting will not trespass onto West Street.

The next item discussed was the sidewalk. The applicant is requesting a waiver from this requirement. The Board noted that it cannot waive this requirement since it is in the zoning bylaw. Representative Smith explained that a sidewalk is not needed since the site is secured and not open to the general public. The Board is in receipt of an email from Pete Pelletier, Deputy Director of Public Works regarding a planned sidewalk along the east side of West Street. He noted that the culvert replacement work Eversource is proposing to install appears to be in the location of the planned sidewalk, but this needs further discussion since there needs to be clarity that the structure is not in the right of way. Susy Affleck-Childs asked Tetra Tech to prepare a cost estimate for sidewalk and curbing with the intent that funds would be placed in the Town's Sidewalk Fund. The applicant has received the estimate and is comfortable with the amount. Compliance Coordinator for the Medway Department of Public Works Stephanie Carlisle was present at the meeting and indicated that she did not have the authority to speak on behalf of the DPW in regard to the sidewalks. The applicant also explained that there was a concern about access and communicated that the Town's firefighting and emergency vehicles will have adequate access. No curb cuts are proposed within the development area to which the paving standards apply. The Fire Department provided a "No Comments" email about the site plan.

The Board discussed the draft decision which was provided to the applicant and the following was recommended:

- Include language that there will be a construction inspection fee the applicant will pay.
- DPW Representative, Stephanie Carlisle indicated that the applicant provided a MS4 Permit stormwater application. This application will be reviewed.
- Waiver #1: Section 207-4 Energy Efficiency & Sustainability: Recommended to grant.

- Waiver #2: Section 207-9 Pedestrian and Bicycle Access and Sidewalk: Recommended to not deal with this as waiver but as a condition within the decision.
- Waiver #3: Section 207-10 Paving: Recommended to grant waiver.
- Waiver #4: Section 207-11 Traffic and Vehicular Circulation: Recommended to grant waiver.
- Waiver #5: Section 207-12 Parking: Recommended to grant waiver.
- Waiver #6: Section 207-13 Loading and Unloading: Recommended to grant waiver.
- Waiver #7: Section 207-16 Utilities: There may be situations where some level of above-ground wiring is warranted.
- Waiver #8: 207-18 Outdoor Lighting: This outdoor lighting waiver could be reasonable and have flexibility.
- Waiver #9: 207-19 Landscaping: Recommended to grant waiver due to the extent of the robust planting plan from last summer.

The members discussed that there should be a payment in lieu of the sidewalks. This can be added as a condition and not as a waiver.

On a motion made by Rich Di Iulio, seconded by Matt Hayes, the Board voted by roll call to approve the waivers as discussed.

Roll Call Vote:

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

Conditions and Findings of Decision:

The Board discussed the findings/conditions of the decision:

- There will be language put into the decision about the sidewalk mitigation as discussed earlier in the meeting.
- There will be testing of excavated material and this will be placed into the conditions. The results of the testing materials will be forwarded to the Board. The amount to be removed is estimated to be 2,500 cubic yards.
- The replacement of the existing concrete culvert would need a MS4CD permit from Medway DPW.
- The Mobile Transformer and Mobile Switch will have a 2 year and up to 4-year timetable for this on site.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to approve the Findings/Conditions as presented.

Roll Call Vote:

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

The Board would like language in the decision that the final sign off from the Building Inspector not be granted until the \$11,983.00 is deposited into the sidewalk fund. It was also recommended that there be granite curbing.

Attorney Smith asked that if the stormwater design changes will they be able to come back to the Board for a modification. The Board expressed that the change would need to be determined if it is a minor or major modification.

On a motion made by Tom Gay, seconded by Rich Di Iulio, the Board voted by roll call to accept the decision as written with the inclusions of the language of the granite curbing and also \$11,983.00 being placed into the sidewalk fund.

Roll Call Vote:

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

APPOINTMENTS TO THE MASTER PLAN COMMITTEE:

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

- Memo dated March 19, 2021 from Susy Affleck-Childs with recommended appointments.

It is recommended that the PEDB appoint the following to the Medway Master Plan Committee:

- Ellen Hillary, Becky Atwood, Denise Legee, Cassandra McKenzie, Tara Kripowicz, Siri Krishna Khalsa, Susan Dietrich, Sarah Raposa, and Eric Arbene.

The Committee also needs to appoint a representative from the Board of Selectmen, Affordable Housing Trust/Committee, Lions Club, Medway Business Council, and Energy and Sustainability Committee. Recommendations from those groups are forthcoming.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to appoint the above noted individuals to the Master Plan Committee through March 31, 2023 and to have Jessica Chabot as the representative of the Planning and Economic Development Board.

Roll Call Vote:

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

MEDWAY MILL SITE PLAN – Public Hearing Continuation

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

- Public Hearing Continuation Notice
- Bridget Graziano notes from the March 15, 2021 Con Com and PEDB site visit
- Email dated March 10, 2021 with photos from abutter Janine Clifford, 42 Lincoln Street

The Board was made aware that the applicant has not provided any additional documents for the Board's review.

Guerriere and Halnon Representative Amanda Cavaliere was present. It was explained that the applicant continues to work with the Conservation Commission. There was a question asked about reducing the drive aisle to 24 ft. The existing parking lot on the west side of the brook below the basin fans out wide. The applicant indicated that the driveway area is 26 ft. and can look at the possibility of pulling it back away from the bank. There was also discussion about putting plantings along the fence on the west side. There was a recommendation to install native vegetation instead of arborvitaes. Representative Arnold from Goddard Engineering was present. He noted that the Conservation Commission wanted to place native plants in the riverfront areas. The type of species will be determined. The gravel areas along the edge of Mill St. where D4 landscaping resides will need fencing or boulders to ensure this will not encroach onto the proposed mitigation areas. The parking locations for businesses with vehicles and equipment will need to be designated with signage.

Member Di Iulio would like to see all native species on site. He also does not support the parking lot where it is but prefers moving the parking lot and putting the stormwater under the parking lot.

Associate Member Chabot communicated that one of the issues she has with the plan is the need to screen the property from abutters due to the grade change. She would like to see some drawn perspectives of the screening from neighboring properties. She also agrees with member Di Iulio that the parking lot as noted on plan does not help the abutters and there has been no evidence presented that the parking area cannot be reworked and placed under the parking area. Member Tucker noted that the arborvitae plants do provide for dense growth and absorption of sound.

The applicant is proposing a 6-foot fence on a berm which will give the image of the fence being 10 ft. There was a suggestion by the abutter that this fence be 12 ft. high.

There is still a concern that the plants in this area will not be able to survive. The abutter wanted to know that the recourse would be if the plants in this area do not survive.

Amanda Cavaliere communicated that there is adequate screening proposed. She also indicated that the proposed fence was put on the plan based on the requirements of the bylaw. There will be renderings of the parking area proposed. These will be provided to the Conservation Commission. The parking lot area was designed 15 ft. off the property line which follows the requirements of the bylaw. This design has included compromise and concessions by all parties working together. A question was asked if there was ever a formal parking study done. Ms. Cavaliere communicated that there was no formal parking assessment done. There has been an issue with the parking in this area for a while and the redesign will allow parking in a safer way. The requirements for zoning were done based on the zoning requirements. The Board communicated that there were several options discussed and the intent was to get more parking for the businesses.

Abutter Janine Clifford, 42 Lincoln Street was present and provided some photos. She mentioned that there was language in the bylaw about this being on a separate parcel. She referenced a plot plan from 1952 about the property which was then sold again in 2007. There are 2 parcels. Ms. Clifford states it is no longer an allowed use for parking without an associated building. She asked what would stop the owner from selling this to someone else.

The Board would like confirmation of the deed since the zoning bylaw prohibits parking only on one parcel. The Board would like the applicant to supply renderings of the parking lot, cross sections, fencing with different heights, and sight lines from the houses.

On a motion made by Rich Di Iulio, seconded by Matt Hayes, the Board voted by roll call to continue the Medway Mill Site Plan hearing on April 27, 2021 at 7:15 pm.

Roll Call Vote:

Tom Gay	aye
Matt Hayes	aye
Bob Tucker	aye

Rich Di Iulio **aye**
Andy Rodenhiser **aye**

ZONING BYLAW AMENDMENTS – PUBLIC HEARING **CONTINUATION**

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

- Public Hearing Continuation Notice
- Modified Article 21 – Central Business District
- Modified Article 25 – Rezoning AR11-ER
- Modified Article 28 – Electric Vehicle Charging Stations

Article 25 Rezoning AR11-ER:

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

- Email from Michael Fahey dated March 22, 2021

The Chairman communicated that he has spoken with Town Moderator Mark Cerel about changing the wording of this to incorporate this as being a special permit use instead of a “by right” use. Mr. Cerel is inclined to allow this revision. The residents who were watching by ZOOM were informed that there has not been an application submitted to date.

Christine Wolf was present to speak on behalf of ABLE Grid. She explained that the company is located out of Boulder, Colorado. She provided a presentation of the potential project. It was explained that the research for these types of projects is done many years prior. Many of the projects do not survive through the various steps to secure the ideal location. ABLE Grid needs to apply to the utility to see if it can be created with a set budget. This process can take one to three years to hear back from the utility. The study includes site control and other items. A few years back, ABLE Grid applied to see if this was feasible. There are still a series of hurdles which need to be addressed. The study process did confirm that this is a location to which a battery storage facility can connect. The next step was to get a company to buy the stored power. The contract was awarded to ABLE Grid a few weeks from ISO New England. This was a competitive bidding process. This is seen a positive for renewable energy. With those two hurdles overcome, ABLE Grid is able to move ahead. To date, there has been no application submitted to the Town for this use.

The potential project was shown on Share Screen. The initial layout was shown. The site is 49 Milford Street. The parcel noted is owned Allen Chaffee, along with Chris’s Auto. There is a significant setback which is required. This is not an enclosed building, but an outside series of cabinets. The image of this was shown. This is a data center with batteries. There would be stacked racks and frames 24-25 ft. tall. There is a project substation. This would be a taller unit.

This could be under or above ground. There will be easements provided from Eversource. The renderings have been provided to Eversource. There will be landscape buffering along Milford Street. The wooded and grass areas which will be maintained were shown on plan. The majority of the parcel is not buildable due to wetland resources. ABLE Grid has been unsuccessful in the past in getting Eversource or other utilities to allow battery storage use on their land. They did approach Eversource and the answer was no. It was the assumption that Exelon would also say no.

A question was asked if this project generates noise. The project will generate some noise which is a small hum. There would be a noise study done and if needed there could be mitigation. The batteries after life have a process for removal. The batteries do need to be replaced over time. There is a combination of recycling and refurbishing of these batteries which go to an EPA approved area. This is considered a Class 9 which requires keeping records of data. The proposed applicant thanked the Board for their time and the meeting was open to questions.

Chat questions from Zoom were asked and are attached to the minutes.

Resident Michael Fahey communicated that he supports green energy and in the United States, California leads the country. He wanted to know if this would be a separate corporate entity for the project and if Able Grid will bear 100% of the liability. There needs to be a bond in place if there is an issue.

A question was asked if there is a proposal for this area to develop and what is the rationale for rezoning? The rationale is that this is currently being used for energy transmission. It is the appropriate zoning classification for the use. There could be a battery storage facility on one of the parcels. This is a clean renewable energy source. It appears that California has benchmark standards. Ms. Wolf responded that using the more conservative codes and standards from California could be incorporated.

Resident Paul Yorkis wanted to know what is the reasoning behind the rezoning? Who is proposing this to the Board?

Barbara Saint Andre communicated that the Town was approached by Able Grid. The owner of the land is in support of this.

The Chair noted that this abuts the existing Energy Resource District. This is a potential site for development and would meet the Town's Master Plan goals. The possible opportunity has presented itself to the Town. The final determination would need to be town meeting vote.

Mr. Yorkis communicated that these types of facilities are dangerous. He is also concerned that there have been negotiations with the Town when the zoning is not in place. He also wants to know what the benefit of this type of facility is to the Town.

The Chair communicated that he has no knowledge of the Town making any agreement.

Resident Michael Fahey discussed that there is a risk with this type of facility. He would like to know what companies provide liability insurance for these types of facilities. What is the liability for the Town?

Ms. Wolf communicated that the facilities do have operational liability insurance which is high.

Resident Tracy Stewart commented that she is questioning the transparency of the warrant articles which was noted on the agenda. It had no reference to this proposed project. This proposed project should have been broadcast better throughout town. In regard to the Environmental Bylaw even though it was pulled, now is the time to put the protections in place.

The Chair communicated that the Board is going to have consultants help with writing the bylaw.

Mr. Yorkis commented that the proposal is as undesirable as an asphalt plant, which is prohibited in town. The rezoning of the land for this use is totally inappropriate. This would be fine on a 100-acre parcel with no residents near. This is not a good location.

Resident Lawrence Ellsworth provided the Board with five questions:

1. What types of development are allowed by right in this area?
2. Does the proposed zoning change give the Town more or better control over the types of development that can be undertaken on parcel?
3. Does the value of the parcels change with the zoning change?
4. If the zoning changes, does the assessment of the parcels change and how does that affect the real estate and other taxes owned to Town?
5. How do the changes in zoning effect the Town's master plan?

Chair Rodenhiser explained that by making this a special permit use, it would not be allowed by right. The Board would also have site plan approval. The change in zoning would make the energy district much larger. The assessment would be based on the current usage of the site. The master plan calls out a more diversified tax base. It would have significant tax benefit to the Town.

Resident Yorkis asked if representatives of Able Grid have been negotiating with Town officials regarding a host community agreement for this potential project.

Ms. Wolf answered no. She explained that they are taking steps for a potential project and are getting the mechanics of it in place for if and when this project may be submitted. There has been no host agreement with the Town.

Selectperson Glenn Trindade communicated that he is a huge proponent of this project. This type of project is critical if the country as a whole is moving off of fossil fuels. This type of facility would be a value and benefit to Town. The current property is worthless and abuts a great property. The infrastructure allows this.

Member Tucker left the meeting at 10:20 pm.

Resident Michael Fahey commented that he questions the “Greenness” of this use. Another concern is the liability and the requirements relating to the Fire Code.

Resident Janine Clifford commented about what would stop energy source companies from growing bigger and buying this type of land and spreading further into the abutting residential areas. The Town should look at putting projects like this in industrial areas.

Board Comments:

Member Di Iulio would like the zoning change to be in place before going forward with the proposal.

Member Gay communicated that there has been information on how these can be built successfully. This particular facility will need further discussion along with more information provided about how the liability and insurance will be handled. This project may be too early to propose.

Member Hayes communicated that he is interested in this type of technology. The Town needs to meet the future technology needs. There would need to be zoning changes in place to protect the area and he supports that this be a special permit and not by right.

Associate member Chabot communicated that she could see both sides of the argument. She is reluctant to support the article since there is so much opposition.

Selectperson Trindade responded that outside of this current company, there would not be any companies interested in this site.

Selectperson Dennis Crowley commented that he is interested in learning about battery storage. His concern is that if this is defeated at Town meeting, the Town would not be able to learn about this process. He would not support this if it were not a special permit.

Chairperson Rodenhiser communicated that he would like to see that this has site plan review and would need a special permit to insure that there is oversight.

On a motion made by Rich Di Iulio, seconded by Matt Hayes, the Board voted by roll call to have a special meeting for the warrant articles on March 30, 2021 at 7:00 pm.

Roll Call Vote:

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

ST. JOSEPH’S CHURCH MINOR SITE PLAN:

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

- Public Briefing Notice
- Cover Letter dated February 22, 2021 from project engineer Peter Bemis
- Minor Site Plan Review Application
- Land Disturbance Permit Application
- Site Plan dated February 18, 2021 by Engineering Design Consultants
- Plan Review letter dated February 19, 2021 from Tetra Tech

The Board was informed that the applicant has not provided payment of the plan review fee in the amount of \$4,776.00. The hearing will need to be continued until payment is received.

On a motion made by Rich Di Iulio, seconded by Matt Hayes, the Board voted by roll call to continue the public briefing to April 27, 2021 at 8:00 pm.

Roll Call Vote:

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

CONSTRUCTION REPORTS:

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

- 21 Trotter Drive Field Reports – 3/5/2021 and 3/17/21 with email
- Salmon Health Field Report – 3/5/2021

21 Trotter Drive:

The Board was made aware that the Conservation Agent and Consultant Bouley went to the site to look at the erosion issues. There were oils seen in the basin. The owner needs to clean the hydrocarbons from the infiltration basin. There will also need to be submittal of the SWPPP reports. These need to be provided to the Conservation Agent. The Board was made aware that the permittee will be submitting a modification for reduction in the parking area.

SALMON -WILLOWS & WHITNEY PLACE FIELD CHANGE:

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

- 3-17-21 request from Jeff Robinson to adjust the Village Street crosswalk materials
- Excerpt from the approved site plan showing the original stamped crosswalks.

Manager for Salmon, Jeff Robinson, was present at the ZOOM meeting seeking a modification to the proposed crosswalks on Village Street. The current approved crosswalks are to be

stamped asphalt. The applicant is looking to change the stamped asphalt to non-stamped asphalt and to paint the crosswalks instead, like the other crosswalks in town. The reason for the request is that stamped asphalt crosswalks will not hold up due to traffic, plowing, etc. This was reviewed by the Medway DPW and they are in agreement with this request. The Medway DPW will specify the paint colors desired for such crosswalks.

On a motion made by Tom Gay, seconded by Rich Di Iulio, the Board voted by roll call to approve the field change from stamped asphalt crosswalks to non-stamped asphalt painted crosswalks on Village Street.

Roll Call Vote:

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

ZBA PETITIONS:

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

- Dimensional variance request for attached garage addition at 28 Granite Street

The Board is in receipt of an application for a variance submitted by Kevin Layton. This is for property located at 28 Granite Street. This is to build a two-story addition with a two-car garage. The Board does not support this variance since it is 10 ft. from the property line. There is also no hardship. The Board would like to send a letter to the Zoning Board of Appeals not supporting this variance.

On a motion made by Rich Di Iulio, seconded by Matt Hayes, the Board voted by roll call to not support this variance and will send a letter to the ZBA not in support.

Roll Call Vote:

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

SITE PLAN 119 MAIN STREET PEER REVIEW:

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

- Tetra Tech Plan Review price estimate of \$5,676.00

The Board has received an application from Maritime Housing for a CBD mixed-use special permit and site plan approval for 119 Main Street. This is for property at the corner of Main and Elm Streets.

On a motion made by Rich Di Iulio, seconded by Matt Hayes, the Board voted by roll call to approve the peer review for 119 Main Street in the amount of \$5,276.00.

Roll Call Vote:

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

PEDB MEETING MINUTES:

March 9, 2021:

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted by Roll Call to approve the PEDB meeting minutes of March 9, 2021.

Roll Call Vote:

Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	abstained

FUTURE MEETING:

- Tuesday, April 13, 2021

ADJOURN:

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

Roll Call Vote:

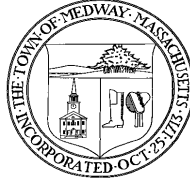
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye

The meeting was adjourned at 11:15 pm.

Prepared by,

Amy Sutherland
Recording Secretary

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



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

**Eversource Energy Minor Site Plan –
Public Briefing Continuation**

- Public Briefing Continuation notice
- Revised Site Plan dated March 3, 2021 by VHB
- Submittal letter dated March 5, 2021 from Attorney Joshua Lee Smith in response to previous TT and staff review comments
- Tetra Tech review letter dated March 16, 2021 on the revised site plan
- Landscaping plan for West Street corner included in previous site plan from summer 2020.
- Waiver Requests
- 3-18-21 email note from DPW Deputy Director Pete Pelletier about planned sidewalk work along the Eversource side of West Street. I have asked TT to prepare a cost estimate for sidewalk, curbing and ramps for the 200 linear feet of frontage of the subject development area.
- **DRAFT DECISION dated 3-22-21 – This has been supplied to Attorney Joshua Lee Smith.**
- ALSO, we are still trying to figure out the culvert issue and whether this will need an MS4 connection permit with DPW. **Staff and TT are zooming Tuesday morning.**

Board Members

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

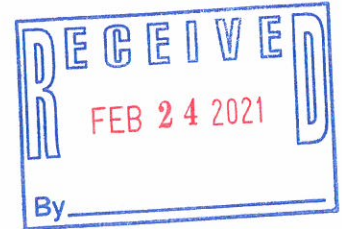


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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD



MEMORANDUM

February 24, 2021

TOWN CLERK
MEDWAY, MASS. 02053

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

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

RE: **Public Briefing Continuation for Eversource Energy Minor Site Plan – 12 and 34 West Street**
Continuation Date – Tuesday, March 23, 2021 at 7:00 p.m.

At its February 23, 2021 meeting, the Planning and Economic Development Board voted to continue the public briefing on the application of Eversource Energy of Westwood, MA for minor site plan approval for proposed work at the existing Medway electric substation #65 at 12 and 34 West Street to March 23, 2021 at 7:00 p.m.

Eversource proposes to construct and install an approximately 24' by 42' (1,008 sq. ft.), 12' 6" tall, pre-fabricated switchgear building and associated foundation, excavation, underground conduit and cable trenching; remove an existing brick storage building; and temporarily place an approximately 47' x 10' mobile transformer (12' 10" tall) and connected thereto, an approximately 25' x 10' tall mobile switch.

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

The proposed site improvements are shown on a plan titled *Station 65 West Medway, 12 and 34 Street*, prepared by VHB of Providence, RI, dated January 19, 2021. The application, the above noted site plan, and associated documents are on file at the offices of the Town Clerk and the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. Face coverings are required to enter Town Hall. The site plan and application materials have been posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

The Board expects to vote its decision on this minor site plan project at the March 23rd meeting.

Site Plans

Issued for	Permitting
Date Issued	01/19/2021
Latest Issue	03/03/2021

Medway Station #65

12 and 34 West Street
Medway, MA 02053



Owner

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

Applicant

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

Sheet Index			Reference Drawings		
No.	Drawing Title	Latest Issue	No.	Drawing Title	Latest Issue
C-1	Site Context Sheet	March 3, 2021	1	Substation Easement Perimeter Plan by SMC	1/7/2021
C-2	Legend and General Notes	March 3, 2021	1	Existing Conditions and Topographic Survey by SMC	1/7/2021
C-3	Existing Conditions, Sediment & Erosion Control Plan	March 3, 2021	C7329M07	Exterior Elevations prepared by AZZ, Inc.	3/5/2015
C-4	Site Plan	March 3, 2021	C7329M08	Exterior Elevations - End Views prepared by AZZ, Inc.	3/5/2015
C-5	Grading & Drainage Plan	March 3, 2021	PH-001	Photometric Plan prepared by Eversource	3/3/2021
C-6	Site Details	March 3, 2021			
C-7	Mobile Transformer Plan	March 3, 2021			

Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____

Deed Book, Page: 12521, 109

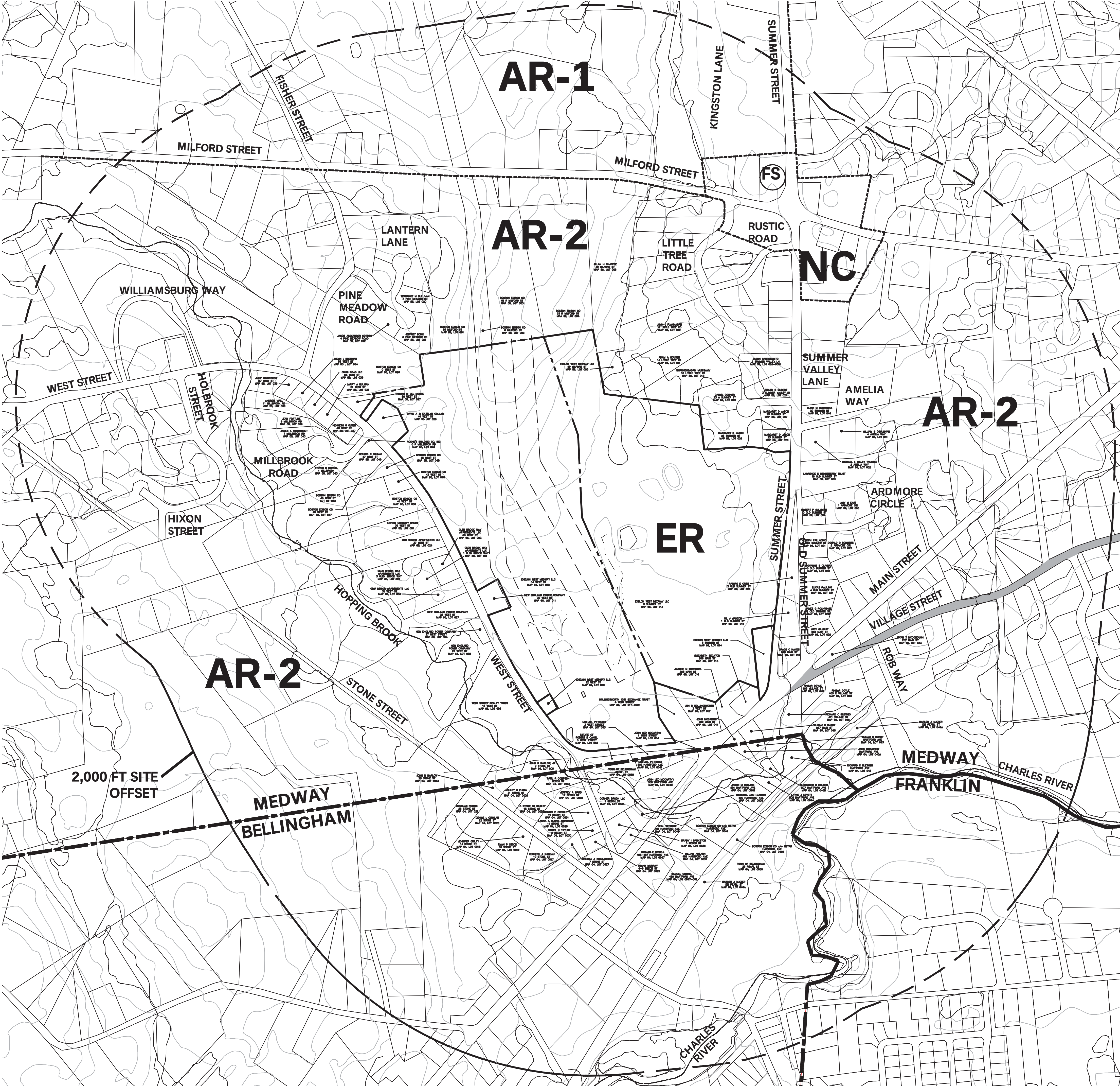
Assessor's Information: Map 66, Parcels 010 & 012

Zoning District: Energy Resources - ER

List of Waivers

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

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Legend & Abbreviations

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

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



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

No.	Revision	Date	Appvd.
1	Planning Board Comments	03/03/2021	RTL

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

Not Approved for Construction

Drawing Title

Site Context Sheet

Drawing Number



C-1

Sheet 1 of 7

Project Number
73139.01

Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			
		BASELINE	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 x	132.75 x	SPOT ELEVATION
		TOWN LINE	45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
			38.5 BW x	38.5 BW x	
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
		WETLAND BUFFER ZONE			DRAIN
		NO DISTURB ZONE			ROOF DRAIN
		200' RIVERFRONT AREA			SEWER
					FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BITUMINOUS CURB			DOMESTIC WATER
		CONCRETE CURB			GAS
		CURB AND GUTTER			ELECTRIC
		EXTRUDED CONCRETE CURB			STEAM
		MONOLITHIC CONCRETE CURB			TELEPHONE
		PRECAST CONC. CURB			FIRE ALARM
		SLOPED GRAN. EDGING			CABLE TV
		VERT. GRAN. CURB			
		LIMIT OF CURB TYPE			CATCH BASIN CONCENTRIC
		SAWCUT			CATCH BASIN ECCENTRIC
					DOUBLE CATCH BASIN CONCENTRIC
					DOUBLE CATCH BASIN ECCENTRIC
					GUTTER INLET
		BUILDING			DRAIN MANHOLE CONCENTRIC
		BUILDING ENTRANCE			DRAIN MANHOLE ECCENTRIC
		LOADING DOCK			TRENCH DRAIN
		BOLLARD			PLUG OR CAP
		DUMPSTER PAD			CLEANOUT
		SIGN			FLARED END SECTION
		DOUBLE SIGN			HEADWALL
		STEEL GUARDRAIL			SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL			SEWER MANHOLE ECCENTRIC
		PATH			CURB STOP & BOX
		TREE LINE			WATER VALVE & BOX
		WIRE FENCE			TAPPING SLEEVE, VALVE & BOX
		FENCE			SIAMESE CONNECTION
		STOCKADE FENCE			FIRE HYDRANT
		STONE WALL			WATER METER
		RETAINING WALL			POST INDICATOR VALVE
		STREAM / POND / WATER COURSE			WATER WELL
		DETENTION BASIN			
		HAY BALES			GAS GATE
		SILT FENCE			GAS METER
		SILT SOCK / STRAW WATTLE			
					ELECTRIC MANHOLE
		MINOR CONTOUR			ELECTRIC METER
		MAJOR CONTOUR			LIGHT POLE
					TELEPHONE MANHOLE
		PARKING COUNT			TRANSFORMER PAD
		COMPACT PARKING STALLS			UTILITY POLE
		DOUBLE YELLOW LINE			GUY POLE
		STOP LINE			GUY WIRE & ANCHOR
		CROSSWALK			HAND HOLE
		ACCESSIBLE CURB RAMP			PULL BOX
		ACCESSIBLE PARKING			
		VAN-ACCESSIBLE PARKING			MATCHLINE

Abbreviations

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

Notes

- General**
 - CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- Demolition**
 - ALL DEMOLITION SHALL BE PER THE INFORMATION DEPICTED ON THE ELECTRICAL PLANS. ANY DEMOLITION INFORMATION PRESENTED HEREIN IS FOR PERMITTING PURPOSED ONLY.
 - WHERE APPLICABLE, EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
 - CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
 - THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
 - UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL, AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
- Erosion Control**
 - PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
 - CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
 - CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
 - CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
 - UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS NOTED ON THE PLAN:
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- SEE ELECTRICAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE

Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____

Medway Station #65

12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Apprvd.
1	Planning Board Comments	03/03/2021	RTL

Designed by	Checked by
RTL	RLC

Issued for
Permitting

Date
January 19, 2021

Not Approved for Construction

Drawing Title

Legend and General Notes

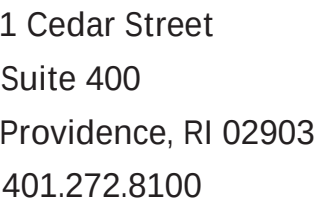
Drawing Number



C-2

Sheet 2 of 7

Project Number
73139.01



Scale: 1" = 1,000'



**12 and 34 West Street
Medway, MA 02053**

Designed by	Checked by
RTL	RLC

Permitting January 19, 2021

Not Approved for Construction

Existing Conditions, Erosion & Sediment Control Plan

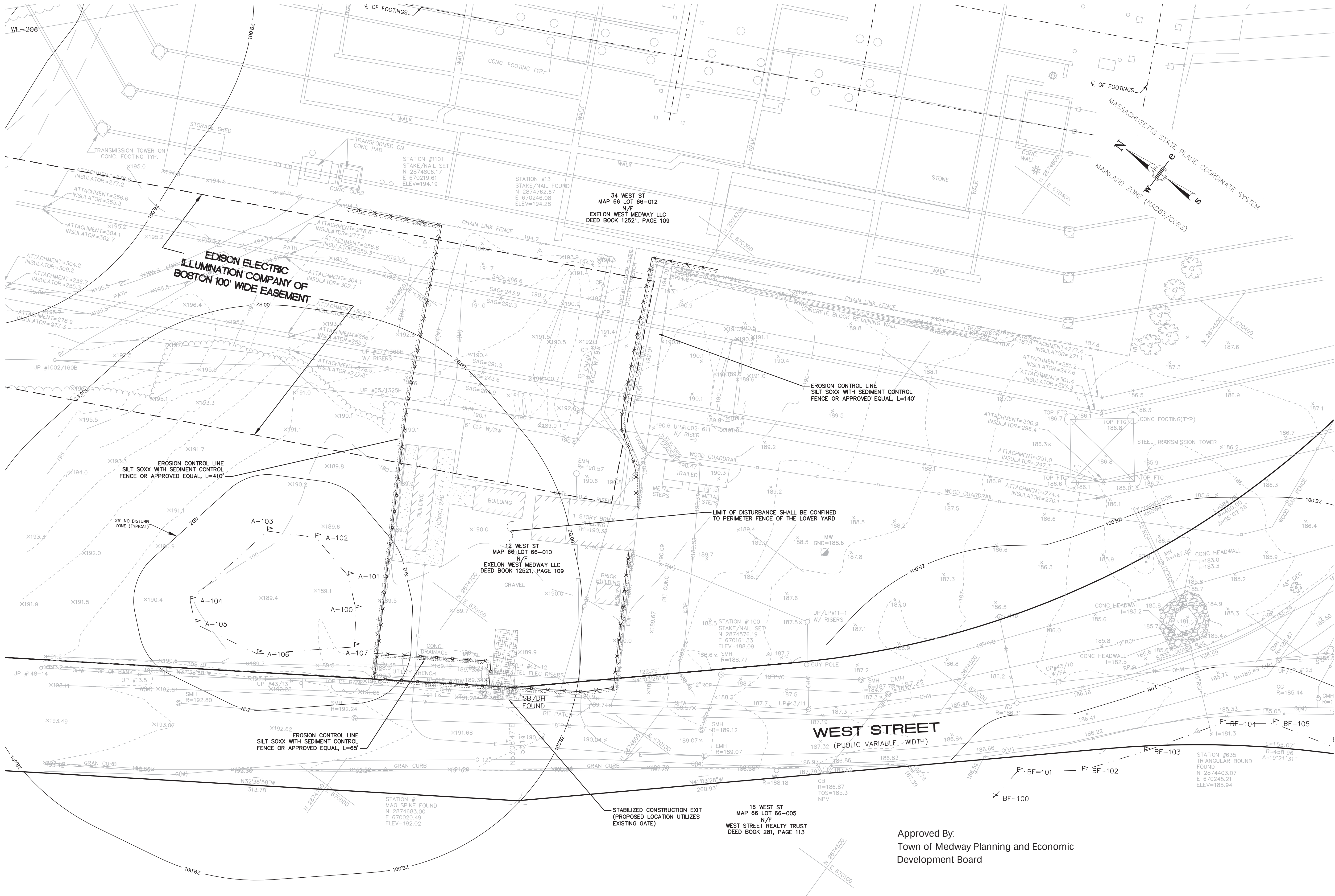
Drawing Number

C-3

Sheet **3** of **7**

Project Number
73139.01

Saved Thursday, March 4, 2021 12:28:15 PM RLEWIS Plotted Thursday, March 4, 2021 12:29:35 PM Lewis, Richard



Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____

GENERAL NOTES:

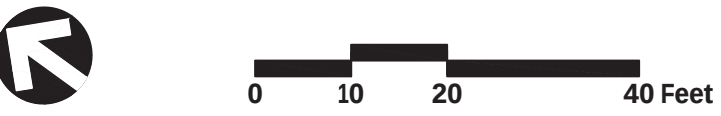
1. REFER TO SUBSTATION EASEMENT PERIMETER PLAN PREPARED BY
2. SMC, INC, LAST REVISED JANUARY 7, 2021 AND EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN PREPARED BY SMC, INC, LAST REVISED JANUARY 7, 2021 FOR ALL EXISTING CONDITIONS, PROPERTY LINE, EASEMENT, AND ABUTTER INFORMATION AND SOURCE NOTES.



C-3

Sheet **3** of **7**

Project Number
73139.01



**12 and 34 West Street
Medway, MA 02053**

Not Approved for Construction

Drawing Number

C-4

Sheet of 7

Project Number

Approved By:
Town of Medway Planning and Economic
Development Board

Signature Date: _____

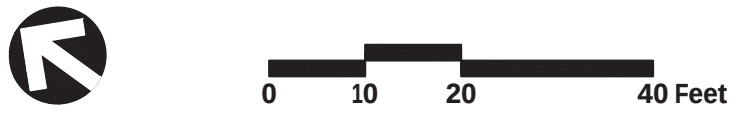
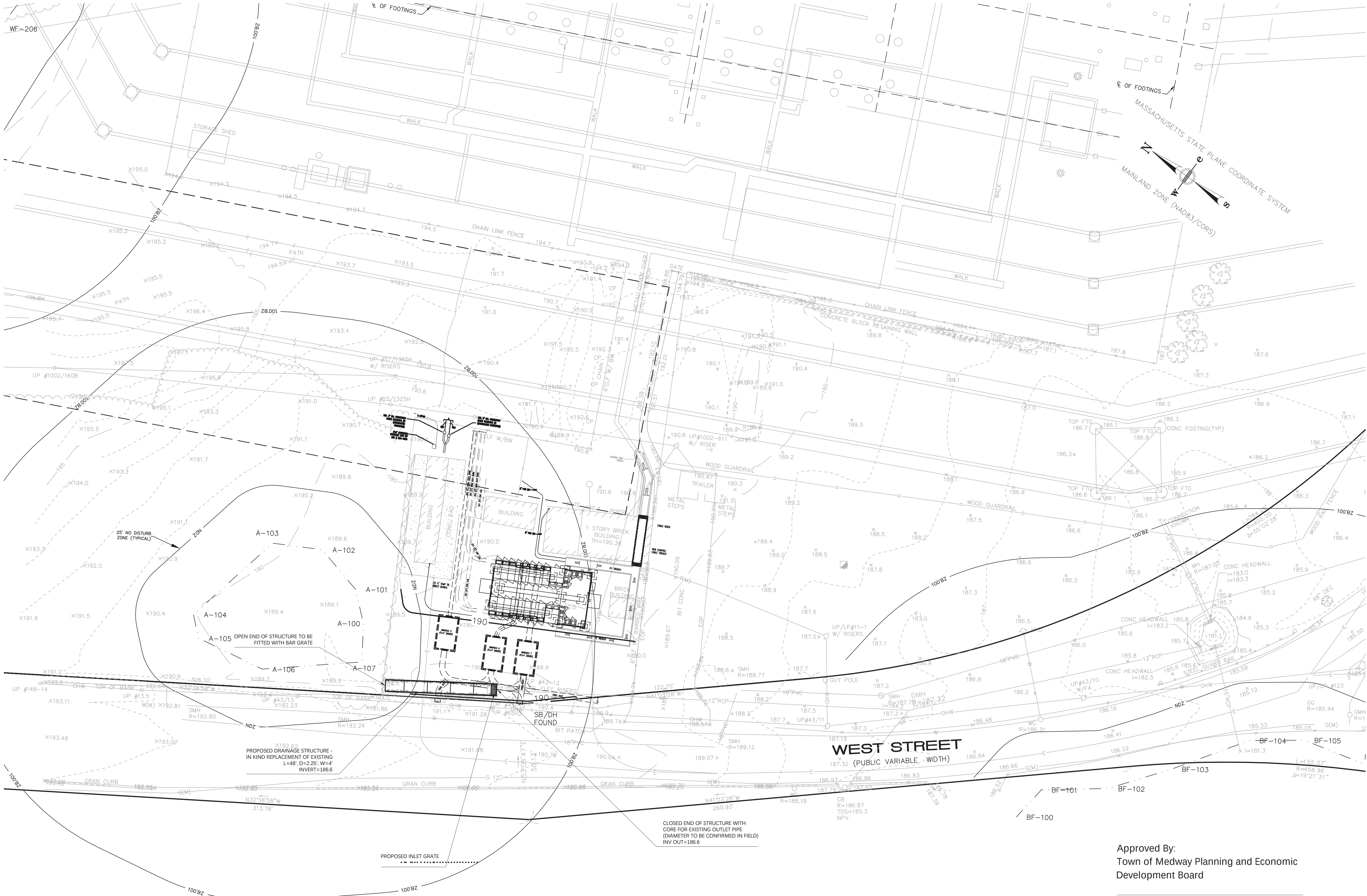
- GENERAL NOTES:
1. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR DIMENSIONAL, MATERIAL, AND INSTALLATION REQUIREMENTS FOR ALL PROPOSED ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO SWITCHGEAR BUILDING, FOUNDATIONS, CABLE TRAYS, DUCT BANKS, ELECTRICAL MANHOLES, AND DIRECT BURIED CABLES.
 2.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



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Key
Scale: 1" = 1,000'



Medway Station #65

12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Appvd.
1	Planning Board Comments	03/03/2021	RTL

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

Not Approved for Construction
Drawing Title
**Grading and
Drainage Plan**

Drawing Number

C-5

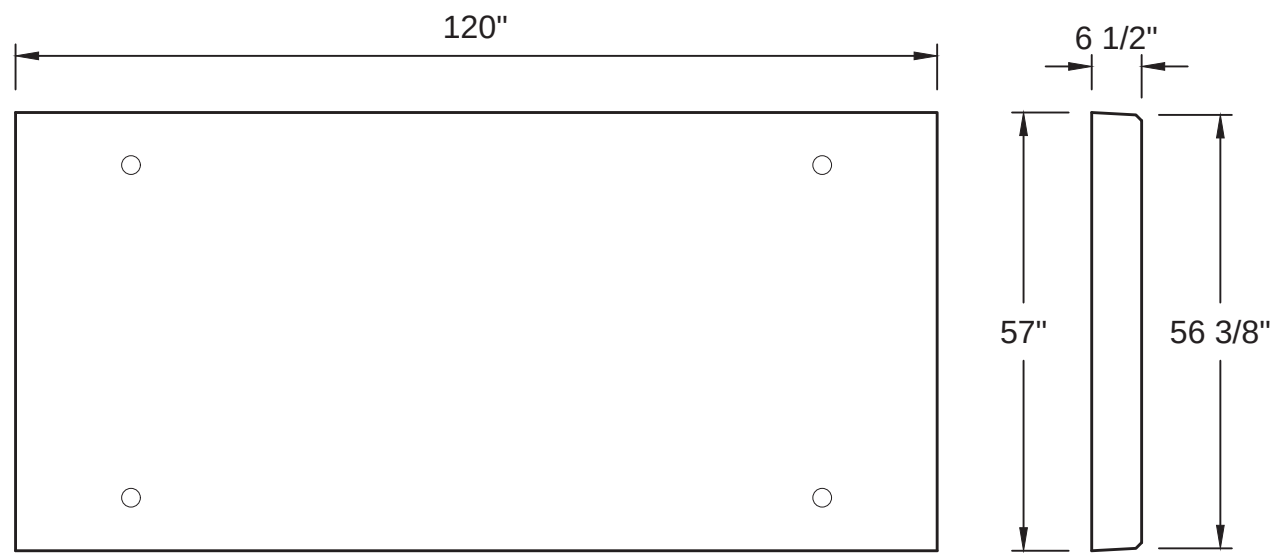
Sheet 5 of 7

Project Number
73139.01

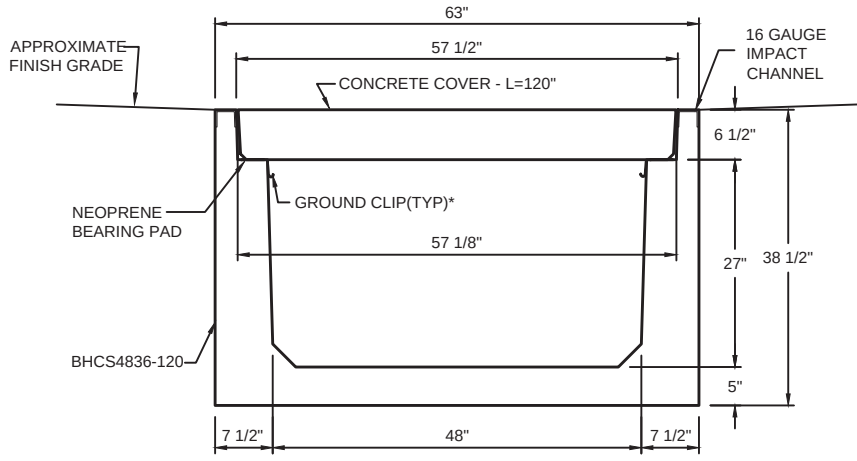
Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

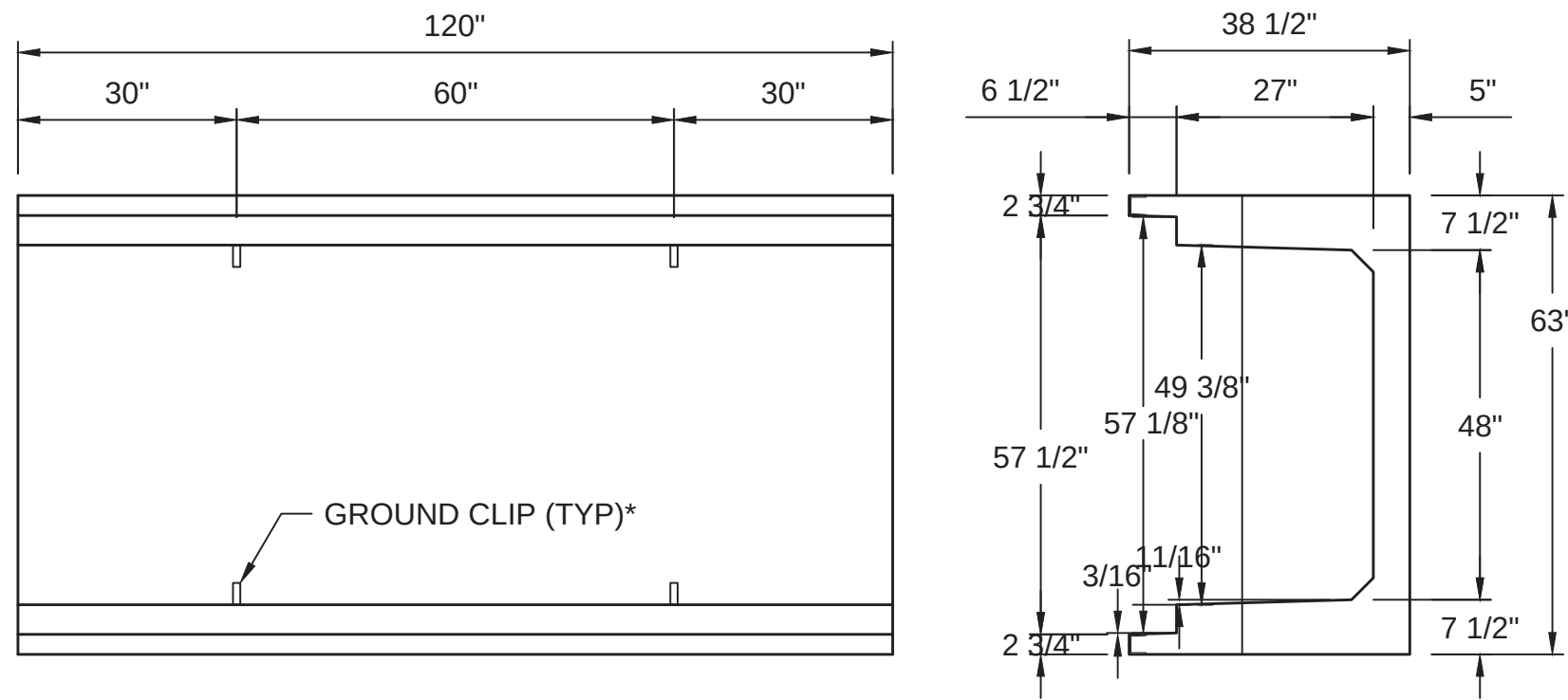
Signature Date: _____



PRECAST CONCRETE COVER



TYPICAL SECTION - 48"W X 27"D



48"W X 27"D X 120"L TOP & SIDE VIEWS

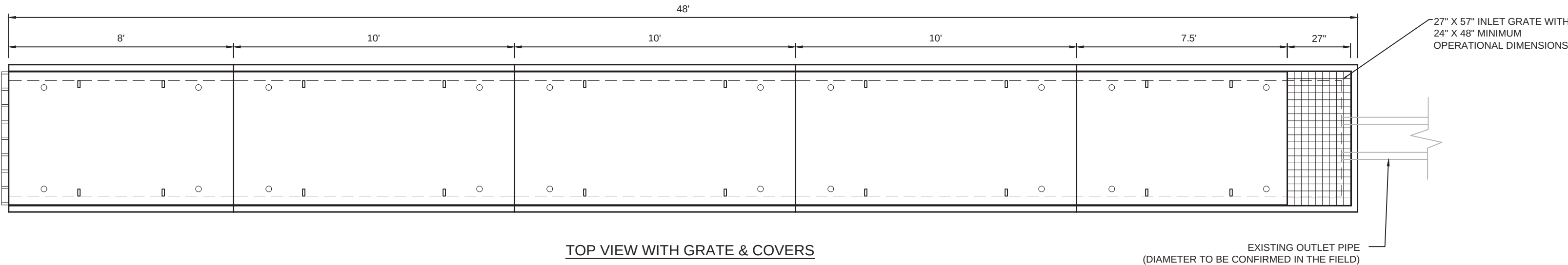
- GENERAL NOTES:
- GROUND CLIPS ARE OPTIONAL.
 - PRECAST CONCRETE UTILITY TRENCH AND COVER TO BE DESIGNED TO CARRY AASHTO HS20 DESIGN LOAD (32,000 LBS/AXLE).
 - ONE SECTION OF PRECAST TRENCH SHALL BE CAST WITH END CAP FOR TIE-IN TO EXISTING OUTLET PIPE.
 - PRECAST TRENCH SHALL BE FITTED WITH BAR GRATE AT INLET END OF TRENCH.
 - PREPARATION OF SUBGRADE AND BEDDING SHALL BE PER MANUFACTURE'S INSTALLATION SPECIFICATIONS.
 - DETAIL AND DIMENSIONS ARE BASED ON MODIFIED TRENWA DETAIL BHCS4836-120 AND COVER DETAIL LHC4836-120

Utility Trench Section & Cover Detail

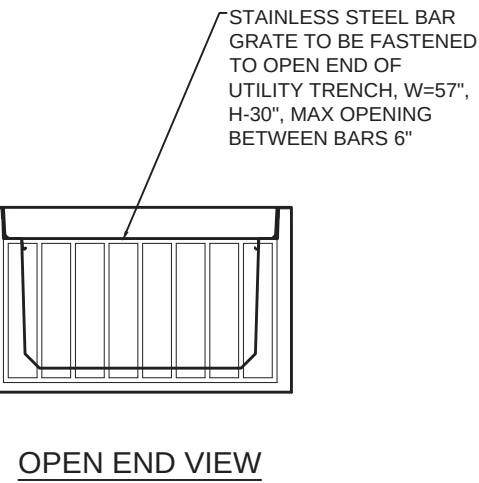
N.T.S.

Source: VHB

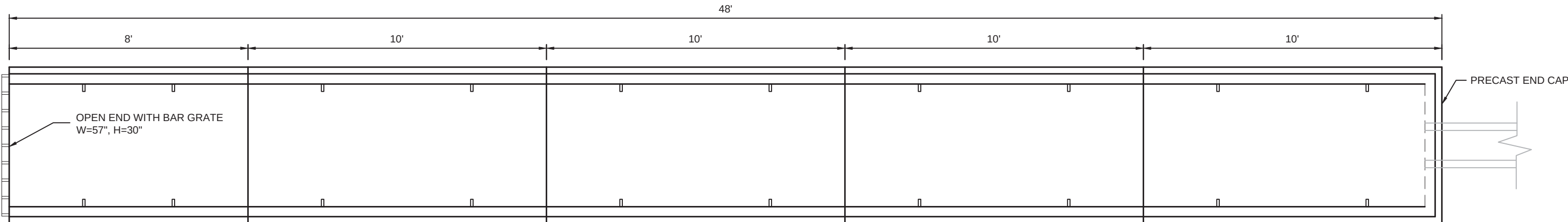
9/20



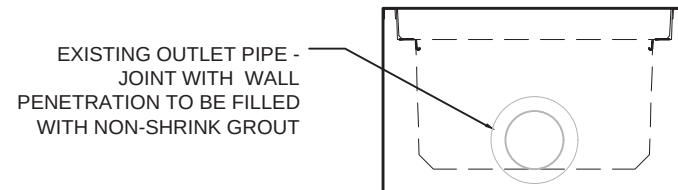
TOP VIEW WITH GRATE & COVERS



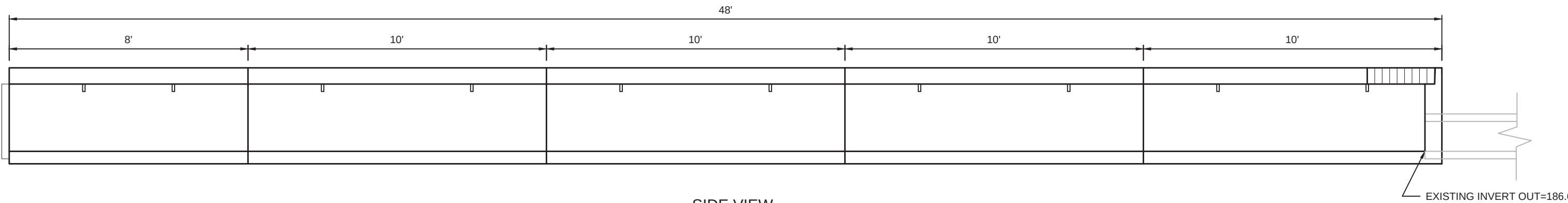
OPEN END VIEW



TOP VIEW



CLOSED END VIEW



SIDE VIEW

Utility Trench Detail

N.T.S.

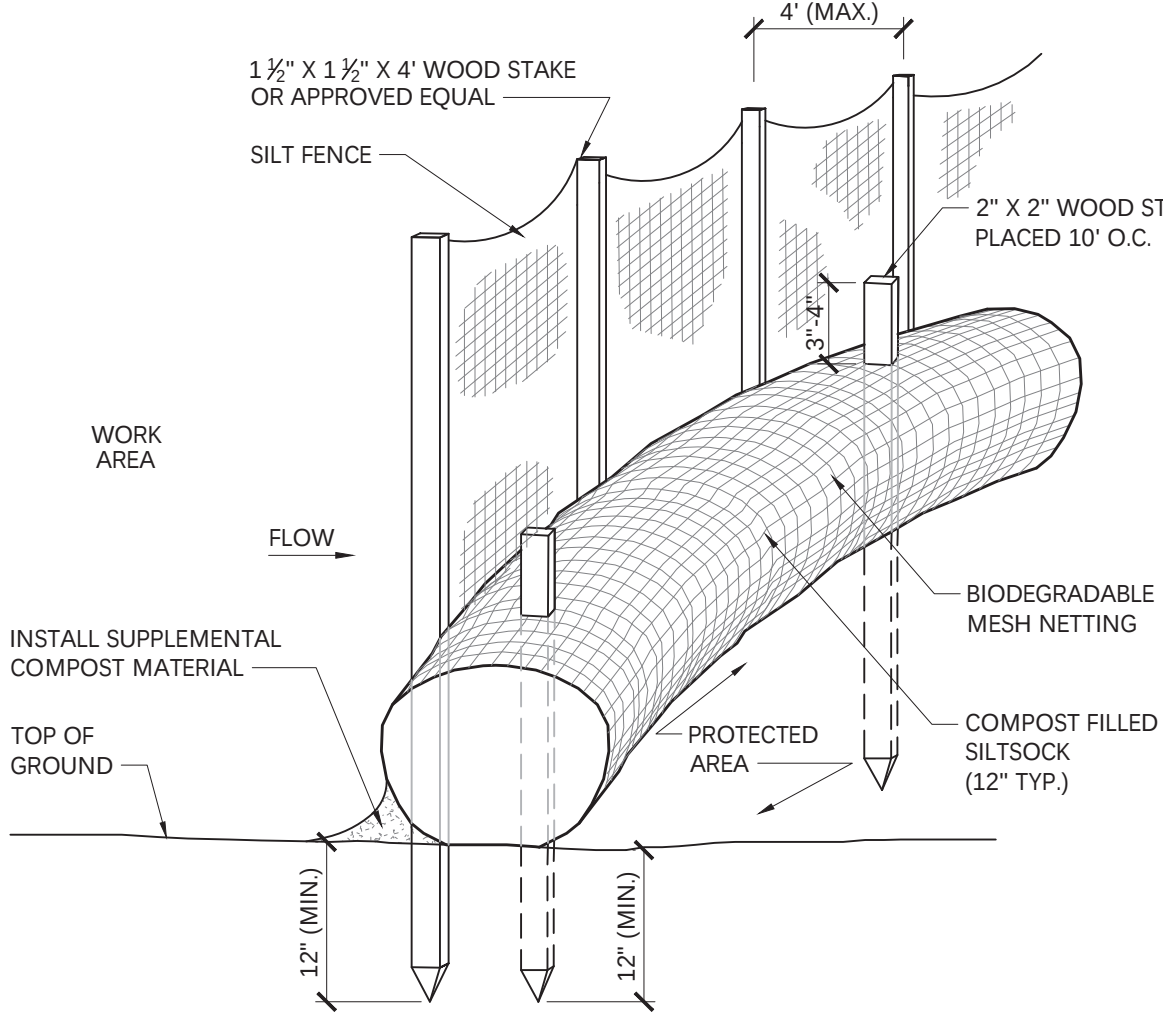
Source: VHB

9/20

Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____



NOTES

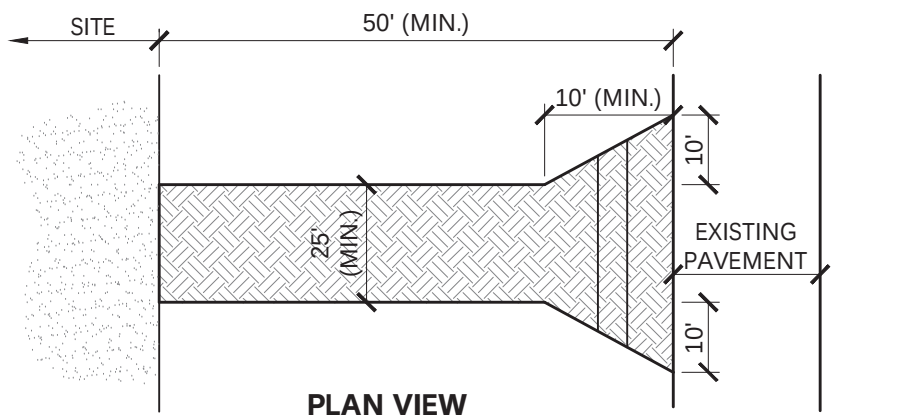
- SILT SOCK SHALL BE FILTREXX SILT SOXX, OR APPROVED EQUAL.
- SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
- COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
- IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier

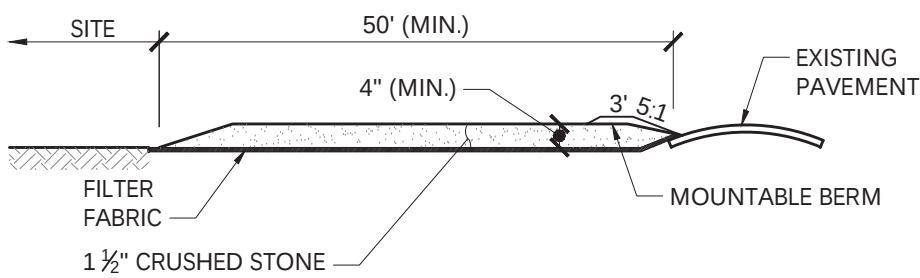
N.T.S.

Source: VHB

1/16
LD_658-A



PLAN VIEW



CROSS-SECTION

NOTES

- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

N.T.S.

Source: VHB

1/16
LD_682

Medway Station #65

12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Appvd.
1	Planning Board Comments	03/03/2021	RTL

Designed by RTL	Checked by RLC
--------------------	-------------------

Issued for
Permitting

Date
January 19, 2021

Not Approved for Construction

Site Details



C-6

Sheet
6 of
7

Project Number
73139.01



Key

Scale: 1" = 1,000'

**12 and 34 West Street
Medway, MA 02053**

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

Mobile Transformer Plan

C-7

Project Number
73139.01

795 KCMIL ACSR OR EQUIVALENT

5'-6"

(1) 2000 KCMIL EPR/Ø

A

B

C

D

E

F

G

A

B

C

D

E

F

G

MEDWAY ABUTTERS WITHIN 300 FEET

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

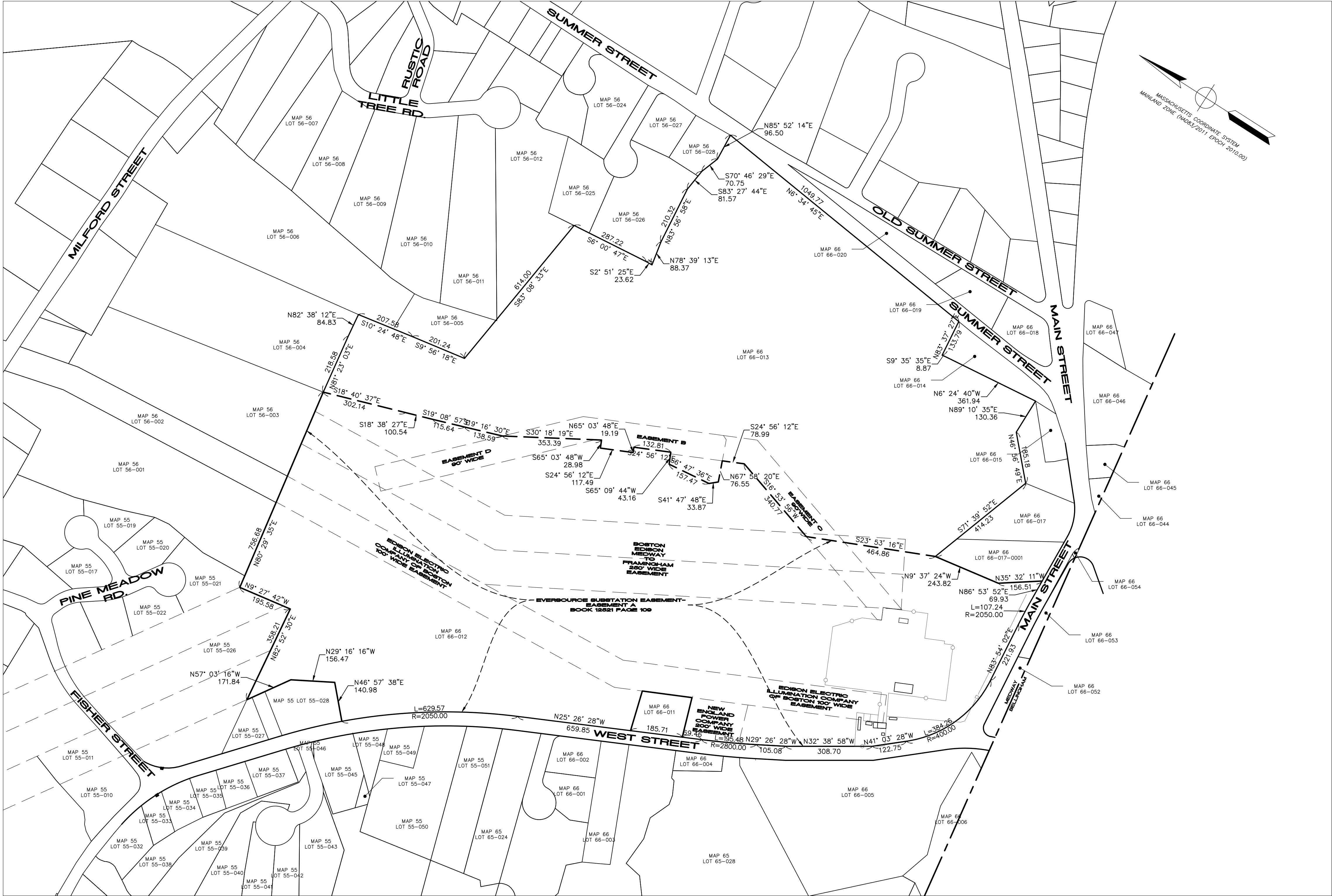
RECORD OWNER

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

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

SMC SURVEYING AND MAPPING CONSULTANTS

SMC PROJECT NO. 2000142.00

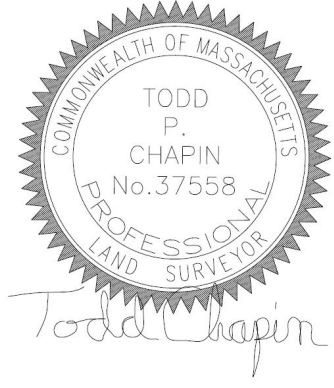


REFERENCES

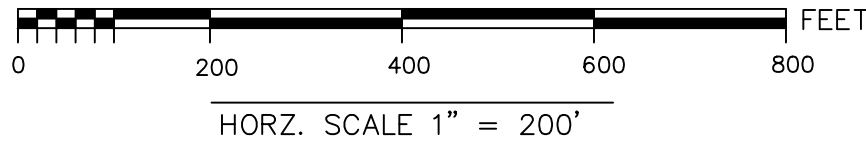
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED JULY 2, 1929 SCALE 1"=40'
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED SEPTEMBER 28, 1937 SCALE 1"=40'
- CONVEYANCING PLAN OF LAND SUMMER STREET MEDWAY, MA. PREPARED BY BEALS AND THOMAS, INC. DATED MAY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

NOTES

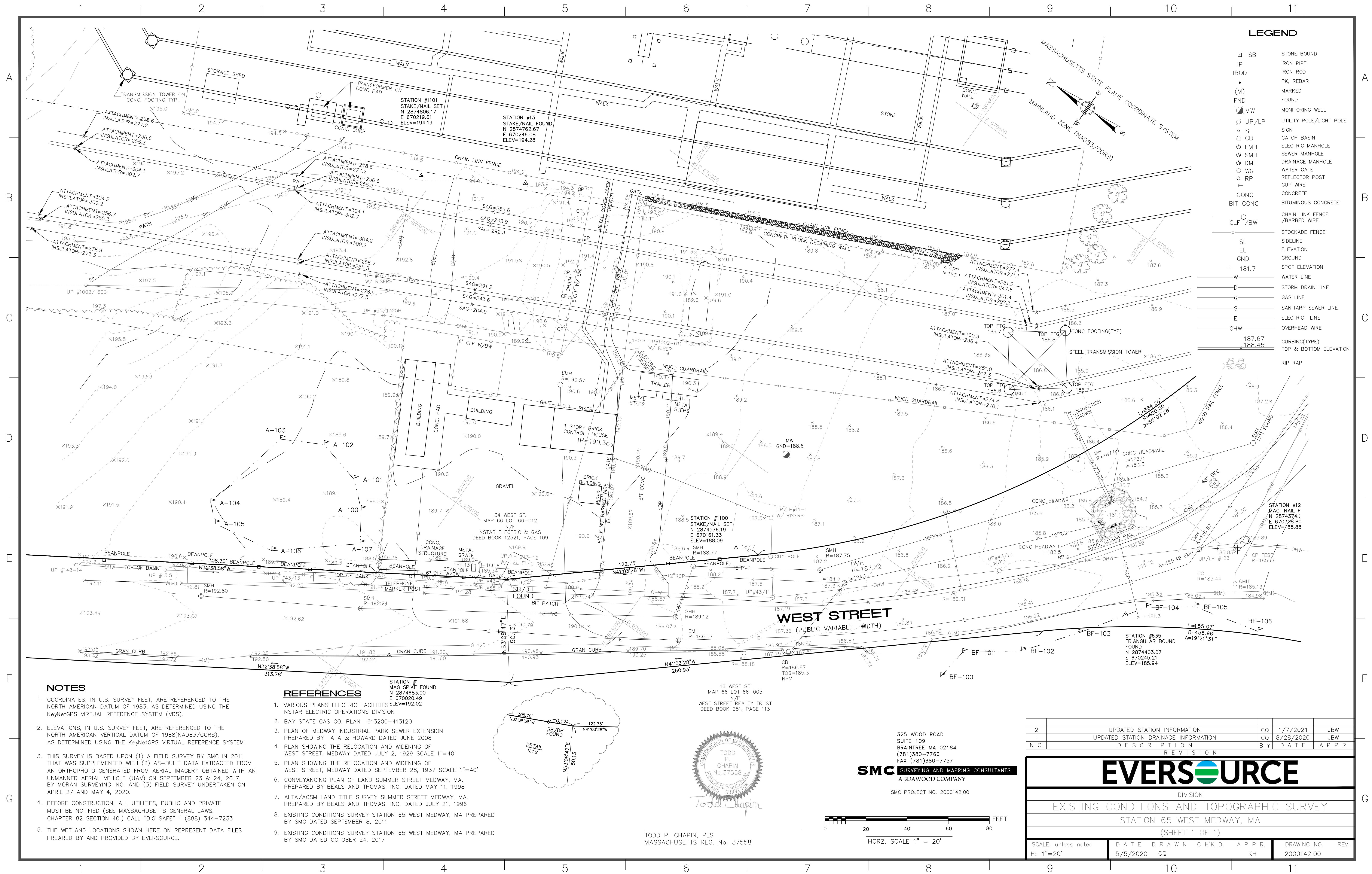
- COORDINATES, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, AS DETERMINED USING THE KeyNetGPS VIRTUAL REFERENCE SYSTEM (VRS).
- FOR ABUTTERS INFORMATION, SEE TABLE "MEDWAY ASSESSORS."

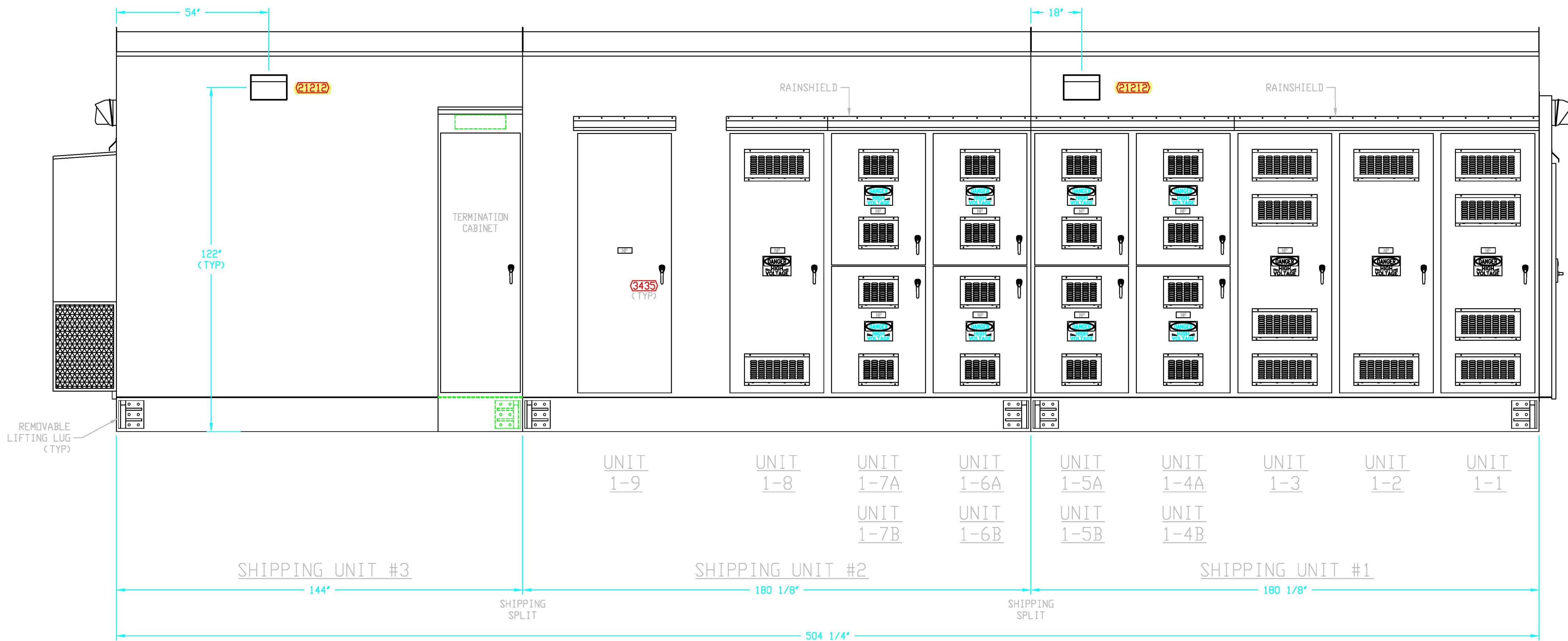
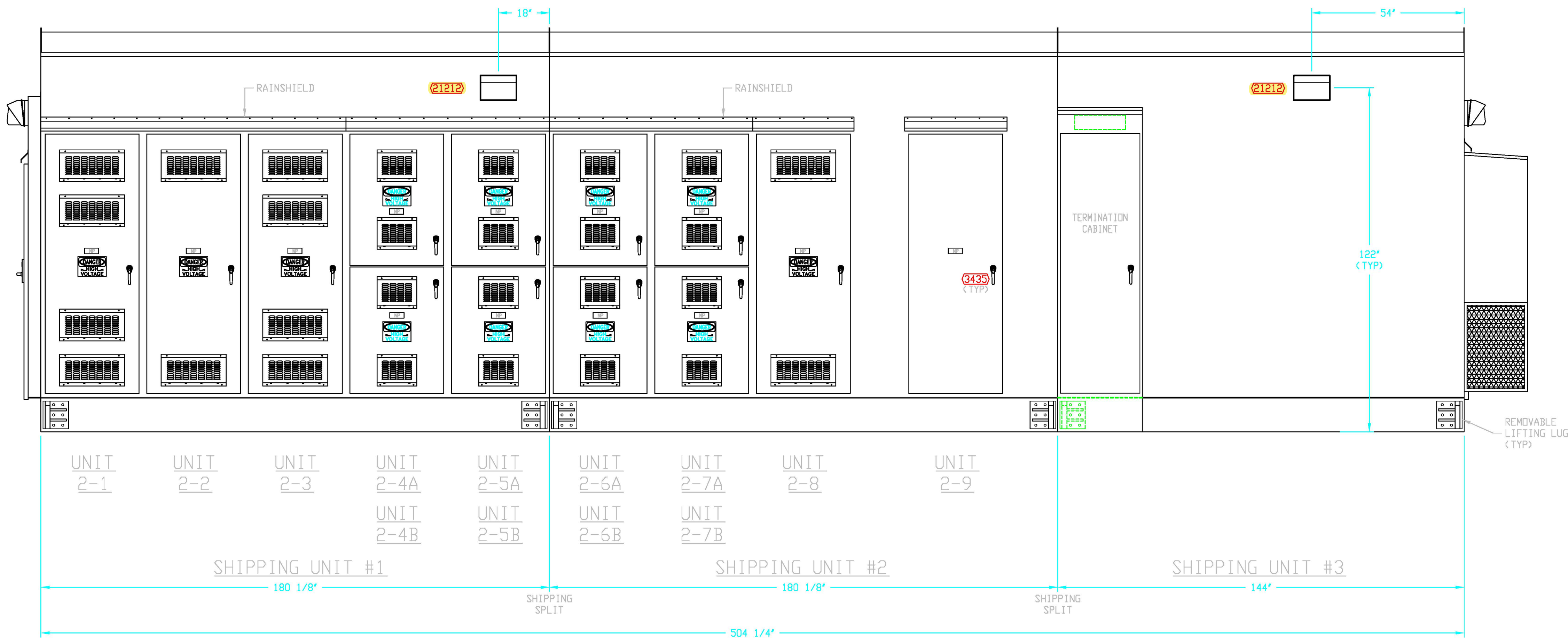


TODD P. CHAPIN, PLS
MASSACHUSETTS REG. No. 37558



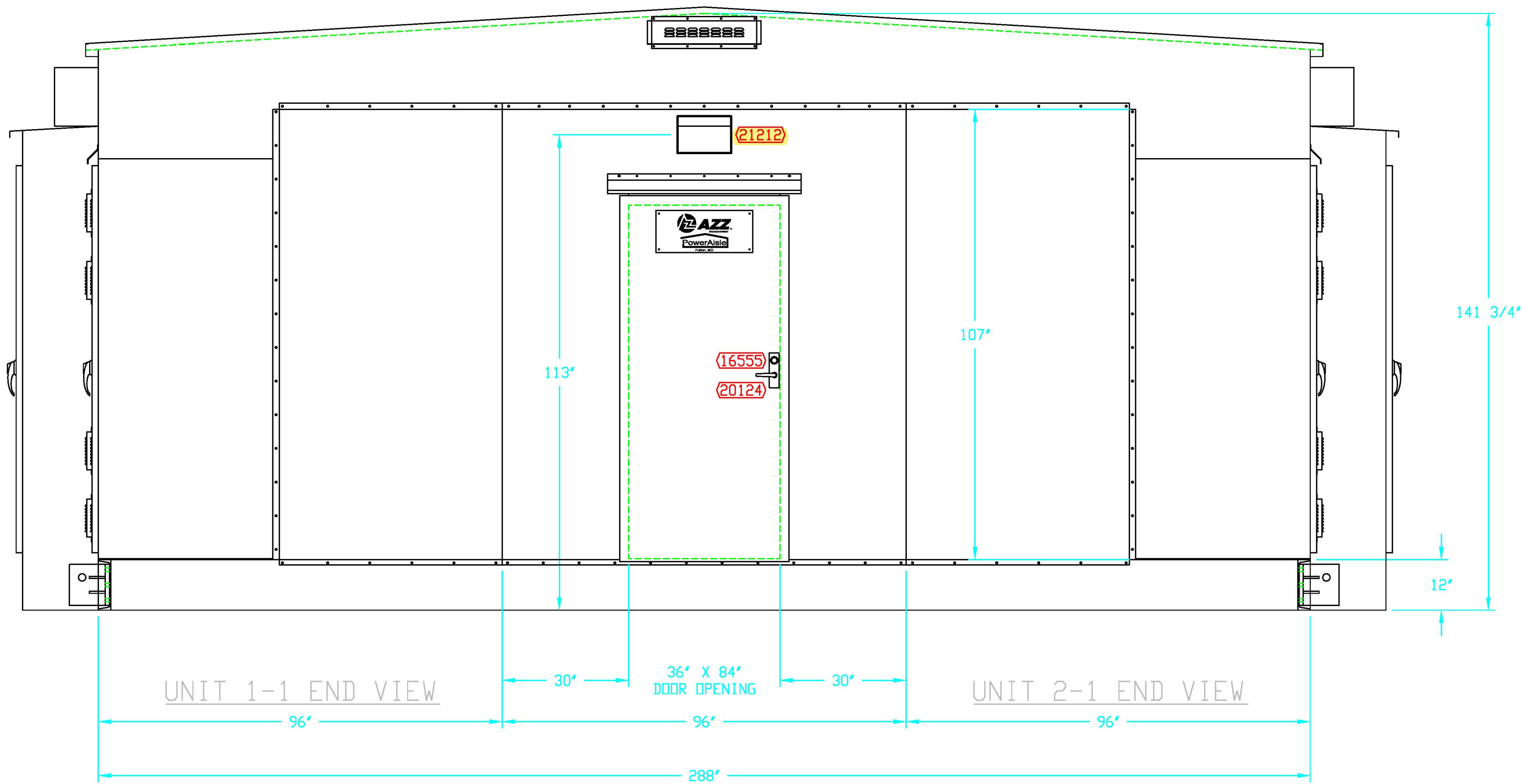
1	ADDITION OF ASSESSORS INFORMATION	CQ	1/7/2021	JBW
N.O.	DESCRIPTION	BY	DATE	APP.R.
	REVISION			
EVERSOURCE				
DIVISION				
SUBSTATION EASEMENT PERIMETER PLAN				
STATION 65 WEST MEDWAY, MA				
(SHEET 1 OF 1)				
SCALE: unless noted H: 1"=200'	DATE	DRAWN	CHK'D	APP.R.
	10/12/2020	CQ	JW	
DRAWING NO.	REV.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





NOTE:
1. 21212 -INDICATES BILL OF MATERIAL ITEM NUMBER.

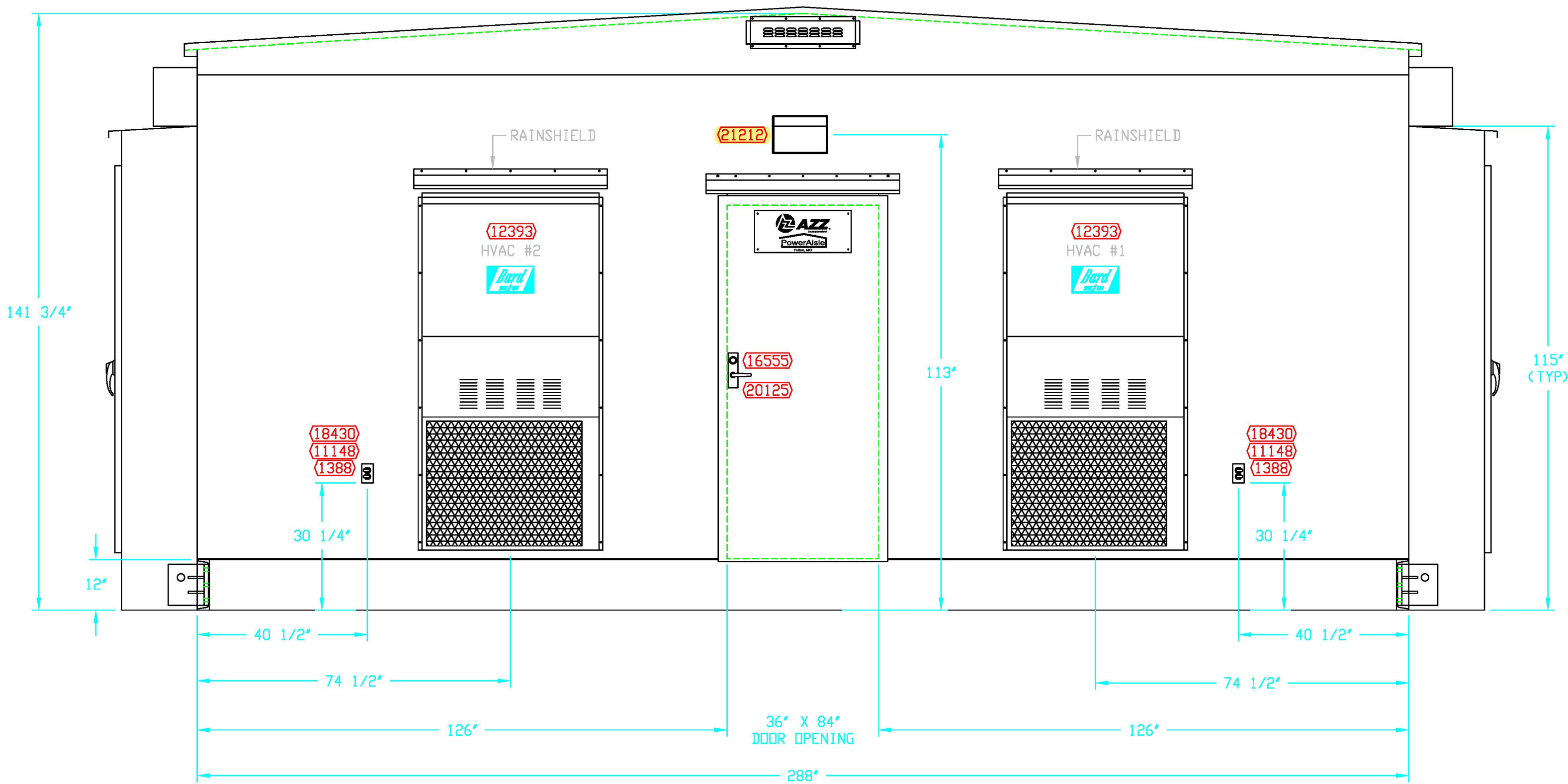
REVISION LETTER	DATE	REVISIONS	BY	APPR'D	AZZ SWITCHGEAR SYSTEMS 7911 Old U.S. Highway 54 Fulton, MO 65251 573.642.8811	
A	04/24/15	REVISED PER D & L	NDH	WC		
B	01/13/16	REVISED PER CHANGE TO STATION 131	NDH	WC		
C	02/05/18	REVISED PER CUSTOMER CHANGES	WC	WC		
D	03/08/18	REVISED PER D & L	BB	WC		
E	04/03/18	REVISED EXTERIOR LIGHTS	WC	WC		
					CUSTOMER NSTAR EAST EAGLE SUBSTATION NO. 131, BOSTON, MA 15kV, 50kA, 3000A METAL-CLAD CUSTOMER P.O. NO. 65752	
					DRAWING TITLE	
					EXTERIOR ELEVATIONS	
DRAWING STATUS					DRAWING NO.	
Final As-Built 2/18/2019					C7329M07	
			DRAWN B. Lewis APPR'D W. Calhoun		CHK'D B. Blackmon SCALE 1/2" = 1'	DATE 3/5/2015



END ELEVATION
SWITCHGEAR END VIEW

NOTE:

1. -INDICATES BILL OF MATERIAL ITEM NUMBER.



END ELEVATION
WORK AREA END VIEW

REVISION LETTER	DATE	REVISIONS	IFTR	APPR'D	AZZ™ SWITCHGEAR SYSTEMS 7911 Old U.S. Highway 54 Fallon, MO 65201 573.642.6811					
A	04/13/15	REVISED PER D & L	NDH	VC						
B	01/13/16	REVISED PER CHANGE TO STATION 131	NDH	VC	CUSTOMER NSTAR EAST EAGLE SUBSTATION NO. 131, BOSTON, MA 15kV, 50kA, 3000A METAL-CLAD CUSTOMER P.O. NO. 65752					
C	02/05/18	REVISED PER ENGINEERING	VC	VC						
D	03/08/18	REVISED PER D & L	BB	VC						
E	04/03/18	REVISED EXTERIOR LIGHTS	VC	VC						
F	12/04/18	REVISED PER ENGINEERING	RLI	VC	DRAWING TITLE EXTERIOR ELEVATIONS - END VIEWS					
DRAWING STATUS										
Final As-Built 2/18/2019							DRAWN R. Lewis	CHK'D B. Blackburn	DATE 3/5/2015	DRAWING NO. C7329M08
							APPR'D W. Colby	SCALE 3/4" = 1'		



2	
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March 5, 2021

BY FEDEX AND E-MAIL:

Town of Medway Planning & Economic Development Board
Medway Town Hall
155 Village Street
Community Economic Development office, 2nd Floor
Medway, MA 02053
Attn: Susan E. Affleck-Childs, Planning & Economic Development Coordinator
Email: planningboard@townofmedway.org and sachilds@townofmedway.org

Re: NSTAR Electric Company d/b/a Eversource Energy – Responses to Staff and Peer Review Memoranda Concerning Minor Site Plan Review for Electric Substation Improvement Project at 12 and 34 West Street, Medway, Massachusetts

Dear Ms. Affleck-Childs:

On January 21, 2021, NSTAR Electric Company d/b/a Eversource Energy (“Eversource”) filed an application with the Medway Planning & Economic Development Board (the “Board”) for minor site plan review of its proposed construction and installation of a pre-fabricated switchgear building and temporary placement of a mobile transformer and mobile switch (the “Project”) at Eversource’s existing 115/14kV electric substation known as Medway Station #65 located at 12 and 34 West Street, Medway, Massachusetts. Certain memoranda dated February 18, 2021 were prepared by Susan E. Affleck-Childs, Medway Planning and Economic Development Coordinator (the “Staff Memo”), and Steven M. Bouley and Bradley M. Picard, both of Tetra Tech, the Town’s peer reviewer for the Project (the “Tetra Tech Memo”), and delivered to the Board and Eversource. Eversource’s minor site plan review application was heard on February 23, 2021 (the “February 23rd Meeting”).

The purpose of this letter is to provide responses to the outstanding items in the Staff Memo and the Tetra Tech Memo and to address certain comments made by the Board at the February 23rd Meeting. In addition, enclosed are revised plans and materials in response to the foregoing. The item numbers below correspond with the item numbers set forth in the Staff Memo and the Tetra Tech Memo, respectively.

A. Responses to Staff Memo:

4. Outdoor Lighting (Section 7.1.2) – Staff Comment: “The applicant has requested a waiver from the outdoor lighting provisions of the Site Plan Rules and Regulations. The waiver request indicates that “wall pack” lighting will be affixed to the new switchgear building which is to be located just over 30 feet from West Street and that the lighting will comply with the Town’s light level and intensity standards. However, there does not appear to be a photometric plan included in the plan set.

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

Eversource Response: *As was discussed at the February 23rd Meeting, there will be a total of six wall pack lights affixed to the new switchgear building (i.e., two on each side), which lights will be manually controlled and generally turned off, except during rare circumstances when testing, emergencies, inspections, maintenance and/or repairs of the switchgear building and equipment is necessary to occur during nighttime hours. A drawing showing elevations of the switchgear building with the locations and heights of the proposed lighting has been incorporated into the revised plan set. In addition, a photometrics plan with light specifications has been incorporated into the revised plan set. The revised plan set is provided as **Attachment A.** Based on the distance, height, downwards angle and quantity of light emitted (approximately 3,500 lumens each) of the two lights on the side of the switchgear building facing the street, the light intensity as measured at the front lot line will not exceed 0.01 foot-candles.*

The Director of Community and Economic Development, Barbara Saint Andre, confirmed at the February 23rd Meeting that, pursuant to the newly enacted Section 7.1.2.G of the Zoning Bylaw, the Board, when performing site plan review, may grant minor relief from the provisions of the lighting requirements under Section 7.1.2 “where it finds that the relief is in the public interest and will not have a substantially detrimental effect on abutting properties.” Eversource requests relief from the requirement for full shielding for lamps rated at more than 2,000 lumens as set forth in Section 7.1.2.E.2 of the Zoning Bylaw, and all other lighting requirements under Section 7.1.2 to the extent the proposed lighting does not comply. The requested relief should be granted based on the following:

- The external lighting will be off except for rare circumstances noted above;*
- The lighting will not trespass onto West Street, which is already illuminated by an existing streetlight located in front of the new switchgear building. See photographs provided as **Attachment B:***
- During the limited periods in which this outdoor lighting will be on, the proposed wall pack lighting will not result in any increase in impacts with respect to light or glare that would be noticeable by any abutting properties or drivers; and*

- *Such lighting will be compatible, and in harmony with, the existing lighting of the surrounding properties, will be adequate for security and safety purposes and will be installed and directed in a downwards angle, and away from neighboring properties.*

5. Outdoor Storage (Section 7.1.3) – Staff Comment: “[. . .], from a site plan perspective, the Board might consider asking the applicant to provide some photographic information to document the distance between the proposed location of the mobile transformer and switch and various vantage points along West Street and further to supply photographic documentation to illustrate the visibility of the mobile transformer and switch from those locations. Additional information could be requested to illustrate whether the existing landscaping on the site will serve as a suitable screening buffer to the adjacent residential properties.”

Eversource Response: *Eversource presented certain aerials and street views to the Board at the February 23rd Meeting that illustrate the distances of the mobile transformer and mobile switch in relation to the closest residential properties, which include 41 West Street to the north (approximately 1,000 feet away) and 3 West Street to the south (approximately 700 feet away). Based on these long distances, existing trees and other vegetation and existing substation-and transmission line-related equipment, fencing and facilities, no portion of the Project will be viewable from these residential properties.*

7. Application Completeness Review (Section 205-3):

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

Eversource Response: *Eversource previously provided a copy of a negative determination of applicability with respect to the Project as issued by the Medway Conservation Commission on December 10, 2020.*

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

Eversource Response: *As requested, Eversource’s representative presented the photographs to the Board at the February 23rd Meeting and explained the ones showing portions of the substation yard with existing buildings and equipment and the others showing sample images of both the switchgear building and the mobile transformer to be installed at the site. Eversource is prepared to revisit the photographs at the March 23rd meeting if the Board desires.*

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

Eversource Response: *The minor site plan review application was signed by Ayo Osimboni, Eversource Manager of Project Management on behalf of the property owner, Exelon West Medway, LLC. As discussed with Ms. Affleck-Childs, Eversource has the full right and authority to sign said application pursuant to its reserved easement rights as set forth in Exelon's 1998 vesting deed, a copy of which was provided with the January 1, 2021 Application.*

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

Eversource Response: *Ms. Affleck-Childs confirmed that this payment has since been received by her office.*

8. **Site Plan Contents Review (Section 205-5) – Staff Comment:** "Please add a second line with the signature box for Endorsement Date on the cover and all other sheets."

Eversource Response: *The plans have been revised accordingly.*

Waiver Requests from the Site Plan Rules and Regulations - Staff Comment: "The applicant is asked to explain the waiver requests during the public briefing."

Eversource Response: *The waiver requests were discussed in detail by Eversource during the February 23rd Meeting. As discussed above, additional information and plans have been provided by Eversource concerning the proposed lighting for the new switchgear building.*

B. Responses to Tetra Tech Memo:

4. **Earthwork Calculations – Tetra Tech Comment:** "The Applicant has not provided earthwork calculations on the Plans to determine extent of earth fill/removal for the Project. Proposed grading is minimal for the project and we do not anticipate this to be a major concern. (Ch. 200 §207-8)"

Eversource Response: *An estimated 2,833 cubic yards of earth will be removed in connection with the installation of the switchgear building and related facilities.*

7. **Aboveground Utilities - Tetra Tech Comment:** "Electrical utilities associated with the Project are located both above and below ground. Regulations require all electric utilities to be located underground. The Applicant has requested a waiver from this Regulation. We defer action on this item to the PEDB as we believe this is a circumstance where above-ground wiring may be warranted based on the requirements of the utility. (Ch. 200 §207-16)"

Eversource Response: *All proposed wiring associated with the Project will be located underground, except for wiring within the interior space of the switchgear building.*

8. **Lighting - Tetra Tech Comment:** "The Applicant has not supplied a photometric plan for the proposed lighting at the site. Lighting details shall also be provided and shall meet the requirements of Section 7.1.2 of the Medway Zoning Bylaw. The Applicant has requested a waiver from this Regulation. (Ch. 200 §207-18.A)"

Eversource Response: See response to item #4 of the Staff Memo.

9. Landscaping - Tetra Tech Comment: "A Landscape Plan has not been provided. The Applicant has requested a waiver from this Regulation. We defer action on this item to PEDB as the Applicant has described conditions in which proposed landscaping may lead to unsafe conditions due to the scope of electrical equipment in the vicinity of the Project. (Ch. 200 §207-19)"

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

11. Registration of Professional Engineer - Tetra Tech Comment: "The proposed Plans were stamped by a Professional Engineer registered in the State of Rhode Island. The plans and supporting documentation should be endorsed by a Professional Engineer registered in the State of Massachusetts."

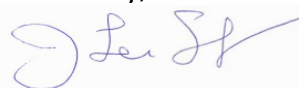
Eversource Response: The plans have been revised accordingly.

12. Construction Entrance - Tetra Tech Comment: "Provide the location of the proposed stabilized construction entrance on the Plans."

Eversource Response: The existing conditions, sediment & erosion control plan has been revised accordingly and now depicts the proposed location of the stabilized construction exit.

Please provide a copy of this letter and updated plans to the Board. We look forward to further discussing this matter with the Board at its meeting scheduled to occur on March 23, 2021.

Yours truly,



Joshua Lee Smith

JLS:sf
Enclosures

cc: Project Team (w/enclosures)

Attachment A
Revised Plan Set

Site Plans

Issued for	Permitting
Date Issued	01/19/2021
Latest Issue	03/03/2021

Medway Station #65

12 and 34 West Street
Medway, MA 02053



Owner

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

Applicant

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

Deed Book, Page: 12521, 109

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

Zoning District: Energy Resources - ER

Sheet Index			Reference Drawings		
No.	Drawing Title	Latest Issue	No.	Drawing Title	Latest Issue
C-1	Site Context Sheet	March 3, 2021	1	Substation Easement Perimeter Plan by SMC	1/7/2021
C-2	Legend and General Notes	March 3, 2021	1	Existing Conditions and Topographic Survey by SMC	1/7/2021
C-3	Existing Conditions, Sediment & Erosion Control Plan	March 3, 2021	C7329M07	Exterior Elevations prepared by AZZ, Inc.	3/5/2015
C-4	Site Plan	March 3, 2021	C7329M08	Exterior Elevations - End Views prepared by AZZ, Inc.	3/5/2015
C-5	Grading & Drainage Plan	March 3, 2021	PH-001	Photometric Plan prepared by Eversource	3/3/2021
C-6	Site Details	March 3, 2021			
C-7	Mobile Transformer Plan	March 3, 2021			

List of Waivers

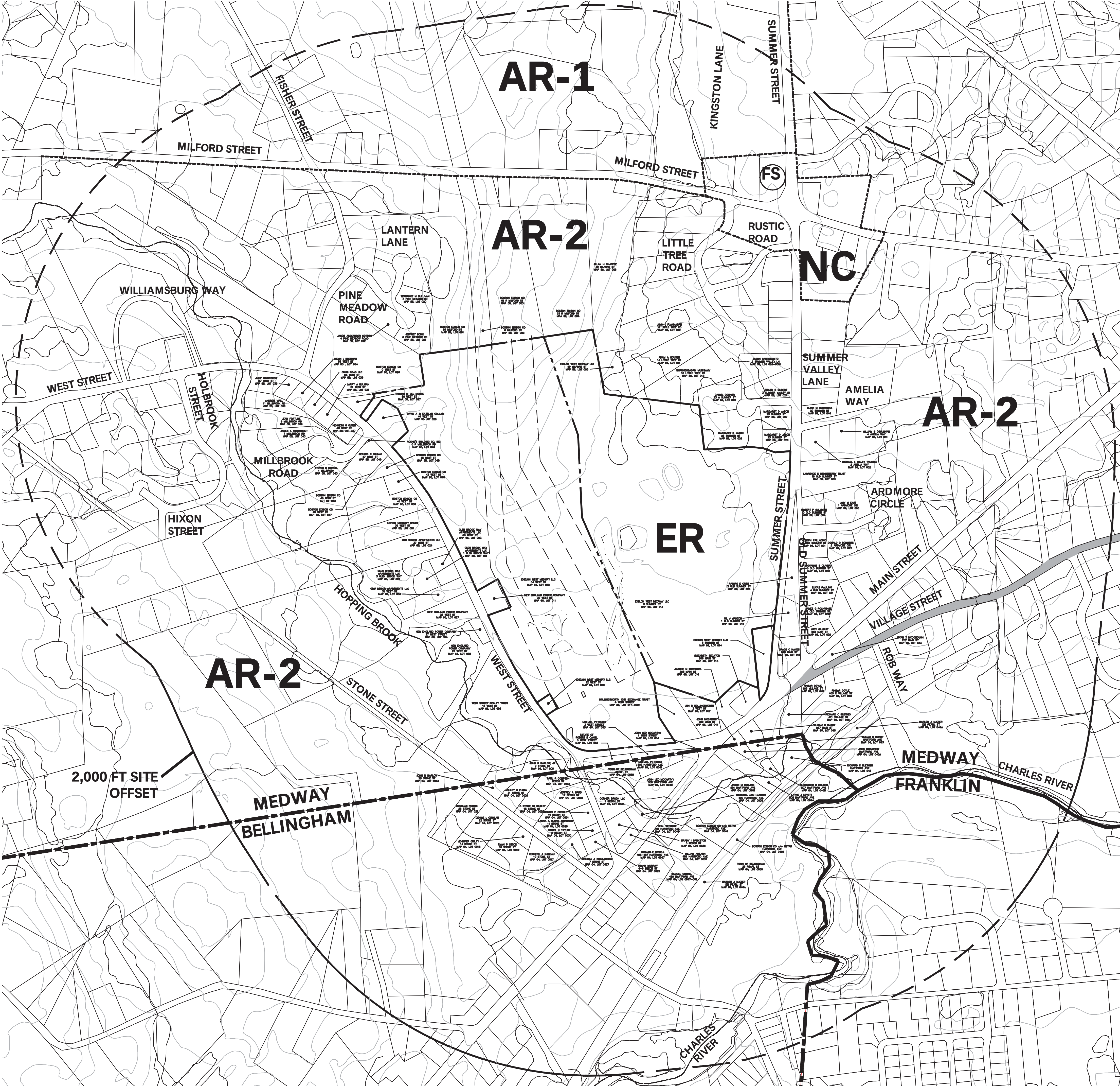
- SECTION 207-9 PEDESTRIAN & BICYCLE ACCESS AND SIDEWALKS; SECTION 207-11 TRAFFIC AND VEHICULAR CIRCULATION; SECTIONS 207-10 AND 207-11 PARKING AND LOADING.
- SECTION 207-19 LANDSCAPING
- SECTION 207-4 ENERGY EFFICIENCY AND SUSTAINABILITY; SECTION 207-16 UTILITIES; SECTION 207-18 OUTDOOR LIGHTING

Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____

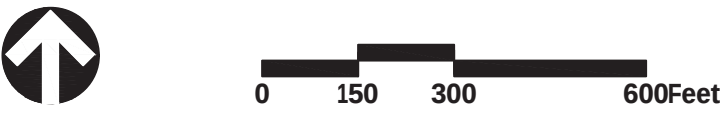
1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Legend & Abbreviations

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

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



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

No.	Revision	Date	Apprd.
1	Planning Board Comments	03/03/2021	RTL

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

Not Approved for Construction
Drawing Title
Site Context Sheet



C-1

Sheet 1 of 7

Project Number
73139.01



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			
		BASELINE	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 x	132.75 x	SPOT ELEVATION
		TOWN LINE	45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
			38.5 BW x	38.5 BW x	
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
					UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING			DRAIN
		WETLAND BUFFER ZONE			ROOF DRAIN
		NO DISTURB ZONE			SEWER
		200' RIVERFRONT AREA			FORCE MAIN
					OVERHEAD WIRE
		GRAVEL ROAD			WATER
		EDGE OF PAVEMENT			FIRE PROTECTION
		BITUMINOUS BERM			DOMESTIC WATER
		BITUMINOUS CURB			GAS
		CONCRETE CURB			ELECTRIC
		CURB AND GUTTER			STEAM
		EXTRUDED CONCRETE CURB			TELEPHONE
		MONOLITHIC CONCRETE CURB			FIRE ALARM
		PRECAST CONC. CURB			CABLE TV
		SLOPED GRAN. EDGING			
		VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
					DOUBLE CATCH BASIN ECCENTRIC
		BUILDING			GUTTER INLET
		BUILDING ENTRANCE			DRAIN MANHOLE CONCENTRIC
		LOADING DOCK			DRAIN MANHOLE ECCENTRIC
		BOLLARD			TRENCH DRAIN
		DUMPSTER PAD			PLUG OR CAP
		SIGN			CLEANOUT
		DOUBLE SIGN			FLARED END SECTION
					HEADWALL
		STEEL GUARDRAIL			SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL			SEWER MANHOLE ECCENTRIC
		PATH			CURB STOP & BOX
		TREE LINE			WATER VALVE & BOX
		WIRE FENCE			TAPPING SLEEVE, VALVE & BOX
		FENCE			SIAMESE CONNECTION
		STOCKADE FENCE			FIRE HYDRANT
		STONE WALL			WATER METER
		RETAINING WALL			POST INDICATOR VALVE
		STREAM / POND / WATER COURSE			WATER WELL
		DETENTION BASIN			
		HAY BALES			GAS GATE
		SILT FENCE			GAS METER
		SILT SOCK / STRAW WATTLE			
		MINOR CONTOUR			ELECTRIC MANHOLE
		MAJOR CONTOUR			ELECTRIC METER
					LIGHT POLE
		PARKING COUNT			TELEPHONE MANHOLE
		COMPACT PARKING STALLS			TRANSFORMER PAD
		DOUBLE YELLOW LINE			UTILITY POLE
		STOP LINE			GUY POLE
		CROSSWALK			GUY WIRE & ANCHOR
		ACCESSIBLE CURB RAMP			HAND HOLE
		ACCESSIBLE PARKING			PULL BOX
		VAN-ACCESSIBLE PARKING			
					MATCHLINE

Abbreviations

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

Notes

- General**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS NOTED ON THE PLAN:
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- SEE ELECTRICAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE

BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.

PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.

Demolition

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

Erosion Control

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

Existing Conditions Information

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

Document Use

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

Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____

Medway Station #65

12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Apprvd.
1	Planning Board Comments	03/03/2021	RTL

Designed by	Checked by
RTL	RLC

Issued for
Permitting

Date
January 19, 2021

Not Approved for Construction

Drawing Title

Legend and General Notes

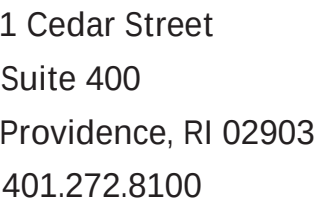
Drawing Number

C-2

Sheet 2 of 7

Project Number
73139.01





Scale: 1" = 1,000'



**12 and 34 West Street
Medway, MA 02053**

No.	Revision	Date	Apprd.
1	Planning Board Comments	03/03/2021	RTL

Designed by	Checked by
RTL	RLC

Permitting January 19, 2021

Not Approved for Construction

Existing Conditions, Erosion & Sediment Control Plan

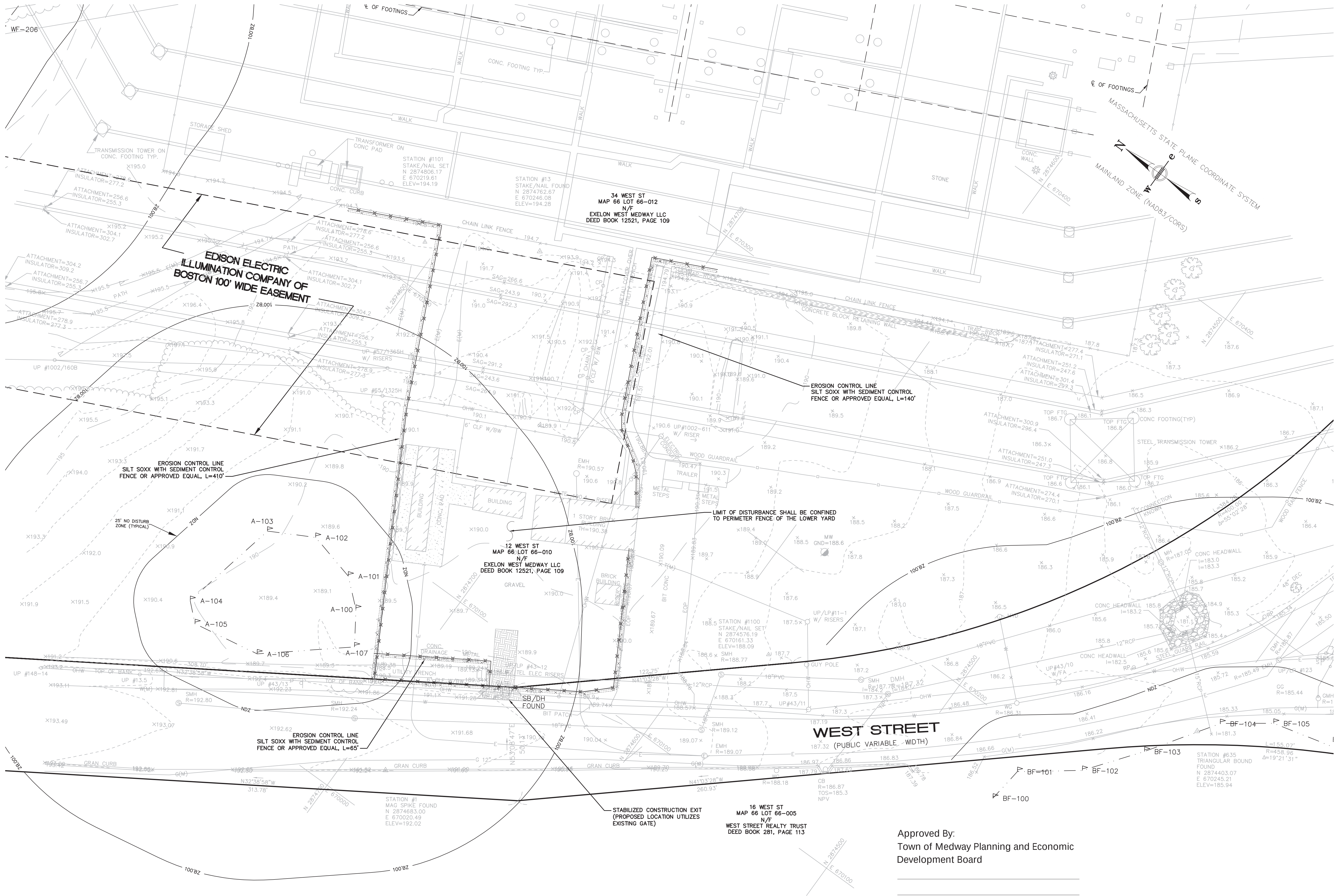
Drawing Number

C-3

Sheet **3** of **7**

Project Number
73139.01

Saved Thursday, March 4, 2021 12:28:15 PM RLEWIS Plotted Thursday, March 4, 2021 12:29:35 PM Lewis, Richard



Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____

GENERAL NOTES

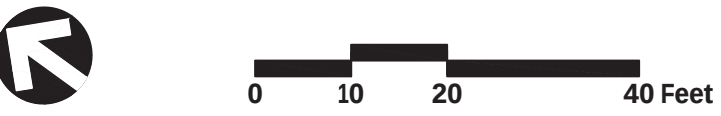
1. REFER TO SUBSTATION EASEMENT PERIMETER PLAN PREPARED BY
2. SMC, INC, LAST REVISED JANUARY 7, 2021 AND EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY PLAN PREPARED BY SMC, INC, LAST REVISED JANUARY 7, 2021 FOR ALL EXISTING CONDITIONS, PROPERTY LINE, EASEMENT, AND ABUTTER INFORMATION AND SOURCE NOTES.



C-3

Sheet **3** of **7**

Project Number
73139.01



**12 and 34 West Street
Medway, MA 02053**

Not Approved for Construction

Drawing Number

C-4

Sheet of 7

Project Number

Approved By:
Town of Medway Planning and Economic
Development Board

Signature Date: _____

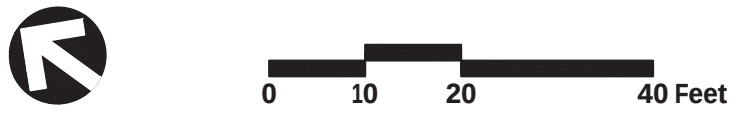
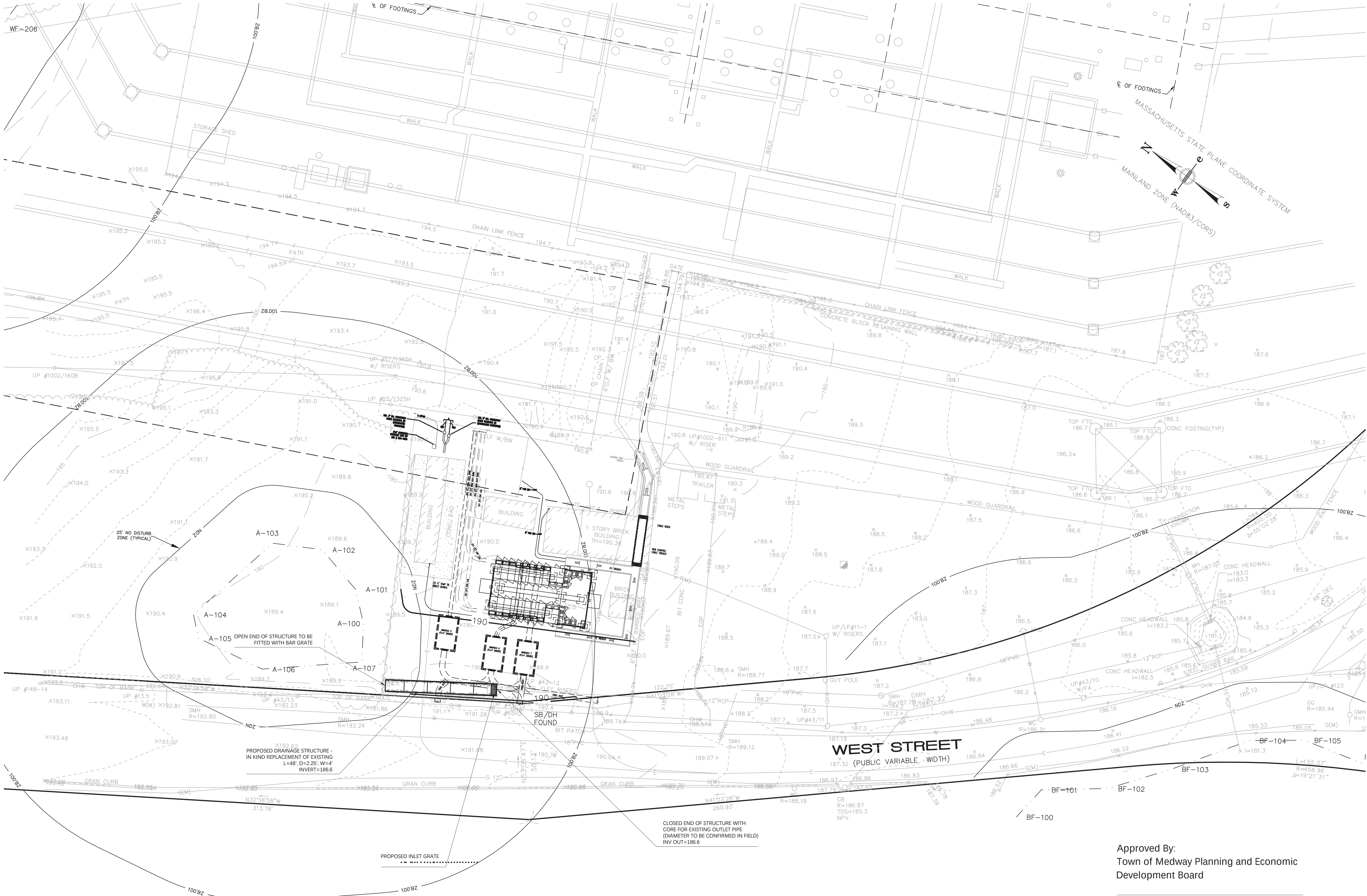
- GENERAL NOTES:
1. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR DIMENSIONAL, MATERIAL, AND INSTALLATION REQUIREMENTS FOR ALL PROPOSED ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO SWITCHGEAR BUILDING, FOUNDATIONS, CABLE TRAYS, DUCT BANKS, ELECTRICAL MANHOLES, AND DIRECT BURIED CABLES.
 2.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



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Key
Scale: 1" = 1,000'



Medway Station #65

12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Appvd.
1	Planning Board Comments	03/03/2021	RTL

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

Not Approved for Construction
Drawing Title
**Grading and
Drainage Plan**
Drawing Number



C-5

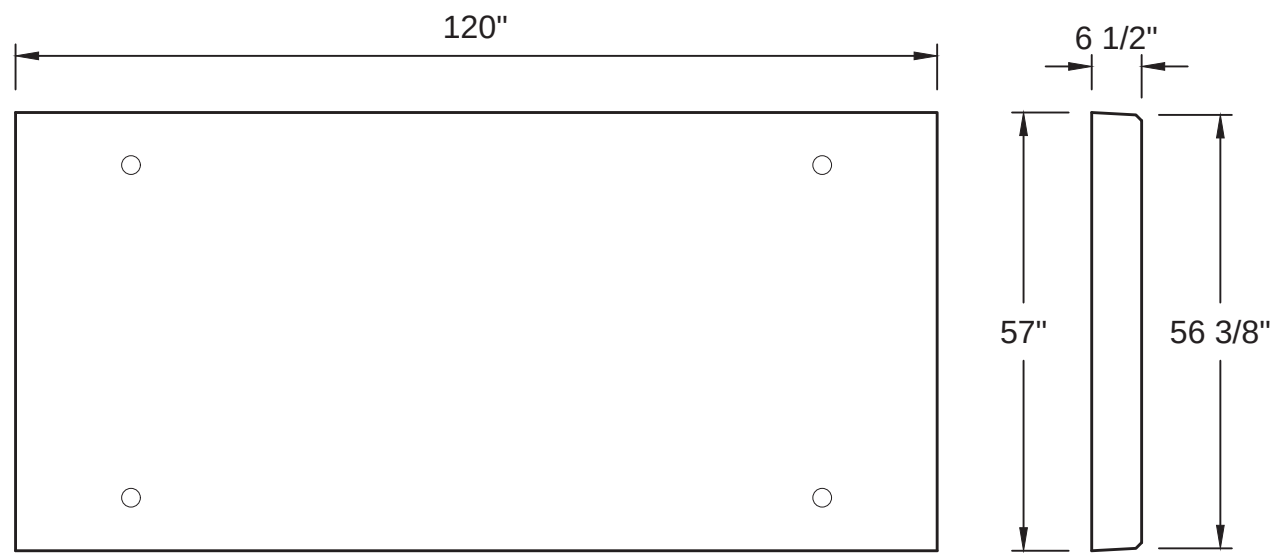
Sheet 5 of 7

Project Number
73139.01

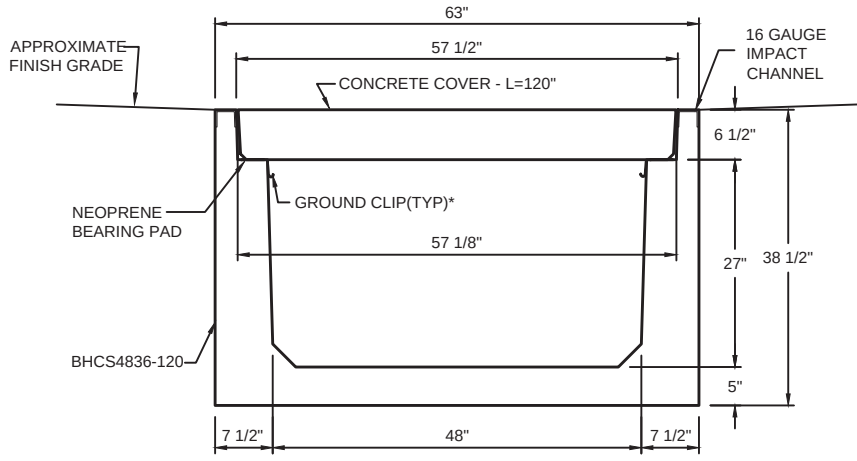
Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

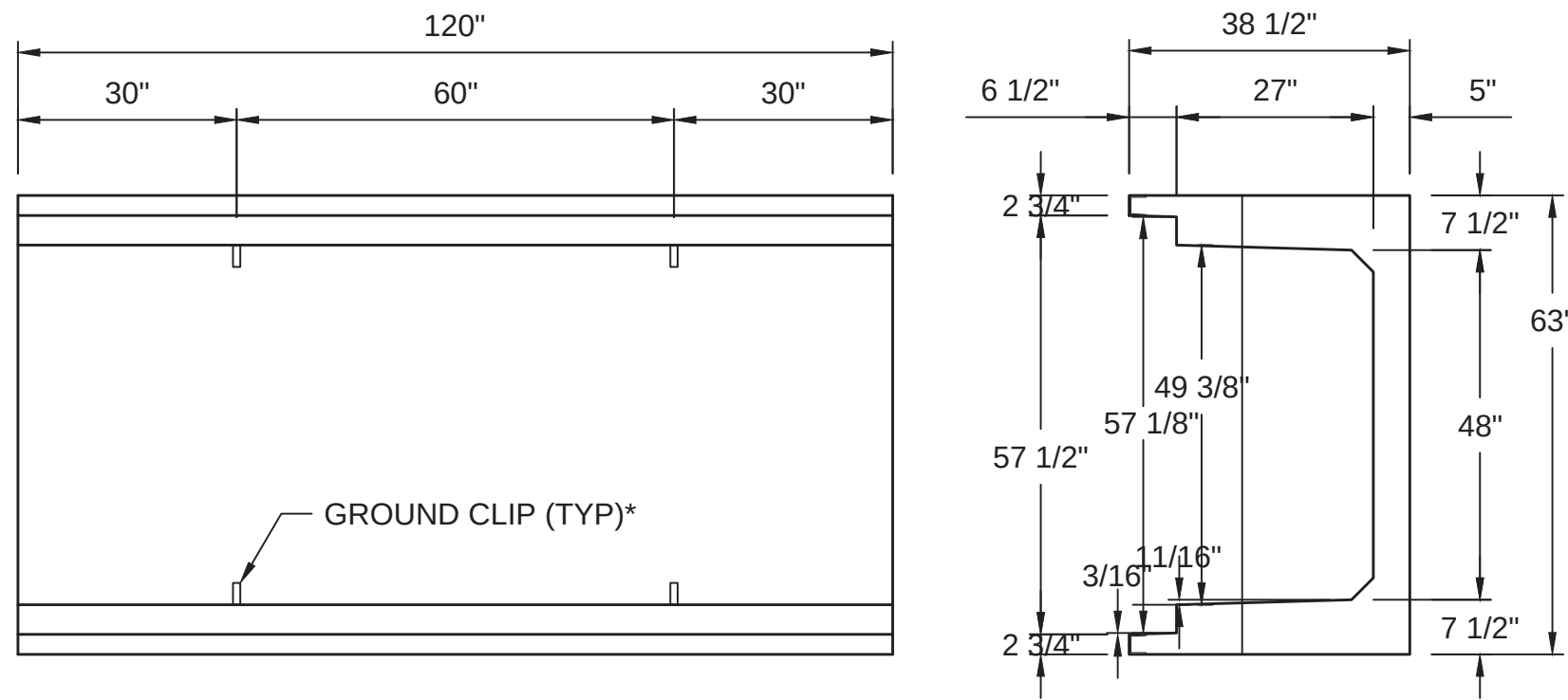
Signature Date: _____



PRECAST CONCRETE COVER



TYPICAL SECTION - 48"W X 27"D



48"W X 27"D X 120"L TOP & SIDE VIEWS

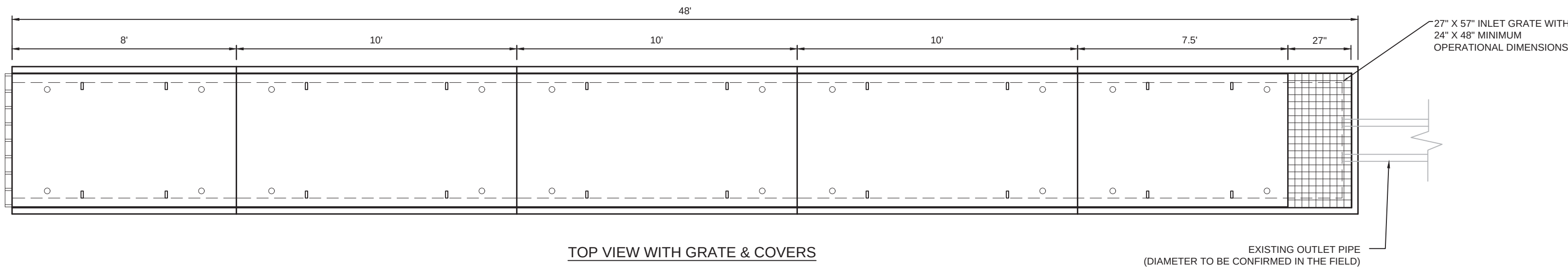
- GENERAL NOTES:
- GROUND CLIPS ARE OPTIONAL.
 - PRECAST CONCRETE UTILITY TRENCH AND COVER TO BE DESIGNED TO CARRY AASHTO HS20 DESIGN LOAD (32,000 LBS/AXLE).
 - ONE SECTION OF PRECAST TRENCH SHALL BE CAST WITH END CAP FOR TIE-IN TO EXISTING OUTLET PIPE.
 - PRECAST TRENCH SHALL BE FITTED WITH BAR GRATE AT INLET END OF TRENCH.
 - PREPARATION OF SUBGRADE AND BEDDING SHALL BE PER MANUFACTURE'S INSTALLATION SPECIFICATIONS.
 - DETAIL AND DIMENSIONS ARE BASED ON MODIFIED TRENWA DETAIL BHCS4836-120 AND COVER DETAIL LHC4836-120

Utility Trench Section & Cover Detail

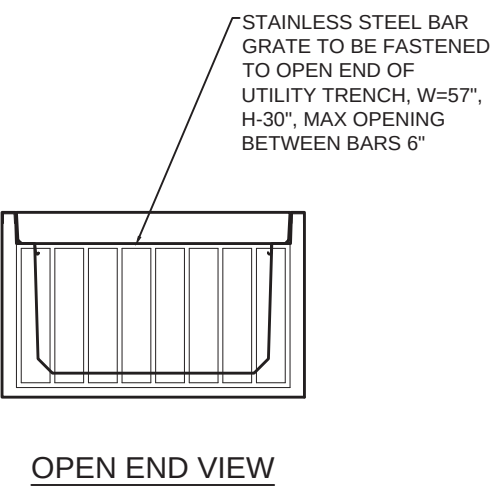
N.T.S.

Source: VHB

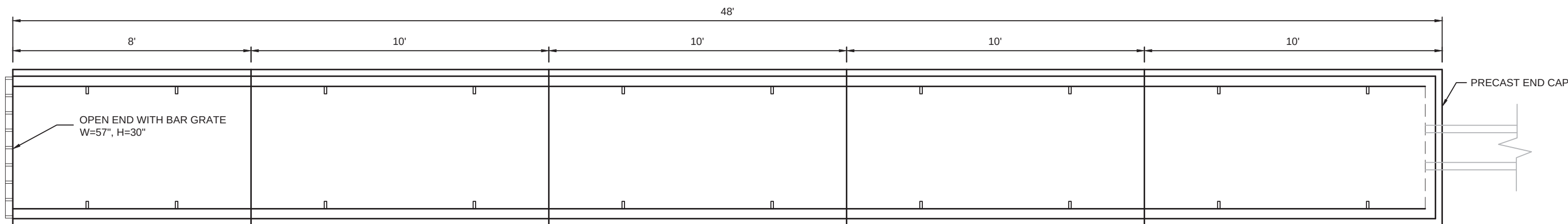
9/20



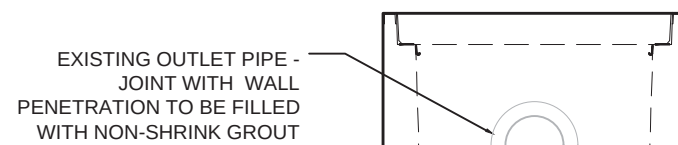
TOP VIEW WITH GRATE & COVERS



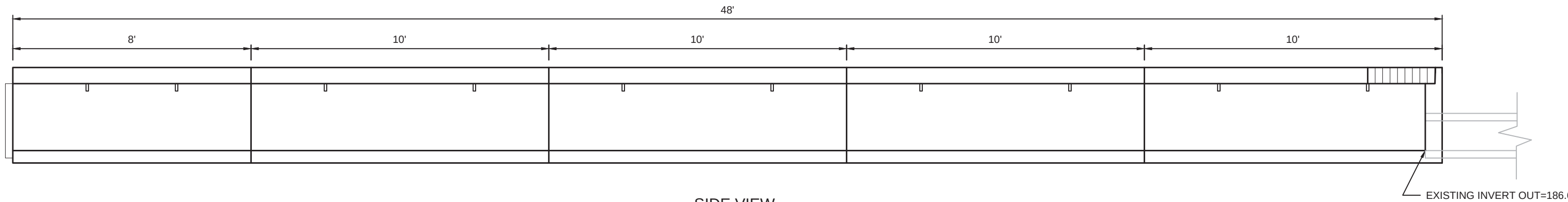
OPEN END VIEW



TOP VIEW



CLOSED END VIEW



SIDE VIEW

Utility Trench Detail

N.T.S.

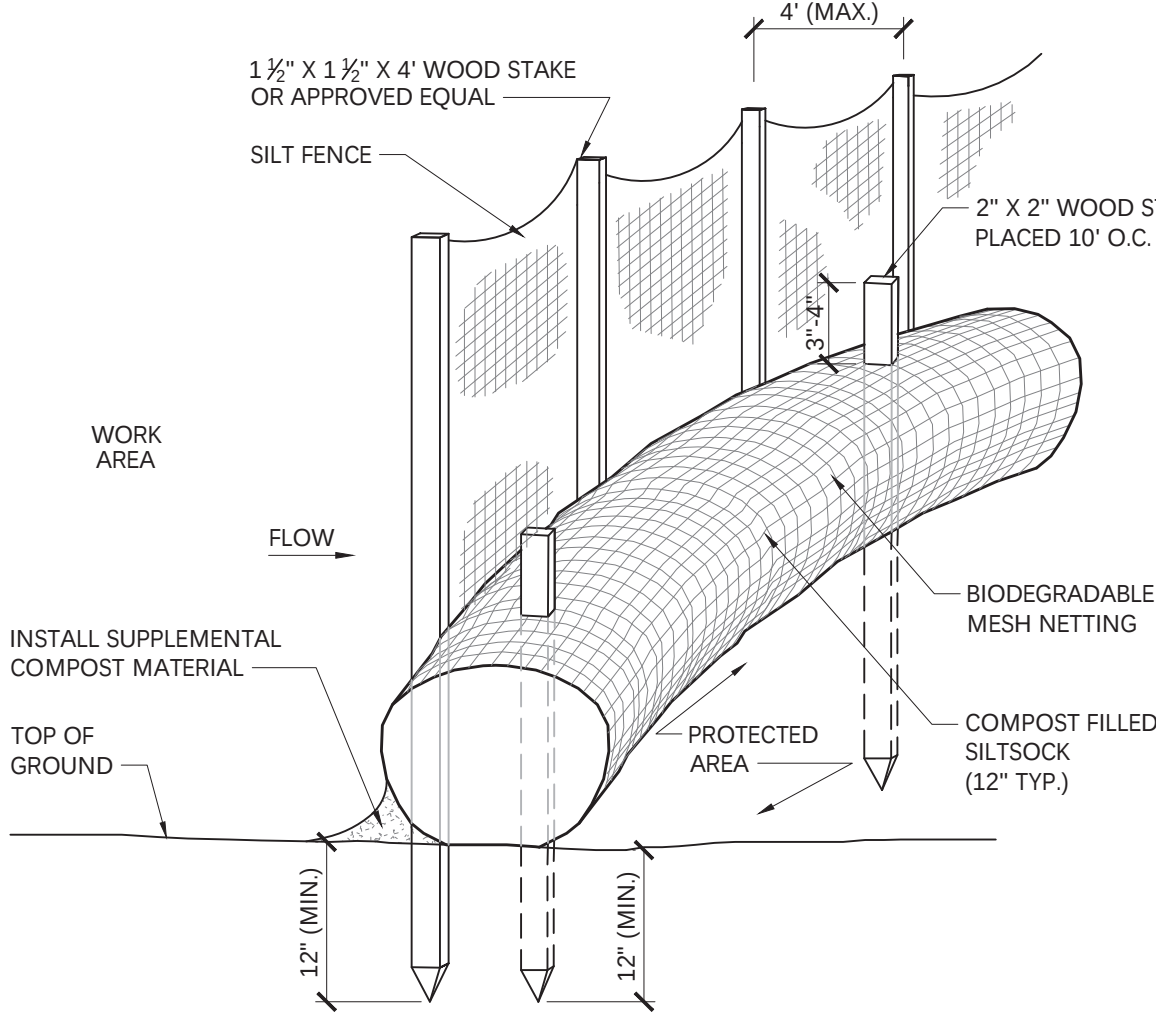
Source: VHB

9/20

Approved By:
Town of Medway Planning and Economic
Development Board

Approval Date: _____

Signature Date: _____



NOTES

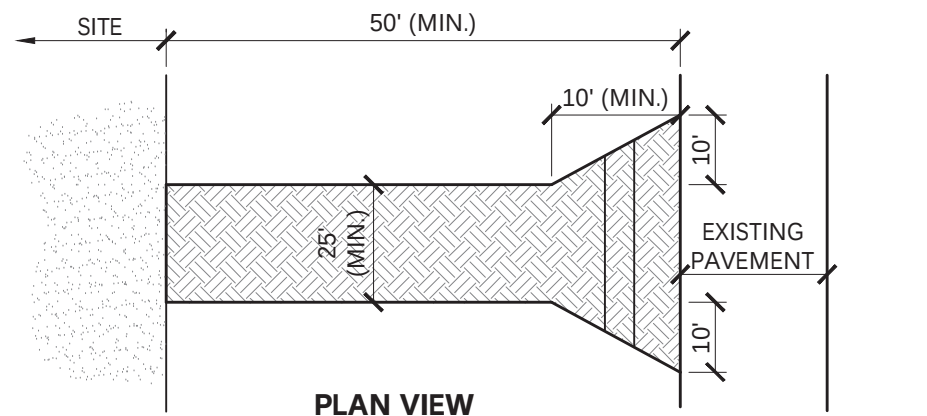
- SILT SOCK SHALL BE FILTREXX SILT SOXX, OR APPROVED EQUAL.
- SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
- COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
- IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier

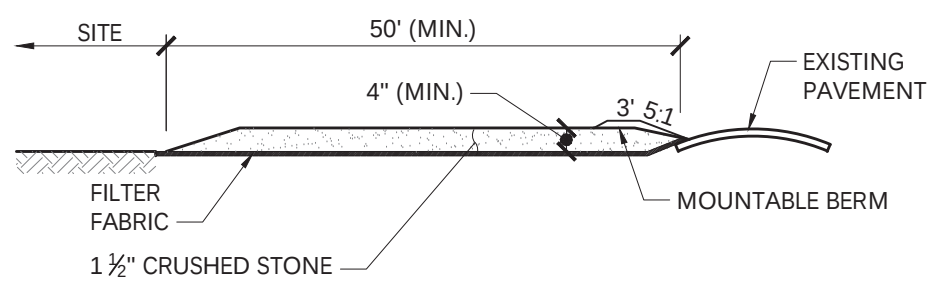
N.T.S.

Source: VHB

1/16
LD_658-A



PLAN VIEW



CROSS-SECTION

NOTES

- EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PROVIDED AS NEEDED.
- STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

N.T.S.

Source: VHB

1/16
LD_682

Medway Station #65

12 and 34 West Street
Medway, MA 02053

No.	Revision	Date	Appvd.
1	Planning Board Comments	03/03/2021	RTL

Designed by RTL	Checked by RLC
--------------------	-------------------

Issued for
Permitting

Date
January 19, 2021

Not Approved for Construction

Site Details



C-6

Sheet 6 of 7

Project Number
73139.01



Key

Scale: 1" = 1,000'

**12 and 34 West Street
Medway, MA 02053**

No.	Revision	Date	Apprd.
1	Planning Board Comments	03/03/2021	RTL

Not Approved for Construction

Drawing title

Mobile Transformer Plan

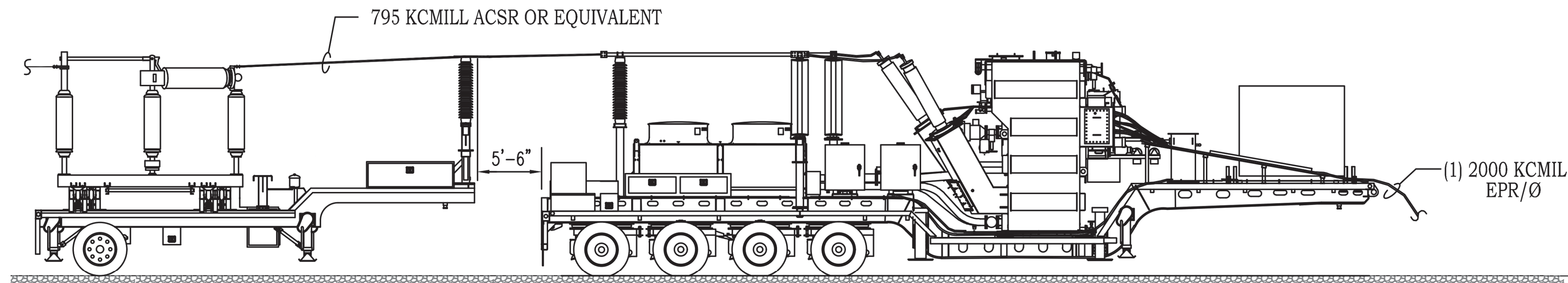


Drawing Number C-7

Sheet of 7 7

Project Number
73139.01

Elevation



A

B

C

D

E

F

G

A

B

C

D

E

F

G

MEDWAY ABUTTERS WITHIN 300 FEET				
MAP-LOT	ADDRESS	RECORD OWNER	DEED BOOK	PAGE
55-009	66 WEST ST	MAH REAL ESTATE LLC	35477	88
55-010	60 WEST ST	COLACE ANGELO	12314	240
55-011	0 FISHER ST	BOSTON EDISON CO	4376	37
55-012	66 R WEST ST	BOSTON EDISON CO	4273	120
55-013	9 FISHER ST	BOSTON EDISON CO	1786	417
55-015	11 FISHER ST	LONG GERALDINE C & BRUCE C TT	22728	358
55-020	5 PINE MEADOW RD	SULLIVAN TERRANCE M	34114	457
55-021	6 PINE MEADOW RD	BONCI JEFFREY	35842	142
55-022	4 PINE MEADOW RD	COTTON ALEXANDER JACOB	33215	346
55-023	2 PINE MEADOW RD	REED ALLISON	33048	574
55-024	8 FISHER ST	HAGEN TRUSTEE PATRICIA M	32755	228
55-026	0 WEST ST	BOSTON EDISON CO	4258	231
55-027	50 WEST ST	DEL MONTE THOMAS M	1227	133
55-028	46 WEST ST	DINKEL TRUSTEE MARIANNE P	1400	666
55-032	59 WEST ST	CENEDELLA PETER F.	8082	399
55-033	57 WEST ST	HINOPOROS JULIE	36439	246
55-034	55 WEST ST	BRENNAN KEVIN J	789	130
55-035	53 WEST ST	CAHILL RUTH E. (MILLER)	5284	130
55-036	51 WEST ST	BULMAN LARRY A	4954	512
55-037	49 WEST ST	OLSEN KENNETH G.	8717	729
55-038	11 MILLBROOK RD	VIALI ANDREW	34271	343
55-039	9 MILLBROOK RD	FORTUNE JEAN	22445	263
55-040	7 MILLBROOK RD	SWARTHOUT JAMES A.	10473	346
55-045	47 WEST ST	GILMAN GERARD C	8050	270
55-046	0 R MILLBROOK RD	ROCHE'S BUILDING CO., INC.	9710	366
55-048	45 WEST ST	BOSTON EDISON CO	4521	30
55-049	43 WEST ST	BOSTON EDISON CO	4429	705
55-050	41 WEST ST	BOSTON EDISON CO	4404	229
55-051	39 WEST ST	BERNARDO MEGHAN E	29684	215
56-001	65 MILFORD ST	BOSTON EDISON CO	4355	587
56-002	0 MILFORD ST	BOSTON EDISON CO	1391	423
56-003	61 R MILFORD ST	BOSTON EDISON CO	4355	587
56-004	53 R MILFORD ST	BOSTON EDISON CO	4355	587
56-005	49 MILFORD ST	EXELON WEST MEDWAY LLC	12521	109
56-006	49 MILFORD ST	CHAFFEE ALLAN H	10210	268
56-009	10 LITTLE TREE RD	MATHEW MANOJ V	32495	263
56-010	12 LITTLE TREE RD	FLANNAGAN JOHN J	27352	402
56-011	14 LITTLE TREE RD	HOUSER ADAM A	31597	210
56-012	16 LITTLE TREE RD	MUNISAMY THIRUVENGADAM	33100	403
56-024	3 SUMMER VALLEY LN	GILBERT SHAWN S	32484	72
56-025	23 A SUMMER ST	CONNOR DANIEL	32274	581
56-026	23 B SUMMER ST	JASON VICTOR E	11742	4
56-027	23 SUMMER ST	JASON MARGARET D & SUCCESSORS	23182	368
56-028	21 SUMMER ST	JASON KEVIN E	23122	500
56-052	2 AMELIA WAY	WILLEY MICHAEL E	23821	291
56-053	16 OLD SUMMER ST	HENNEBERRY LAWRENCE K TRST	21510	3
56-024	37 WEST ST	GBW SENIOR APARTMENTS LLC	36330	149
65-026	3 GLEN BROOK WAY	GLEN BROOK WAY APARTMENTS LLC	35437	61
65-027	29 WEST ST	NEW ENGLAND POWER COMPANY	4380	368
65-028	23 WEST ST	NEW ENGLAND POWER COMPANY	4454	689
66-001	1 GLEN BROOK WAY	GLEN BROOK WAY APARTMENTS LLC	35437	61
66-002	33 WEST ST	GLEN BROOK WAY APARTMENTS LLC	35270	532
66-003	31 WEST ST	GBW SENIOR APARTMENTS LLC	36269	207
66-004	27 WEST ST	NEW ENGLAND POWER COMPANY	3781	44
66-005	15 WEST ST	WEST STREET REALTY TRUST	281	113
66-006	0 STONE ST	BARLOW JR JOHN R	29412	289
66-010	12 WEST ST	EXELON WEST MEDWAY LLC	12521	109
66-011	30 WEST ST	NEW ENGLAND POWER COMPANY	4390	243
66-012	34 WEST ST	EXELON WEST MEDWAY LLC	12521	109
66-013	9 SUMMER ST	EXELON WEST MEDWAY LLC	12521	109
66-014	5 SUMMER ST	EXELON WEST MEDWAY LLC	35175	384
66-015	266 MAIN ST	SECATOR ELIZABETH	32871	450
66-016	268 MAIN ST	SHRESTHA JOANNE M	34822	506
66-017	2 WEST ST	HOLLINGSWORTH JON B	1348	301
66-017-0001	4 WEST ST	HOLLINGSWORTH 1031 EXCHANGE TRUST	1348	301
66-018	260 MAIN ST	LOPES MARIA E	16560	546
66-019	1 OLD SUMMER ST	MANZON GIL J	30179	435
66-020	3 OLD SUMMER ST	ORTIZ RAMIRO E	34261	62
66-044	269 MAIN ST	MCCARTHY JOHN	26018	400
66-045	267 MAIN ST	DESMARAIS DANIEL R	8656	66
66-046	411 VILLAGE ST	BLETHEN RICHARD C	5489	297
66-052	5 WEST ST	CAHILL, ESTATE OF ROBERT E	2524	575
66-053	3 WEST ST	PETRUCCI MICHAEL	33566	476

RECORD OWNER

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

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

SMC SURVEYING AND MAPPING CONSULTANTS

SMC PROJECT NO. 2000142.00

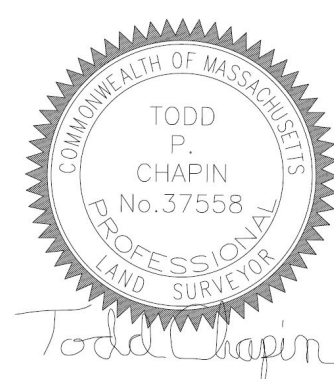


REFERENCES

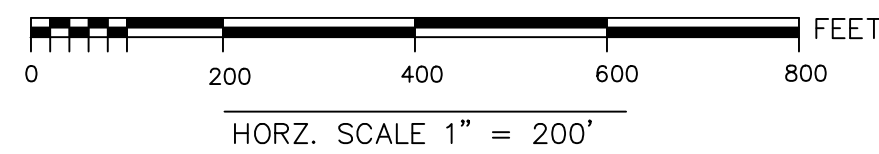
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED JULY 2, 1929 SCALE 1"=40'
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED SEPTEMBER 28, 1937 SCALE 1"=40'
- CONVEYANCING PLAN OF LAND SUMMER STREET MEDWAY, MA. PREPARED BY BEALS AND THOMAS, INC. DATED MAY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

NOTES

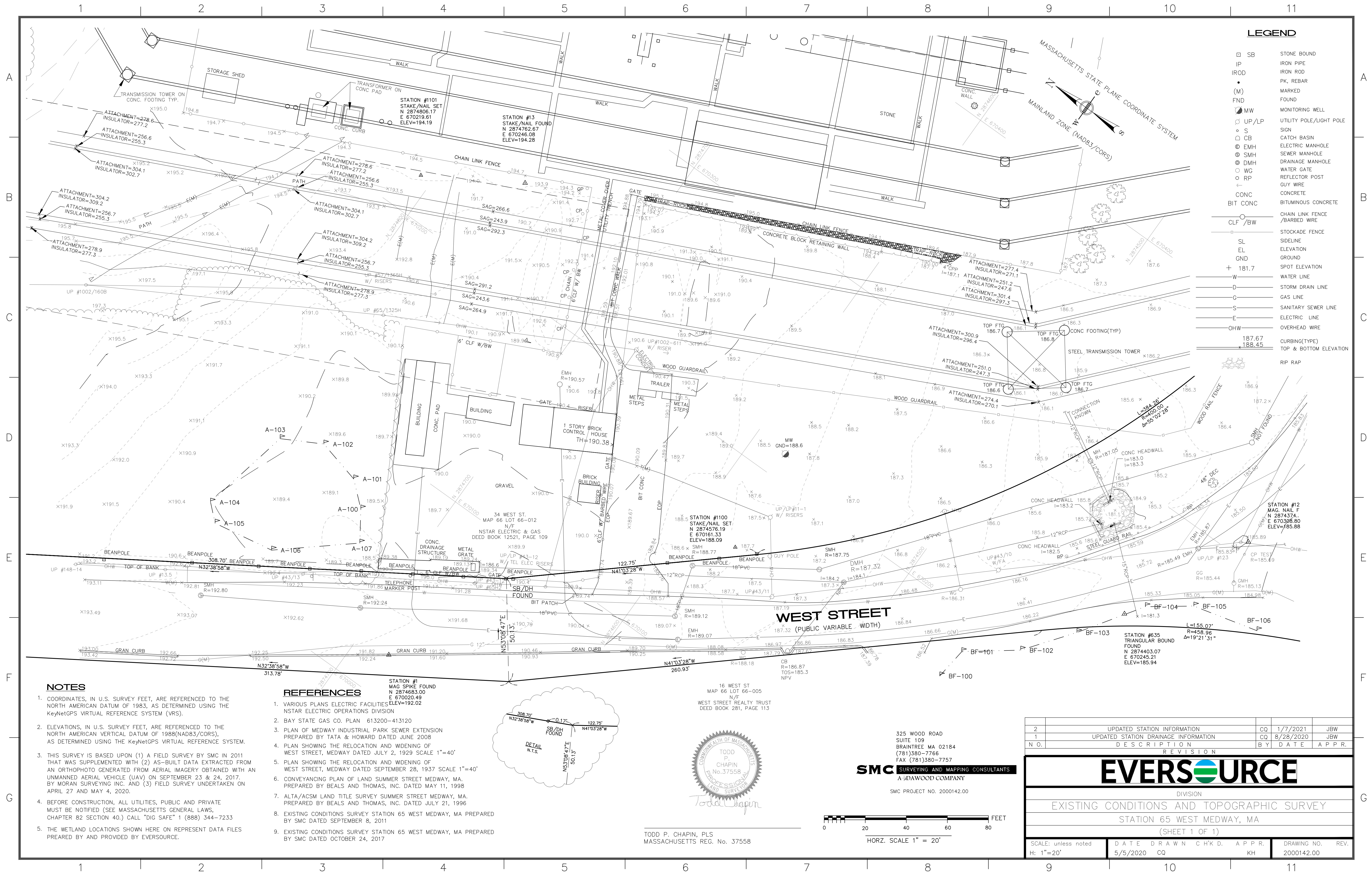
- COORDINATES, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, AS DETERMINED USING THE KeyNetGPS VIRTUAL REFERENCE SYSTEM (VRS).
- FOR ABUTTERS INFORMATION, SEE TABLE "MEDWAY ASSESSORS."



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



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



LEGEND

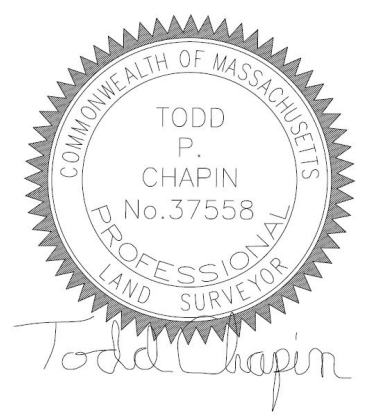
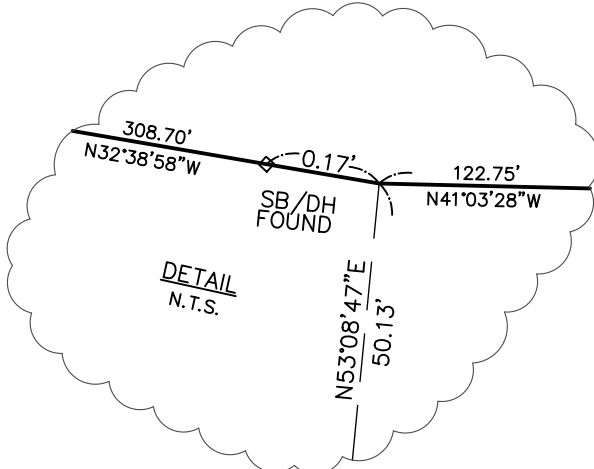
- SB STONE BOUND
- IP IRON PIPE
- IROD IRON ROD
- PK, REBAR
- (M) MARKED
- FND FOUND
- MW MONITORING WELL
- UP/LP UTILITY POLE/LIGHT POLE
- S SIGN
- CB CATCH BASIN
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAINAGE MANHOLE
- WG WATER GATE
- RP REFLECTOR POST
- GUY WIRE
- CONC CONCRETE
- BIT CONC BITUMINOUS CONCRETE
- CLF /BW CHAIN LINK FENCE /BARBED WIRE
- SL STOCKADE FENCE
- EL SIDELINE
- ELEV ELEVATION
- GND GROUND
- + 187.7 SPOT ELEVATION
- W WATER LINE
- D STORM DRAIN LINE
- G GAS LINE
- S SANITARY SEWER LINE
- E ELECTRIC LINE
- OHW OVERHEAD WIRE
- 187.67 CURBING(TYPE)
- 188.45 TOP & BOTTOM ELEVATION
- RIP RAP

NOTES

- COORDINATES, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, AS DETERMINED USING THE KeyNetGPS VIRTUAL REFERENCE SYSTEM (VRS).
- ELEVATIONS, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAD83/CORS), AS DETERMINED USING THE KeyNetGPS VIRTUAL REFERENCE SYSTEM.
- THIS SURVEY IS BASED UPON (1) A FIELD SURVEY BY SMC IN 2011 THAT WAS SUPPLEMENTED WITH (2) AS-BUILT DATA EXTRACTED FROM AN ORTHOPHOTO GENERATED FROM AERIAL IMAGERY OBTAINED WITH AN UNMANNED AERIAL VEHICLE (UAV) ON SEPTEMBER 23 & 24, 2017, BY MORAN SURVEYING INC. AND (3) FIELD SURVEY UNDERTAKEN ON APRIL 27 AND MAY 4, 2020.
- BEFORE CONSTRUCTION, ALL UTILITIES, PUBLIC AND PRIVATE MUST BE NOTIFIED (SEE MASSACHUSETTS GENERAL LAWS, CHAPTER 82 SECTION 40.) CALL "DIG SAFE" 1 (888) 344-7233
- THE WETLAND LOCATIONS SHOWN HERE ON REPRESENT DATA FILES PREPARED BY AND PROVIDED BY EVERSOURCE.

REFERENCES

- VARIOUS PLANS ELECTRIC FACILITIES NSTAR ELECTRIC OPERATIONS DIVISION
- BAY STATE GAS CO. PLAN 613200-413120
- PLAN OF MEDWAY INDUSTRIAL PARK SEWER EXTENSION PREPARED BY TATA & HOWARD DATED JUNE 2008
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED JULY 2, 1929 SCALE 1"=40'
- PLAN SHOWING THE RELOCATION AND WIDENING OF WEST STREET, MEDWAY DATED SEPTEMBER 28, 1937 SCALE 1"=40'
- CONVEYANCING PLAN OF LAND SUMMER STREET MEDWAY, MA. PREPARED BY BEALS AND THOMAS, INC. DATED MAY 11, 1998
- ALTA/ACSM LAND TITLE SURVEY SUMMER STREET MEDWAY, MA. PREPARED BY BEALS AND THOMAS, INC. DATED JULY 21, 1996
- EXISTING CONDITIONS SURVEY STATION 65 WEST MEDWAY, MA PREPARED BY SMC DATED SEPTEMBER 8, 2011
- EXISTING CONDITIONS SURVEY STATION 65 WEST MEDWAY, MA PREPARED BY SMC DATED OCTOBER 24, 2017

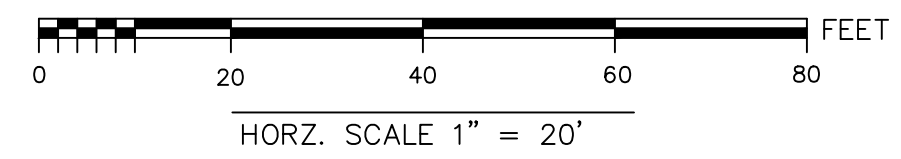


TODD P. CHAPIN, PLS
MASSACHUSETTS REG. No. 37558

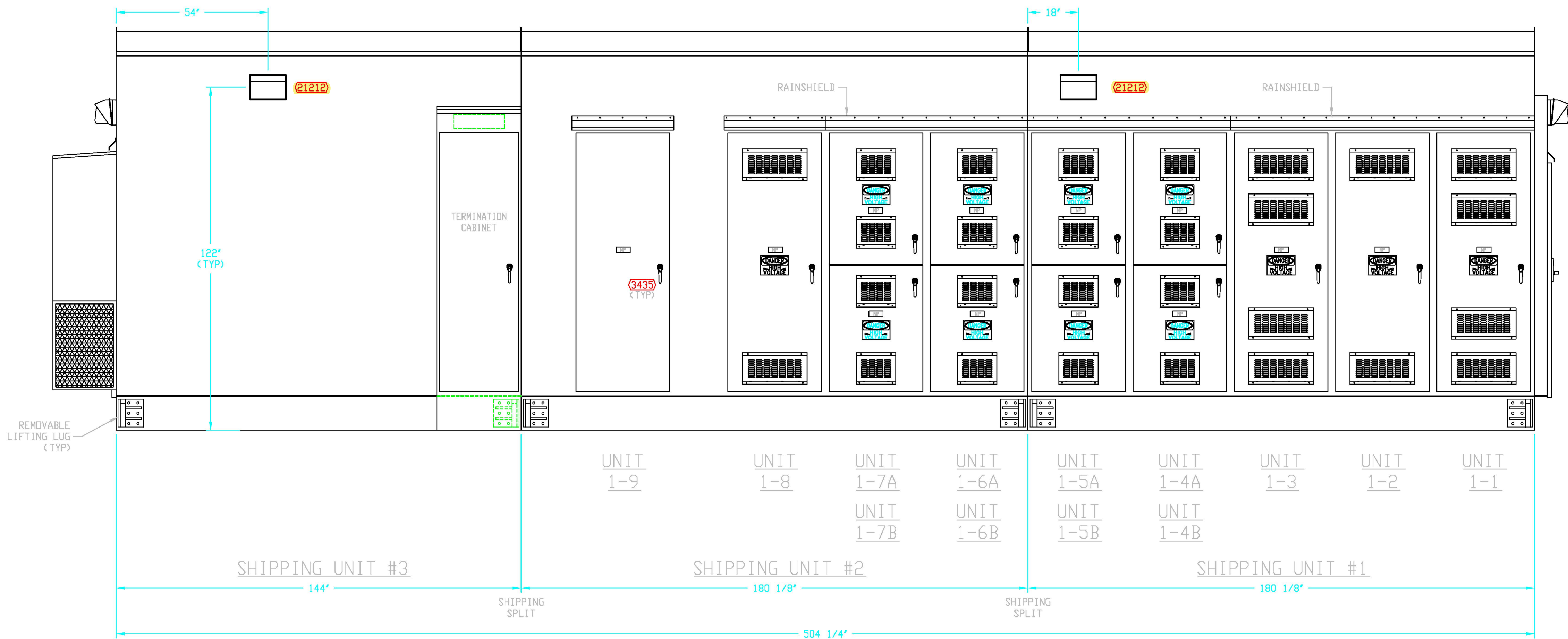
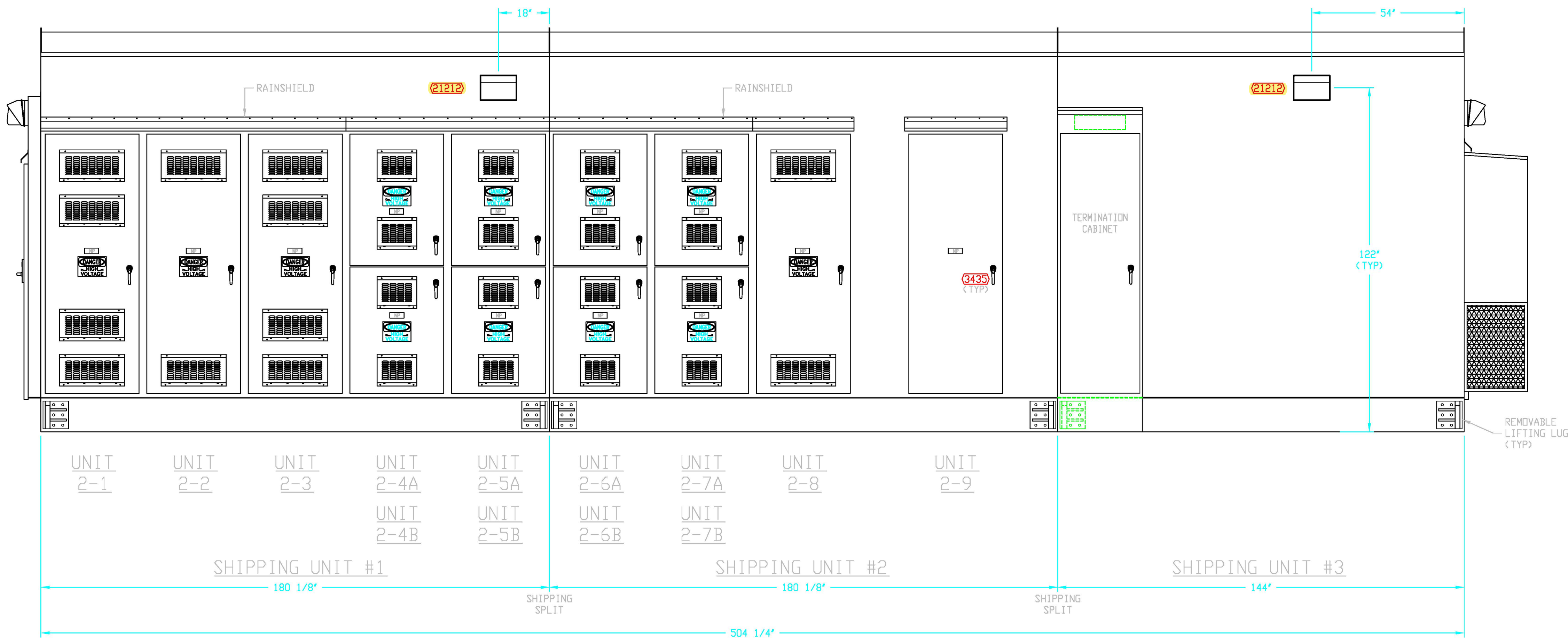
SMC SURVEYING AND MAPPING CONSULTANTS
A DAWOOD COMPANY

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

SMC PROJECT NO. 2000142.00

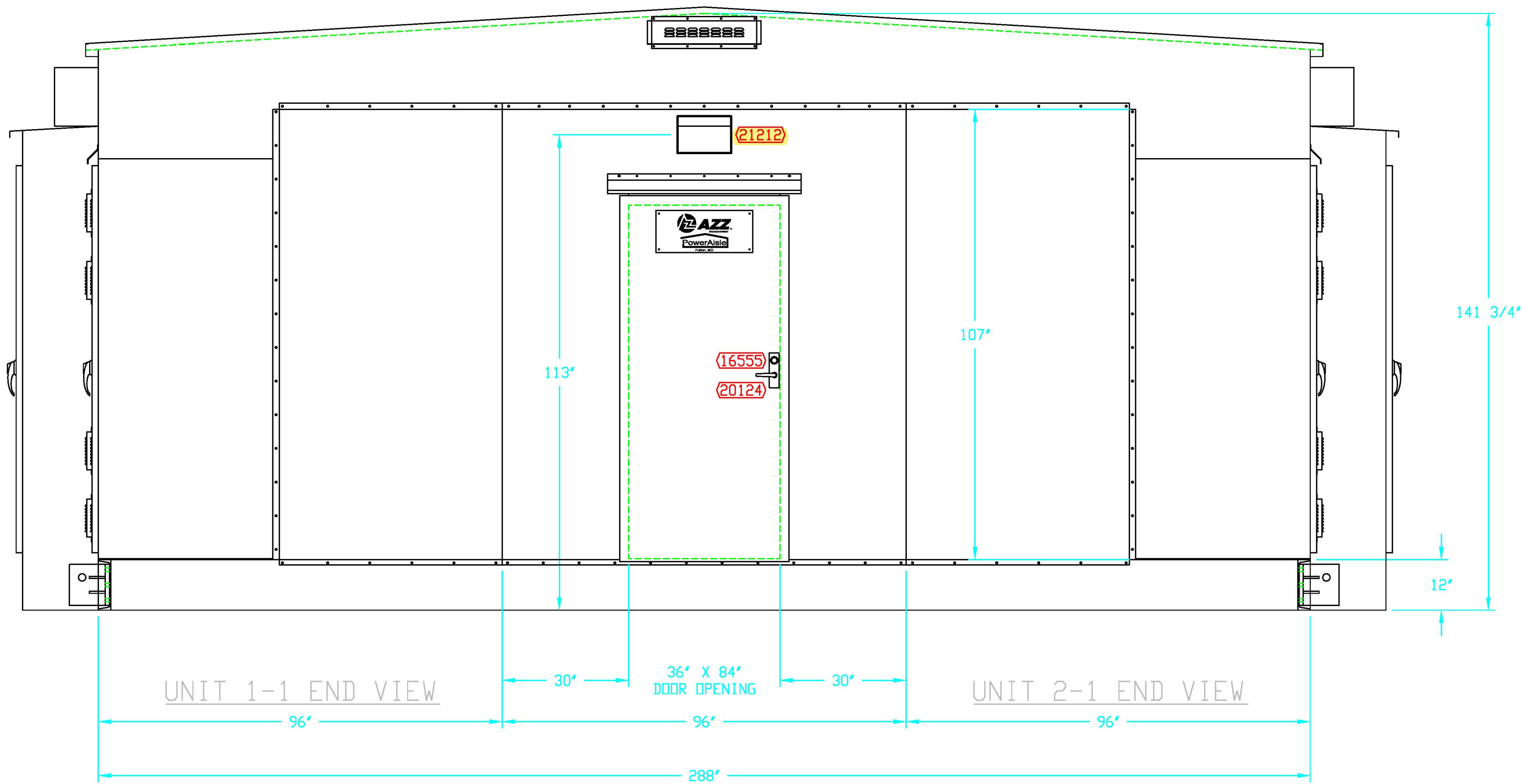


2	UPDATED STATION INFORMATION	CQ	1/7/2021	JBW
1	UPDATED STATION DRAINAGE INFORMATION	CQ	8/28/2020	JBW
N.O.	DESCRIPTION	BY	DATE	APP.R.
REVISION				
DIVISION				
EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY				
STATION 65 WEST MEDWAY, MA				
(SHEET 1 OF 1)				
SCALE: unless noted H: 1"=20'	DATE 5/5/2020	DRAWN CQ	CHK'D KH	APP.R. KH
DRAWING NO. 2000142.00				REV.



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

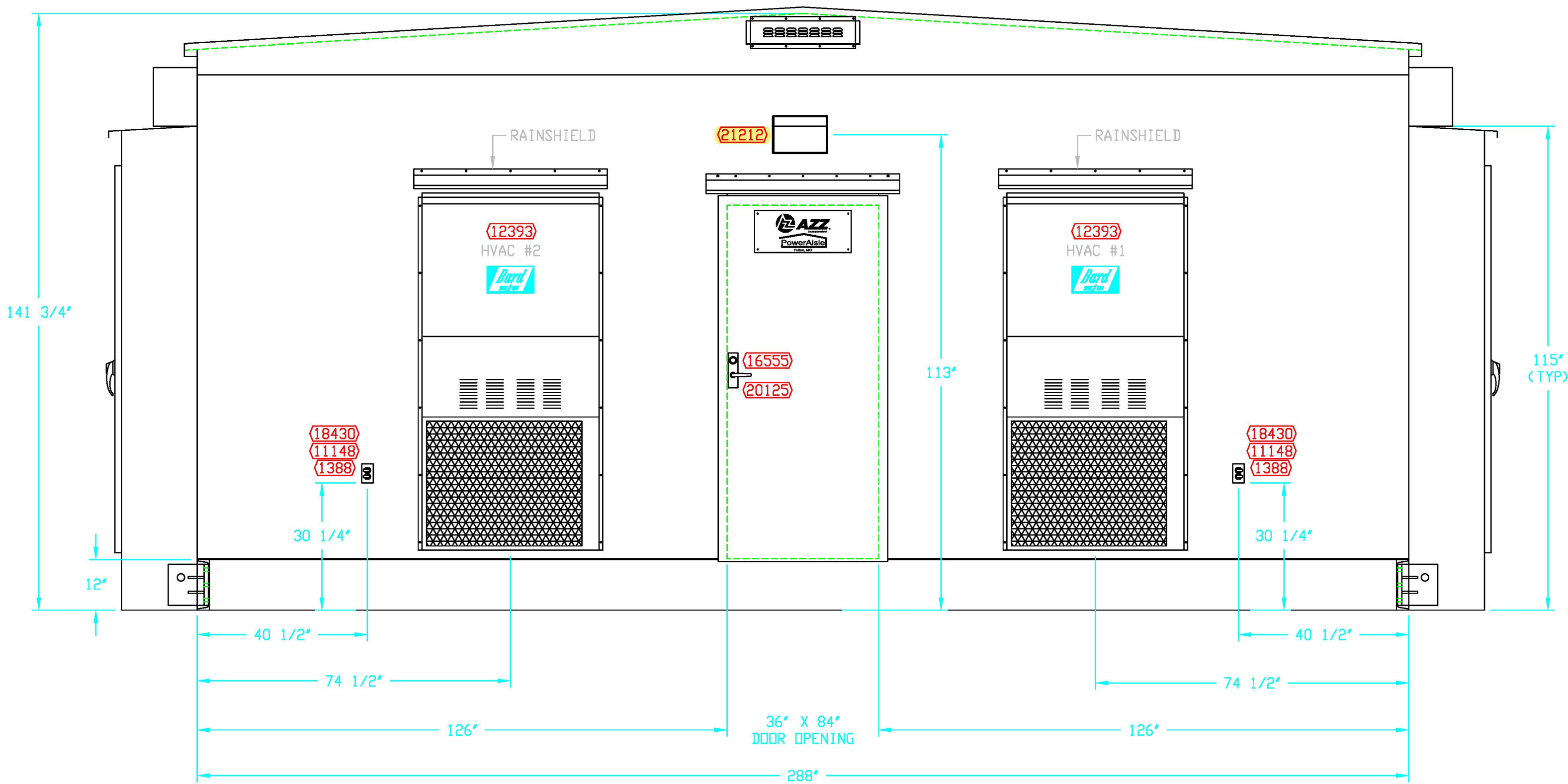
REVISION LETTER	DATE	REVISIONS	BY	APPROVED	AZZ SWITCHGEAR SYSTEMS 7911 Old U.S. Highway 54 Fulton, MO 65251 573.642.8811	
A	04/24/15	REVISED PER D & L	NDH	WC		
B	01/13/16	REVISED PER CHANGE TO STATION 131	NDH	WC	CUSTOMER NSTAR EAST EAGLE SUBSTATION NO. 131, BOSTON, MA 15kV, 50kA, 3000A METAL-CLAD CUSTOMER P.O. NO. 65752	
C	02/05/18	REVISED PER CUSTOMER CHANGES	WC	WC		
D	03/08/18	REVISED PER D & L	JB	WC		
E	04/03/18	REVISED EXTERIOR LIGHTS	WC	WC		
					DRAWING TITLE	
					EXTERIOR ELEVATIONS	
DRAWING STATUS					DRAWN	DRAWING NO.
Final As-Built					R. Lewis	C7329M07
2/18/2019					APPROVED	DATE
					W. Calhoun	3/5/2015
					SCALE	1/2" = 1'



END ELEVATION
SWITCHGEAR END VIEW

NOTE:

1. -INDICATES BILL OF MATERIAL ITEM NUMBER.



END ELEVATION
WORK AREA END VIEW

REVISION LETTER	DATE	REVISIONS	IFTR	APPR'D	 SWITCHGEAR SYSTEMS 7911 Old U.S. Highway 54 Fallon, MO 65201 573.642.6811	
A	04/13/15	REVISED PER D & L	NDH	VC		
B	01/13/16	REVISED PER CHANGE TO STATION 131	NDH	VC	CUSTOMER NSTAR EAST EAGLE SUBSTATION NO. 131, BOSTON, MA 15kV, 50kA, 3000A METAL-CLAD CUSTOMER P. O. NO. 65752	
C	02/05/18	REVISED PER ENGINEERING	VC	VC		
D	03/08/18	REVISED PER D & L	BB	VC		
E	04/03/18	REVISED EXTERIOR LIGHTS	VC	VC		
F	12/04/18	REVISED PER ENGINEERING	RLI	VC		
DRAWING STATUS					DRAWING TITLE	
Final As-Built					EXTERIOR ELEVATIONS - END VIEWS	
2/18/2019					DRAWN R. Lewis	DRAWING NO. C7329M08
					APPR'D W. Colby	DATE 3/5/2015
					SCALE 3/4"=1'	



STATION DESIGN CHANGE No: <u>20-043A</u>	
TITLE OF CHANGE: SWITCHGEAR – ELECTRICAL ENGINEERING & DESIGN	
(BASE) DWG. No.	PH-001 (BASE) DWG
DESCRIPTION OF REVISION	
A	ISSUED FOR PERMITTING – SWITCHGEAR
B	
C	
D	

Attachment B
Photographs of Streetlight







February 18, 2021
(revised March 16, 2021)

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

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

Dear Ms. Affleck-Childs:

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

TT is in receipt of the following materials:

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

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations) last amended October 8, 2019, Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook) last amended February 2008 and good engineering practice. Review of the project for zoning related matters is being conducted by the Town and is excluded from this review.

Mar. 16, 2021 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter. The following documents have been provided for review:

- A plan (Plans) set titled "Station #65, West Medway, 12 and 34 West Street, Medway, MA 02053", dated January 19, 2021, revised March 3, 2021, prepared by VHB.
- A stormwater report (Report) titled "Stormwater Management Report, Medway Station #65, Medway, Massachusetts", dated October 23, 2020, revised March 3, 2021, prepared by VHB.
- A Response to Comments letter dated March 5, 2021, prepared by Bowditch & Dewey, LLP (BDL).

The revised Plans and supporting documentation were reviewed against our previous comment letter (February 18, 2021) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text. Our updates are provided below each of our original comments and additional comments have been added to the end of the comments list. Comments that are resolved during this review will be removed from future letters to consolidate the documentation as much as possible during this process.

SITE PLAN REVIEW

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

Mar. 16, 2021 Update: We believe this item had been sufficiently addressed in the original Plan submission and the PEDB did not appear to offer additional comment. **In our opinion, this Comment is resolved.**

2. Site Context Sheet does not contain the existing topography at two-foot intervals. However, this information is located within the Existing Conditions, Erosion & Sediment Control Plan and the Grading and Drainage Plan at one-foot intervals at the limit of work. (Ch. 200 §205-5.B.4)

Mar. 16, 2021 Update: We believe this item had been sufficiently addressed in the original Plan submission and the PEDB did not appear to offer additional comment. **In our opinion, this Comment is resolved.**

3. The proposed layout of the prefabricated switchgear building does not meet the suggestions provided in the Regulations to take advantage of the existing terrain. The Applicant has requested a waiver from this Regulation. The Project proposes minimal impact to the existing developed site, we do not oppose the waiver request. (Ch. 200 §207-4)

Mar. 16, 2021 Update: No action necessary until PEDB decision on Waiver requests.

4. The Applicant has not provided earthwork calculations on the Plans to determine extent of earth fill/removal for the Project. Proposed grading is minimal for the project and we do not anticipate this to be a major concern. (Ch. 200 §207-8)

Mar. 16, 2021 Update: The Applicant stated approximately 2,833 cubic yards of material is expected to be removed from the site. As stated in the original comment, we do not anticipate this to be an issue. Also, the Applicant stated during the PEDB hearing on February 23, 2021 that testing of excavate material would be conducted which is standard practice by Eversource. **In our opinion, this Comment is resolved.**

5. The Applicant has not provided pedestrian ways, crosswalks, bicycle circulation and sidewalks on the Plans. The Applicant has requested a waiver from this Regulation. We do not oppose the waiver request as deterring access to the site from pedestrians is of primary concern for the safety and well-being of the public. (Ch. 200 §207-9)

Mar. 16, 2021 Update: No action necessary until PEDB decision on Waiver requests.

6. The Applicant has not proposed the construction of off-site loading and unloading areas and associated maneuvering areas for the Project. An existing paved access road adjacent to the Project is anticipated to be used for parking during construction and for inspection personnel once the Project is completed. The Applicant has requested a waiver from this Regulation. We do not oppose the waiver request as the construction access is on property controlled by the Applicant. (Ch. 200 §207-10)

Mar. 16, 2021 Update: No action necessary until PEDB decision on Waiver requests.

7. Electrical utilities associated with the Project are located both above and below ground. Regulations require all electric utilities to be located underground. The Applicant has requested a waiver from this Regulation. We defer action on this item to the PEDB as we believe this is a circumstance where above-ground wiring may be warranted based on the requirements of the utility. (Ch. 200 §207-16)

Mar. 16, 2021 Update: The Applicant stated all exterior wiring will be located underground. **In our opinion, this Comment is resolved.**

8. The Applicant has not supplied a photometric plan for the proposed lighting at the site. Lighting details shall also be provided and shall meet the requirements of Section 7.1.2 of the Medway Zoning Bylaw. The Applicant has requested a waiver from this Regulation. (Ch. 200 §207-18.A)

Mar. 16, 2021 Update: The Applicant has supplied a Photometric Plan showing no light trespass onto abutting properties or West Street. **In our opinion, this Comment is resolved.**

9. A Landscape Plan has not been provided. The Applicant has requested a waiver from this Regulation. We defer action on this item to PEDB as the Applicant has described conditions in which proposed landscaping may lead to unsafe conditions due to the scope of electrical equipment in the vicinity of the Project. (Ch. 200 §207-19)

Mar. 16, 2021 Update: As stated in our original comment, we agree with the Applicant that landscaping on this site and its frontage may potentially compromise safety. However, we recommend the PEDB have the Applicant explore options for off-site landscaping to better screen the Exelon/Eversource development in this area.

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

10. The proposed Project meets the Standards.

GENERAL COMMENTS

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

Mar. 16, 2021 Update: The Plans have been signed and stamped by a Massachusetts Professional Engineer. **In our opinion, this Comment is resolved.**

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

Mar. 16, 2021 Update: The construction entrance has been added to the Plans. **In our opinion, this Comment is resolved.**

ADDITIONAL COMMENTS

13. The PEDB requested the Applicant confirm if the proposed in-kind replacement of the concrete culvert was discussed during the Request for Determination of Applicability (RDA) process with Medway Conservation Commission (Commission). The Applicant stated that it was not discussed at that time but that it has been included in a second application with the Commission which we expect will be reviewed in detail during that process. We do not anticipate any change in existing stormwater mitigation as a result of the proposed replacement and will review the contractor's means and methods during construction to properly manage runoff during the work. **In our opinion, this Comment is resolved.**

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

Very truly yours,



Steven M. Bouley, P.E.
Project Manager



Bradley M. Picard, E.I.T.
Civil Engineer

P:\21583\143-21583-21003 (PEDB EVERSOURCE STA 65)\DOCS\EVERSOURCE STA 65-PEDBREV(2021-03-16).DOCX

Board Members

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



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
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www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

May 1, 2020

Mr. Jared Blandino
Community Relations and Economic Development
Eversource
247 Station Drive
Westwood, MA 02090

Dear Mr. Blandino,

Many thanks to you and your colleagues for attending the ZOOM meeting of Medway Planning and Economic Development Board on Tuesday evening, April 28, 2020 regarding Eversource's proposed revised landscaping plan for the West Street corner around the new control building at 34 West Street.

In April 2016, the Board approved a site plan for the property. In addition to the landscaping, that approved scope of work included the construction of two prefabricated control buildings, each 30' by 64' for a total of 1,920 sq. ft. per building. Both buildings are accessory structures integral to the primary use of the property for electrical power transmission. Each of the structures was to house equipment needed to protect high voltage equipment located in the substation yards. Each new control building is an upgrade to the previous control buildings on the site. The new buildings were to be accessed via the existing facility site driveway from West Street. The construction of the building at Station 65 required the installation of 150' linear feet of retaining wall that was to vary in height from 2' to 6' topped by a 7' high fence. No additional parking was proposed.

You have represented that the above described work has been completed except for the landscaping. In early April 2020, you contacted the Town to inform us of your need to adjust the previously approved landscaping plan due to Eversource's recently revised Transmission Vegetative Management specifications. You provided a drawing showing the planned locations of the proposed plant materials and a listing of the scheduled plant species.

As the area to be landscaped is within the jurisdiction of the Medway Conservation Commission which had issued an Order of Conditions for the original project, we circulated the proposed revised landscape plan to Conservation Agent Bridget Graziano for review. Based on her feedback regarding plant species that are acceptable to the Conservation Commission, the drawing was revised by Beals and Thomas, your landscape architect, and submitted to the Board on April 28th. (See Attached) It now shows a landscape scheme with a total of 162 plants divided among 7 native shrub varieties. The landscape materials will be installed by Weston Nurseries which will also be responsible for their ongoing care and maintenance, including watering, for a

one-year period post installation. The revised landscaping plan has been approved by the Conservation Agent.

The Board voted unanimously to approve the revised landscape plan as presented and attached. A concern was expressed that the quantity and placement of the shrubbery along the corner might limit sight distance for vehicular traffic. You and your colleagues agreed that extra care would be taken during the installation to ensure that the plant placement is suitable.

We value the wonderful site enhancement you have planned for this corner. Thank you.

If you have any questions, please do not hesitate to contact the Planning and Economic Development Board office at (508) 533-3291.

Best regards,

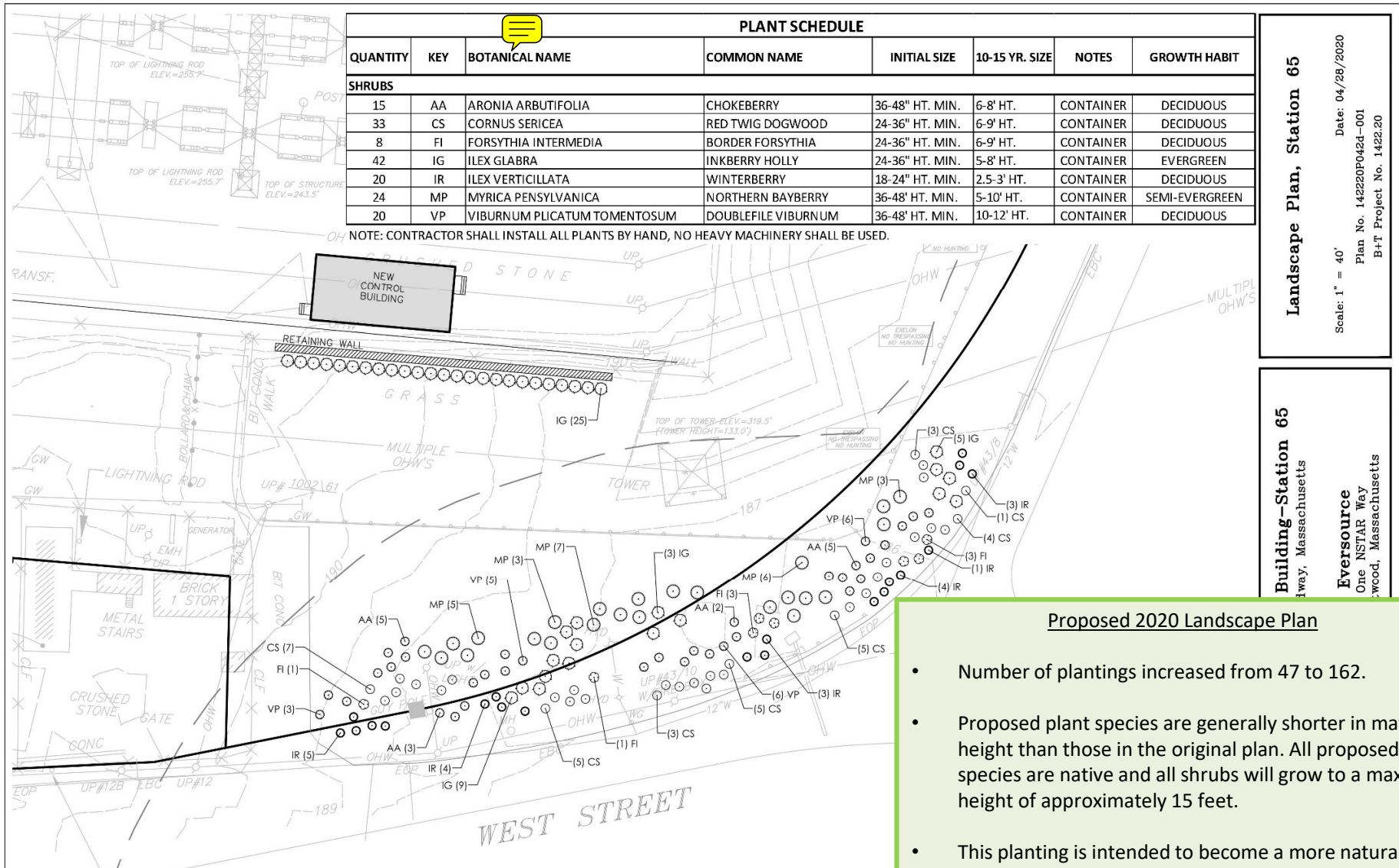
A handwritten signature in black ink, appearing to read 'Andy Rodenhiser', with a long horizontal flourish extending to the right.

Andy Rodenhiser
Chairman

cc: Michael Boynton, Town Manager
Bridget Graziano, Conservation Agent
Jack Mee, Building Commissioner
Barbara Saint Andre, Director of Community and Economic Development

Medway STA 65

Proposed Landscape Plan



Proposed 2020 Landscape Plan

- Number of plantings increased from 47 to 162.
- Proposed plant species are generally shorter in mature height than those in the original plan. All proposed species are native and all shrubs will grow to a maximum height of approximately 15 feet.
- This planting is intended to become a more naturalized shrub border, similar to the character of the existing landscape in the area.

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

Complete 1 form for each waiver request

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

<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Unknown
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	The proposed Project improvements are minor in nature, size and scope, and the waivers, if granted, would allow the Project to move forward with the most safe, efficient and appropriate site design and layout.
<i>What is the impact on the development if this waiver is denied?</i>	Time and efficiency with respect to re-design of the site layout.
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	The Project is necessary to maintain the overall reliability of electric service in the Town and surrounding communities, and the waivers, if granted, will not result in the Project improvements being detrimental to the neighborhood.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	None
<i>What is the estimated value of the proposed mitigation measures?</i>	N/A
<i>Other Information?</i>	
<i>Waiver Request Prepared By:</i>	Joshua Lee Smith, Esquire
<i>Date:</i>	01/21/2021
<i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i>	
	Updated 10-23-18

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

Complete 1 form for each waiver request

Project Name:	Switchgear and Mobile Transformer and Mobile Switch Project
Property Location:	12 and 34 West Street, Medway, MA
Type of Project/Permit:	Installation of pre-fabricated switchgear building and temporary mobile transformer and mobile switch – Minor Site Plan Review
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 207-4 Energy Efficiency and Sustainability; Section 207-16 Utilities; Section 207-18 Outdoor Lighting
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Buildings and windows should be positioned to take advantage of solar gains. Electric utilities are to be located underground. Light fixture design should comply with Design Review Guidelines.
What aspect of the Regulation do you propose be waived?	All aspects, as the provisions of the above-referenced sections are either not intended, or otherwise ill-suited, to apply to a high voltage, unmanned electric substation.
What do you propose instead?	N/A
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	There will be no windows in the New Switchgear Building. Given the use and nature of the site as unmanned electric substations, electric lines, equipment and facilities will continue to be located both aboveground and underground at the site. Wall pack lighting will be affixed to the New Switchgear Building, which will be located over 30 feet from the nearest public way, and based on the photometric plan, will comply with the Town's light level and intensity standards. The proposed lighting may not comply with the Town's Design Review Guidelines, which were not intended to apply to such public utility structures. However, the New Switchgear Building, Mobile Transformer, Mobile Switch and Project facilities will be consistent with the character of the existing Substation Property and adjoining generation site. Unlike typical residential and commercial structures that strive to use aesthetically appealing materials, styles and designs for roofing, siding, windows, doors, lighting and other architectural and design elements, the New Switchgear Building and related equipment are completely utilitarian in nature, and the sole purpose of the building is to house and protect highly sensitive controls and equipment.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Unknown
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The proposed Project improvements are minor in nature, size and scope, and the waivers, if granted, would allow the Project to move forward with the most safe, efficient and appropriate site design and layout.

<i>What is the impact on the development if this waiver is denied?</i>	Certain utilities cannot be located underground. Time and efficiency with respect to re-design of the lighting.
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	The Project is necessary to maintain the overall reliability of electric service in the Town and surrounding communities, and the waivers, if granted, will not result in the Project improvements being detrimental to the neighborhood.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	None
<i>What is the estimated value of the proposed mitigation measures?</i>	N/A
<i>Other Information?</i>	
<i>Waiver Request Prepared By:</i>	Joshua Lee Smith, Esquire
<i>Date:</i>	01/21/2021
<i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i>	
	Updated 10-23-18

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

Complete 1 form for each waiver request

Project Name:	Switchgear and Mobile Transformer and Mobile Switch Project
Property Location:	12 and 34 West Street, Medway, MA
Type of Project/Permit:	Installation of pre-fabricated switchgear building and temporary mobile transformer and mobile switch – Minor Site Plan Review
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 207-19 Landscaping
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Landscape buffering required for neighboring properties and to provide positive visual impacts.
What aspect of the Regulation do you propose be waived?	All aspects, as a landscape buffer was recently approved for the site and there is no room for additional plantings in front of the New Switchgear Building.
What do you propose instead?	N/A
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	A robust landscape buffer with a wide variety of diverse and aesthetically-pleasing plantings was approved by the Board and installed at the southwesterly corner of the Substation Property near the intersection of West Street and Beech Street, and will continue to visually enhance the site and partially screen the Substation Property, including the New Switchgear Building and other Project facilities. Additional landscape screening in front of the New Switchgear Building is not feasible and would compromise safety. A 14 kV distribution line and associated poles run along the West Street side of the Substation Property within and along a narrow landscape buffer between the substation fence and the edge of pavement of West Street. The substation fence includes a sliding gate between two of the 14 kV distribution line poles. Vegetative screening cannot be provided within this distribution line right of way as it would block the gate and otherwise require the relocation of the substation fence away from the line and the street and within the substation yard, which contains underground conduits and lines. The addition of landscape screening could obstruct visibility and create a line of sight hazard along West Street which bends around a corner near Beech Street. Moreover, new plantings along such a narrow strip of land along the roadway would be difficult to maintain and would likely not survive due to the accumulation of salt, sand, snow and debris.

<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Unknown
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	The proposed Project improvements are minor in nature, size and scope, and the waivers, if granted, would allow the Project to move forward with the most safe, efficient and appropriate site design and layout.
<i>What is the impact on the development if this waiver is denied?</i>	Time and efficiency with respect to re-design of the site layout and landscaping.
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	The Project is necessary to maintain the overall reliability of electric service in the Town and surrounding communities, and the waivers, if granted, will not result in the Project improvements being detrimental to the neighborhood.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	None
<i>What is the estimated value of the proposed mitigation measures?</i>	N/A
<i>Other Information?</i>	
<i>Waiver Request Prepared By:</i>	Joshua Lee Smith, Esquire
<i>Date:</i>	01/21/2021
<i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i>	
	Updated 10-23-18

Susan Affleck-Childs

From: Peter Pelletier
Sent: Thursday, March 18, 2021 2:22 PM
To: Susan Affleck-Childs
Subject: DPW Comments on Eversource Project

Hi Susy

We are in the design phase for the installation of a sidewalk on the Exelon side of West Street. The sidewalk is anticipated to be 5' wide bituminous concrete with Granite or cape cod berm edge depending on the design. There will be ramps at driveway aprons with appropriate sloping for ADA purposes. The "in kind drainage structure" they are proposing to install appears to be in the location of the planned sidewalk, so we would need to have further discussions on the location of that structure to be sure it is not in our Right of Way. Stephanie will comment on the drainage piece.

Thanks

Pete

Peter Pelletier
Deputy Director of Public Works
45B Holliston Street
Medway, MA 02053
Office: 508-533-3275
Mobile: 774-277-5712



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

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

March 22, 2021

***Minor Site Plan Decision
Eversource Energy – 12 & 34 West Street
with Waivers and Conditions***

Decision Date: _____

Name/Address of Applicant: NSTAR Electric Company d/b/a Eversource Energy
One NSTAR Way, NE 250
Westwood, MA 02090

Name/Address of Property Owner: Exelon West Medway, LLC
10 South Dearborn Street, 49th Floor
Chicago, IL 60603

Project Location: 12 and 34 West Street

Assessors' Reference: 66-10 and 66-12

Zoning District: Energy Resource

Engineer: VHB
1 Cedar Street, Suite 400
Providence, RI 02903

Site Plan: Station #65 West Medway, 12 and 34 West Street, Medway, MA
Dated January 19, 2021, last revised March 3, 2021

I. PROJECT DESCRIPTION – Eversource proposes to construct and install an approximately 24’ by 42’ (1,008 sq. ft.), 12’ 6” tall, pre-fabricated switchgear building and associated foundation, excavation, underground conduit and cable trenching; remove an existing brick storage building; and temporarily place an approximately 47’ x 10’ mobile transformer (12’ 10” tall) and connected thereto, an approximately 25’ x 10’ tall mobile switch.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public review process, the Medway Planning and Economic Development Board, on March 23, 2021, on a motion made by _____ and seconded by _____, **voted to _____ with WAIVERS and CONDITIONS** as specified herein, a site plan for the construction of the above noted building and site improvements at 12 and 34 West Street as shown on *Station #65 West Medway, 12 and 34 West Street, Medway, MA* dated January 19, 2021, last revised March 3, 2021 to be further revised as specified herein.

The motion was _____ by a vote of ____ in favor and ____ opposed.

Planning & Economic Development Board Member Vote

Richard Di Iulio
Matthew Hayes
Thomas A. Gay
Andy Rodenhiser
Robert Tucker

III. PROCEDURAL HISTORY

- A. January 22, 2021 - Site plan application and associated materials were filed with the Medway Planning & Economic Development Board and were provided to the Medway Town Clerk on January 25, 2021.
- B. February 4, 2021 - Site plan public briefing notice was filed with the Town Clerk and posted at the Town of Medway web site.
- C. February 5, 2021 – Site plan public review notice was mailed to abutters by first class mail.
- D. February 5, 2021 – Site plan information distributed to Town boards, committees and departments for review and comment.
- E. February 23, 2021 – Board commenced the site plan public briefing. The briefing was continued to March 23, 2021 when the Board’s review of the project concluded and a decision was rendered.

IV. INDEX OF SITE PLAN DOCUMENTS

- A. The site plan application package for the proposed Eversource site improvements project included the following documents that were provided to the Board at the time the application was filed:
 - 1. Application for minor site plan approval dated January 21, 2021 with Project Narrative
 - 2. Certified abutters’ list prepared by Medway Assessor’s office.
 - 3. Submittal letter dated January 21, 2021 from Attorney Joshua Lee Smith of Bowditch & Dewey as the applicant’s designated representative.

4. Site plan titled *Station #65 West Medway, 12 and 34 West Street, Medway, MA* dated January 19, 2021, prepared by VHB.
5. Stormwater report titled “Stormwater Management Report, West Medway Station #65, Medway, MA” dated October 23, 2020, prepared by VHB.
6. Deed documenting ownership of the subject property.
7. Collection of photographs
8. Collection of previous Town of Medway site plan decisions pertaining to the subject property.
9. Requests for waivers of *Site Plan Rules and Regulations* dated January 21, 2021

B. During the course of the review, a variety of other materials were submitted to the Board by the applicant and its representatives:

1. Slide presentation provided during the February 23, 2021 public briefing.
2. Letter dated March 5, 2021 from attorney Joshua Lee Smith of Bowditch & Dewey in response to the plan review letter dated February 18, 2021 from Steve Bouley, P.E., of Tetra Tech, staff memorandum dated February 18, 2021 from Susan Affleck-Childs, and comments received during the February 23, 2021 public briefing.
3. Revised site plan dated March 3, 2021 by VHB with a photometric plan
4. Photographs of existing light fixtures
5. Email dated March 16, 2021 from attorney Joshua Lee Smith of Bowditch & Dewey in response to the Board’s question about stormwater and the culvert replacement noted on the plan set.

C. All documents and exhibits received during the public review process are contained in the Planning and Economic Development Board’s project file.

V. TESTIMONY - In addition to the site plan application materials as submitted and provided during the course of the Board’s review, the Board also received verbal or written testimony from:

- Steve Bouley, P.E. of Tetra Tech, Inc., the Town’s Consulting Engineer – Site plan review letters dated February 18, 2021 and March 16, 2021 and commentary throughout the plan review process.
- Attorney Joshua Lee Smith of Bowditch & Dewey as designated representative of the applicant.
- Email communication dated February 11, 2021 from Medway Fire Chief Jeff Lynch
- Stephanie Carlisle, Compliance Coordinator for the Medway Department of Public Works
- Barbara Saint Andre, Medway Director of Community and Economic Development

VI. FINDINGS – In making its findings and reaching the decision described herein, the Board was guided by the *Site Plan Rules and Regulations* and the *Medway Zoning Bylaw*. The Board also considered evidence and testimony presented at the public briefings and comments submitted by Town departments, boards and committees as well as the Board’s peer review consultant and residents placed in the public record during the course of the review.

The Planning and Economic Development Board, at its meeting on March 23, 2021, on a motion made by _____ and seconded by _____, voted to _____ the following **FINDINGS** regarding the site plan application for Eversource Energy for proposed site improvements at 12 and 34 West Street. The motion was _____ by a vote of _____ in favor and _____ opposed.

Site Plan Rules and Regulations Findings – The Planning and Economic Development Board shall consider the following criteria as set forth in the *Site Plan Rules and Regulations*, Section 204-8, F, unless specifically waived.

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

The addition of the new switchgear building and its associated infrastructure, and the temporary placement of the mobile transformer will not depart from the character, materials and scale of the existing buildings, structures, equipment, transmission lines and site features that currently exist throughout the Eversource sub-station property and the adjoining Exelon power generation site. The property has functioned as an electric substation for more than 95 years. The proposal is consistent with the Energy Resource zoning district uses.

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

The Town’s Design Review Guidelines do not specifically address the types of improvements proposed by a public utility in the Energy Resource zone. The character of the proposed site improvements use is completely consistent with the overall purpose of the Energy Resource zoning district. The proposed switchgear building is completely utilitarian in nature and its sole purpose is to house and protect highly sensitive controls and equipment.

- 3) Building and site designs reflect the character, materials and scale of existing buildings in the vicinity as well as Master Plan goals for the area

The proposed improvements are completely consistent with the character, materials and scale of the electric utility buildings and equipment in the Energy Resource zoning district. Consistent with the Medway Master Plan, the project will encourage the most appropriate use of the land in the zoning district and will support, enhance and promote the health, welfare, safety, economic vitality and growth of the Town and surrounding communities by providing and updating necessary and critical electric infrastructure to ensure the availability of reliable electric service.

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

The location of the proposed improvements will be set back from West Street beyond the zoning district's minimum setback requirements and will not be visible from any residential properties. As documented with photographs during the applicant's February 23, 2021 public briefing presentation, 41 West Street to the north is approximately 1,000 feet away and 3 West Street to the south is approximately 700 feet away. The combination of these distances plus the site's existing infrastructure and equipment serve to screen the adjacent residences from the proposed changes.

The proposed improvements are relatively minor in nature in relation to the overall site and the extensive existing public utility infrastructure. The majority of the public utility buildings and equipment on the Eversource and Exelon properties within the Energy Resource district have been visible from the adjoining streets for decades.

Landscaping in the immediate area between West Street and the switchgear building is not feasible and would compromise safety. The applicant has asked for a waiver from the standard landscaping requirement. A 14KV distribution line and associated poles run along the West Street frontage of the substation property within a right-of-way and along a narrow buffer area between the substation fence and the edge of pavement of West Street. Vegetative screening cannot be provided within the right-of-way as it would require the relocation of the substation fence farther away from the property line and the street and within the substation yard which contains underground conduits and lines. Further, the additional of landscaping screening in this area could obstruct visibility and create a potential line of sight hazard along West Street which bends around the corner near Beech Street.

During the summer of 2020, Eversource installed a robust landscaping plan at the southwesterly corner of the property near the intersection of West and Beech Streets as part of a previously approved site plan project. This provides some level of screening of the substation property.

The switchgear building will not house any employees and therefore will not generate demand for water supply, wastewater, or solid waste disposal services.

- 5) Private drives are properly designed and constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development.
- 6) Internal circulation, queuing and egress promote traffic safety, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is avoided.

The development site is accessed directly from West Street, a secondary arterial roadway connecting Route 126 and Main Street to Route 109 (Milford Street) and

therefore there will be no impacts on minor residential streets. No new driveways or curb cuts are proposed, and the existing driveways will continue to allow for safe and efficient vehicular traffic flow to and from the property. The proposed project does not include any changes to the property's internal driveway and circulation arrangement. Station #65 and the new switchgear building will continue to function as an unmanned facility and the site will remain closed to the public. Thus, no regular traffic will be generated by the development except for occasional service vehicles for personnel to perform routine inspections, testing, and equipment maintenance. There will be no increase in traffic volumes nor will any traffic back out onto West Street. The Medway Police Department did not provide any review comments or recommendations on the proposed site plan improvements.

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

The Medway Fire Department did not provide any review comments or recommendations on the proposed site plan improvements. Accordingly, it is not expected that the proposed work will impact the existing convenient and adequate access for the Town's fire-fighting and emergency vehicles.

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

The project will entail removal of an estimated 2,833 cubic yards of earth material in connection with the installation of the switchgear building and related facilities. As the site is already highly developed for public utility purposes, no trees will be need to be removed to undertake the proposed work. There are no existing stone walls to be impacted. The proposed improvements pertain to enhanced safety, security and reliability of the utility equipment and infrastructure. Appropriate site and erosion and sedimentation controls will be implemented and maintained during excavation and grading work and the site will be stabilized thereafter.

- 9) Pedestrian ways, access driveways, loading areas and vehicular and bicycle parking facilities are properly designed for public convenience, accessibility, and safety of customers, employees and the general public.

As the site is closed to the public and is an unmanned facility, there is no need for pedestrian access to or within the property or to provide for bicycle access for employees, customers and the general public. Adequate parking is already available for service personnel for maintenance, testing and inspections.

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

There are no notable natural terrain features or scenic views or landscapes at the substation property which is already a highly developed site and has been for many years as a public utility. The property is not within an historic district and is not listed on any State or National registers for historic or cultural resources.

- 11) Lighting on the site complies with Section 7.1.2 of the Zoning Bylaw.

With the submittal of the revised site plan dated March 3, 2021, the applicant included a photometric plan for the six wall pack lights to be affixed to the new switchgear building. Based on the distance, height, downwards angle, and quantity of light emitted (approximately 3,500 lumens each) from the two light packs on the side of the switchgear building facing the street, the light intensity as measured at the front lot line will not exceed 0.01 foot candles which meets the Zoning Bylaw standards. However, Eversource has asked for relief from the requirement included in Section 7.1.2.E.2 of the Zoning Bylaw for full shielding of lamps rated at more than 2,000 lumens and all other lighting requirements under Section 7.1.2 to the extent that the proposed lighting does not comply. Section 7.1.2.G of the Zoning Bylaw allows the Board, when performing site plan review, to grant minor relief from the lighting requirements when that relief is in the public interest and will not have a substantially detrimental effect on abutting properties. The switchgear building is an unmanned facility. The proposed light packs will be manually controlled and generally turned off except during those rare circumstances when testing, emergencies, inspections, maintenance and/or repairs must occur during nighttime hours. The proposed lighting will not trespass onto West Street, which is already illuminated by an existing street light located in front of the new switchgear building. The wall pack lighting is compatible with the existing lighting on the Eversource and nearby properties and is needed for security and safety purposes.

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

The proposed limit of work area is very small due to the limited scale of the project. The site is under the jurisdiction of the Conservation Commission due to adjacent wetland resources and is currently under review for issuance of an Order of Conditions. The property is not located in a floodplain.

- 13) The project's impact on abutting residential neighborhoods has been adequately mitigated. Adjacent and neighboring properties are protected from nuisance and harmful effects caused by noise, traffic, noxious or harmful fumes, and the glare of headlights and other light sources generated by uses on the development site.

The Eversource substation operations will continue to produce low levels of noise which is not expected to be noticeable at any nearby residential properties due to the distance between the sound sources and the residential uses. Lighting impact is addressed in criteria #11. As an unmanned facility, the proposed scope of work will not generate any net increase in traffic to the site.

- 14) The project is compatible with the existing and potential future development of the surrounding area and with the character of adjacent residential neighborhoods.

The proposed scope of work is minor in nature within the context of the long-standing energy generation and transmission uses by Eversource and Exelon in the Energy Resource zoning district. The adjacent residential uses are a considerable distance away as noted in the response to criteria #4.

- 15) Off-street loading facilities and methods for unloading vehicles, goods, products, materials and equipment incidental to the normal operation of the establishment(s) to be located on the site are conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view.

The proposed project does not involve any changes that would impact the site's off-street loading facilities and methods associated with the normal operation of the public utility.

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

The applicant has provided a stormwater management report that fully describes the existing and proposed stormwater drainage system at Station #65. Tetra Tech has indicated that the proposed work meets the Mass DEP Stormwater Management Standards. The limited project scope does not trigger a requirement for a Medway Land Disturbance Permit nor a NPDES permit from the U.S. Environmental Protection Agency. However, it does appear that the applicant may need to secure an MS4 Connection and Discharge Permit from the Medway Department of Public Works for the work to upgrade a culvert connection from the subject property to the Town's stormwater system.

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

As a result of the public review process including consultant and staff reviews, the applicant's submittal of a revised site plan to address those review comments and Board's comments from the February 23, 2021 briefing, and with the decision conditions included herein, this criterion has been fulfilled.

VII. WAIVERS FROM SITE PLAN RULES AND REGULATIONS – At its March 23, 2021 meeting, the Planning and Economic Development Board, on a motion made by _____ and seconded by _____ voted on waiver requests from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended October 8, 2019*. The Planning and Economic Development Board's action and reasons for acting on each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section.

The motion was _____ by a vote of ____ in favor and ____ opposed.

1. **Section 207-4 Energy Efficiency and Sustainability.**

The Applicant has requested a waiver from these regulations pertaining to the positioning of the switchgear building on the site. This section of the Site Plan Rules and Regulations does not readily apply to a high voltage, unmanned electric substation building. The proposed building is small, just over 1,000 sq. ft. in area and will not have any windows. The Board's consulting engineer has indicated that the proposed project has minimal impact on the existing developed site and they do not oppose the waiver request. The Board _____ this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

2. **Section 207-9 Pedestrian and Bicycle Access and Sidewalks.**

The Applicant has requested a waiver from these regulations. The site is not open to pedestrians, bicyclists, nor the general public. The planned switchgear building is an unmanned facility to be accessed only by authorized personnel for maintenance and testing. Accordingly, there is no need for the standard sidewalk and pedestrian accessibility requirements within and internal to the subject site. The Board's consulting engineer does not oppose the waiver request as deterring pedestrians from the site is in the best interest of public safety.

NOTE – The BOARD needs to discuss possible payment in lieu of sidewalk construction as mitigation for the Applicant not installing a sidewalk along their West Street frontage. NOTE – This is a Zoning Bylaw requirement. This could help support the Town's current design initiative to construct a sidewalk and install curbing along the entire length of West Street per the DPW email.

3. **Section 207-10 Paving**

The Applicant has requested a waiver from these regulations. No new driveways or curb cuts are proposed within the development area to which the paving standards would apply. The Fire Department offered "No Comments" on the site plan as circulated. The Board _____ this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

4. **Section 207-11 Traffic and Vehicular Circulation**

The Applicant has requested a waiver from these regulations. They report that the project will not create any line of sight hazards nor will any traffic back out onto

West Street. No new curb cuts or driveways are proposed. **The Board _____this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.**

5. Section 207-12 Parking

The Applicant has requested a waiver from these regulations. The switchgear building will be an unmanned facility. There is no need for any additional parking as there will be no employees. Parking for inspection and maintenance personnel will be readily available in the existing paved driveway adjacent to the site. **The Board _____this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.**

6. Section 207-13 Loading and Unloading

The Applicant has requested a waiver from these regulations. The project does not include construction of any new off-site loading and unloading areas and the associated maneuvering areas. The Applicant has indicated that an existing paved access road (driveway) adjacent to the development site to the south will be used for parking during construction and for inspection personnel once the project is completed. The Board's Consulting Engineer is not opposed to this waiver request. **The Board _____this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.**

7. Section 207-16 Utilities

The Applicant has requested a waiver from these regulations which require electric lines and equipment to be located underground. Presently, electrical utilities associated with the project are located both above and below ground. Due to the nature of the site as a public utility, this is a situation where some level of above-ground wiring is warranted. **The Board _____this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.**

8. Section 207-18 Outdoor Lighting

The Applicant has requested a waiver from these regulations which require that outdoor lighting comply with Section 7.1.2 Outdoor Lighting of the Zoning Bylaw. The applicant has supplied a compliant photometric plan, however the wall pack lamps rated at more than 2,000 lumens are not fully shielded. The noted section of the Zoning Bylaw authorizes the Board to grant minor relief from the lighting requirements. The Applicant has indicated that the light packs will be manually operated and used only occasionally when testing, emergencies, inspections and maintenance must occur during nighttime hours. The wall pack lights also do not comply with the Medway Design Review Guidelines which do not include provisions for such types of lights or for public utility lighting. **The Board**

_____ **this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.**

9. Section 207-19 Landscaping

The Applicant has requested a waiver from these regulations. A landscaping plan has not been provided for that portion of the development site which abuts West Street, approximately 200 linear feet. The Applicant has described the existing site conditions as being not conducive to landscaping and has indicated it would not be safe if landscaping was installed. Further, adding landscaping in this area would necessitate relocation of the substation fence and would block the station's sliding gate. The addition of landscaping screening could also obstruct visibility and create a line of sight hazard. During the summer of 2020, as part of another Eversource site plan project, an extensive and attractive landscaping scheme was approved and installed along the corner of West and Beach Streets, southeast of the subject site. This has visually enhanced the site and provided partially screening.

Commented [SA1]: Does the Board wish to require any off-site landscaping or a payment to the Town's tree fund in lieu of the applicant providing the required landscaping?

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

SPECIFIC CONDITIONS OF APPROVAL

A. Plan Endorsement - Within sixty (60) days after the Board has filed its Decision with the Town Clerk, the Eversource site plan entitled *Station #65 West Medway, 12 and 34 West Street, Medway, MA* dated January 19, 2021, last revised March 3, 2021 shall be further revised to reflect all Conditions and required plan revisions, including those specified as follows, and submitted to the Planning and Economic Development Board to review for compliance with the Board's Decision. (Said plan is hereinafter referred to as the Plan). The Permittee shall provide a set of the revised Plan in its final form to the Board for its signature/endorsement. All plan sheets shall be bound together in a complete set.

B. Plan Revisions – Prior to plan endorsement, the following plan revisions shall be made to the March 3, 2021 plan set.

1. The cover sheet shall be revised to specify the Approved Waivers from the Site Plan Rules and Regulations.
2. The signature area on all plan sheets shall be revised to include Decision Date: _____ and Plan Endorsement Date: _____.

C. Sidewalk Mitigation – To be Determined

D. Testing of Excavate Material –

Commented [SA2]: We need something here about when and what material is to be tested and reviewed by TT

- E. **Stormwater Management** - Replacement of existing concrete culvert. Does this need an MS4CD permit from Medway DPW?
- F. **Mobile Transformer and Mobile Switch** - Timetable for the Length of Time the Mobile Transformer and Mobile Switch will be on site. Also, positioning changes.

GENERAL CONDITIONS OF APPROVAL

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

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.
- B. **Other Permits** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.
- C. **Restrictions on Construction Activities** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of town roads. The applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.
 - 1. **Construction Time** - Construction work at the site and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or on federal and/or state legal holidays without the advance approval of the Inspector of Buildings.
 - 2. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
 - 3. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the

Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.

4. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis. All waste products, refuse, debris, and construction materials shall be contained and deposited post construction at an appropriate off-site facility.
5. All erosion and siltation control measures shall be installed by the Applicant prior to the start of construction and observed by the Planning and Economic Development Board's consulting engineer and maintained in good repair throughout the construction period.
6. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.

G. **Construction Oversight**

1. Construction Account

- a) Prior to plan endorsement, the applicant shall establish a construction account with the Planning and Economic Development Board. The funds may be used at the Board's discretion to retain professional outside consultants to inspect the site plan work during construction/installation, until the site work is completed and determined to be satisfactory, review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion*).
- b) Prior to plan endorsement, the Applicant shall fund the account in an amount to be determined by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer.
- c) Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.

2. Pre-Construction Meeting – At least seven days prior to the commencement of any site preparation or construction, the Permittee and the site general contractor shall meet with the Board’s Consulting Engineer, the Planning and Economic Development Coordinator, the Building Commissioner, Department of Public Works personnel, the Conservation Agent, and other Town staff or Permittee’s representatives as may be determined. The Permittee shall request such conference by contacting the Planning and Economic Development office. At or before the pre-construction meeting, the Permittee shall provide the following information:
 - a) A construction management plan as specified in Section 204-3 H of the *Site Plan Rules and Regulations*
 - b) list of contacts and contact information for contractors, on site construction manager, and those responsible for compliance with this permit.
3. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.
4. The Permittee shall retain its own professional engineer licensed in the Commonwealth of Massachusetts to conduct progress inspections of the construction of the approved site plan improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.

H. On-Site Field Changes

1. During construction, the Permittee may be authorized to make limited, minor, on-site field changes to the approved plan based on unforeseen site or job conditions, situations, or emergencies necessitated by field conditions or due to practical considerations. These field changes shall not alter items which may affect the site’s compliance with this decision and the *Bylaw* nor conflict with a specific condition of the decision. Field changes shall not substantially alter the intent, layout or design of the endorsed site plan.
2. Prior to undertaking such field changes, the Permittee and/or contractor shall discuss the possible field changes with the Town’s consulting engineer and submit a letter and drawings to the Planning and Economic Development Coordinator and the Building Commissioner describing the proposed changes and what conditions, situations, or emergencies necessitate such changes. In accordance with Section 3.5.2.C of the *Bylaw*, the Building Commissioner may determine that the field change is insubstantial, authorize the change, and so notify the Board. Otherwise, the Board shall review the proposed field change at a public meeting and determine whether the proposed field change is reasonable and acceptable based on the unforeseen conditions, situations, or emergencies and whether other options are feasible or more suitable. The Board will provide a written authorization of field change. Any approved field

change shall be reflected in the as-built plan to be provided at project completion.

I. **Modification of Plan and/or Decision**

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

I. **Compliance with Plan and Decision**

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

J. **Performance Security**

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

the Planning and Economic Development Board, the Treasurer/Collector and Town Counsel. The Board requires that the performance guarantee be accompanied by an agreement which shall define the obligations of the developer and the performance guarantee company including:

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

K. **Project Completion**

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

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

- a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in strict compliance with the approved and endorsed site plan, and any modifications thereto; and
 - b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.
- L. **Construction Standards** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.
- M. **Conflicts** – If there is a conflict between the site plan and the Decision’s Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway Zoning Bylaw, the Bylaw shall apply.

IX. APPEAL

The Board and the Applicant have complied with all statutory requirements for the issuance of this Decision on the terms set forth herein. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Permittee, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the Site Plan Decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, which shall be filed within twenty days after the filing of this decision in the office of the Medway Town Clerk.

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**Medway Planning and Economic Development Board
SITE PLAN DECISION
Eversource Energy, 12 & 34 West Street**

_____ with Waivers and Conditions by the Medway Planning & Economic
Development Board: March 23, 2021

AYE:

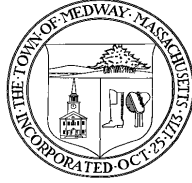
NAY:

ATTEST:

Susan E. Affleck-Childs
Planning & Economic Development Coordinator

Date

COPIES TO: Michael Boynton, Town Administrator
David D’Amico, DPS Director
Michael Fasolino, Deputy Fire Chief
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Jeff Lynch, Fire Chief
Jack Mee, Building Commissioner
Joanne Russo, Treasurer/Collector
Barbara Saint Andre, Director of Community and Economic Development
Jeff Watson, Police Department Safety Officer
Joshua Lee Smith, Bowditch & Dewey, LLP
Steven Bouley, Tetra Tech



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

**Appointments to the Master Plan
Committee**

- Memo dated March 19, 2021 from Susy Affleck-Childs with recommended appointments

Susan E. Affleck-Childs

Planning and Economic
Development Coordinator



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Phone (508) 533-3291
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townofmedway.org
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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT OFFICE

MEMORANDUM

March 19, 2021

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs
RE: Appointments to Medway Master Plan Committee

I would recommend the PEDB make the following initial appointments to the Medway Master Plan Committee.

Citizens at Large:

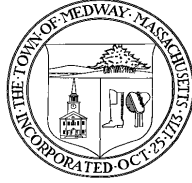
- Sarah Raposa (Medfield Town Planner. She is also a member of the Capital Improvements Committee)
- Eric Arbene (Principal Comprehensive Planner for Southeastern Regional Planning and Economic Development District in Taunton; former member of FinCom and the ZBA)

FINCOM Representative:	Ellen Hillary
Cultural Council Representative:	Becky Atwood
Open Space Committee Representative:	Denise Legee
Economic Development Committee Representative:	Cassandra McKenzie
Conservation Commission Representative:	Tara Kripowicz
Council on Aging:	Siri Krishna Khalsa
School Committee:	Susan Dietrich

Representatives from the following other organizations and Town Committees have been requested and are under consideration:

- Board of Selectmen
- Affordable Housing Trust/Committee
- Lions Club
- Medway Business Council
- Energy and Sustainability Committee

The PEDB needs to formalize its person to serve on the MP Committee. Jess Chabot is eager to do so.



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

Medway Mill Site Plan
Public Hearing Continuation

- Public Hearing Continuation Notice
- Bridget Graziano notes from the March 15, 2021 ConCom and PEDB site visit
- Email dated March 10, 2021 with photos from Jannine Clifford, 42 Lincoln Street

Although the applicant has not provided any additional documents for the Board's review nor a request to continue the hearing, the Board may wish to discuss the recent site visit.

Board Members

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

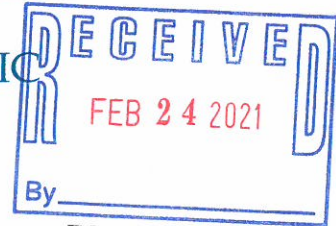


Medway Town Hall
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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD



TOWN CLERK
MEDWAY, MASS. 02053

MEMORANDUM

February 24, 2021

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

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

RE: **Public Hearing Continuation for Medway Mill Site Plan – 165 Main Street**
Continuation Date – Tuesday, March 23, 2021 at 7:30 p.m.

At its February 23, 2021 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of 165 Main Street Realty Trust of Medway, MA for site plan approval for proposed site improvements at Medway Mill at 165 Main Street to Tuesday, March 23, at 7:30 p.m.

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

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

We expect to receive a revised site plan once the applicant completes its permitting with Conservation. We will post it to the Board's web page upon receipt. Please don't hesitate to contact me if you have any questions. Thanks.

Susan Affleck-Childs

From: Bridget Graziano
Sent: Tuesday, March 16, 2021 10:02 AM
To: David Blackwell; David Travalini; Dayna Gill (dgillmedwayconcom@gmail.com); Ken McKay; Tara Kripowicz
Cc: Andy Rodenhiser; Matthew Hayes ; Susan Affleck-Childs; David Travalini; jesswchabot@gmail.com; richd@trolleycomputers.com
Subject: 165 Main Street - Medway Mill Site

All-

Here are some notes I took from yesterday's site visit for open discussion at hearings. PLEASE ONLY RESPOND TO ME WITH QUESTIONS OR COMMENTS> DO NOT REPLY ALL. Thank you! There is a quorum of both board/commission here.

1. Both Conservation and Planning need to review screening. Conservation's only authority is within the 200' Riverfront. The Commission will be requiring native species planted in Riverfront Areas. It is very likely the Commission would support Planning Board requiring this for all plantings on site.
2. The parking area is very close to the abutting property and the amount of vegetation after the site work would be very minimal if at all. Just a note.
3. Some questions on the number of spaces obtainable from restriping the existing parking, and how much parking is required in the "new" parking location. Ask consultant to review and return and answer?
4. Review making the existing parking (along chicken brook) near the proposed bridge expansion, there is a required 24' width and the area seems to vastly exceed this/ Have the consultant/PE review providing some extra protection to Chicken Brook by removing unnecessary pavement in the existing parking areas. Mitigation and Plantings.
5. Review and redesign the proposed walking path from the proposed parking area to the mill, and amend the location to avoid the removal of larger trees.
6. Suggestions on relocating some of the saplings to Riverfront and Buffer Zone locations prior to construction.
7. proposed asphalt for fire lane should stop at peak if the topography to avoid drainage to the unpaved loading dock.
8. Review of trash operations at the site, there was an open trash dumpster where trash was falling out and into wetlands.
9. Designated parking locations for businesses with vehicles and equipment and where this would be located. Signage and designation.
10. Doggie Daycare needs to remove all kiddie pools from wetland and buffer zone, this includes all items under their ownership stored or allowed to "drift" into the wetlands.
11. Gravel areas along the edge of the Mill where D4 Landscaping resides will need fencing or boulders to ensure they will not encroach onto the proposed mitigation areas.
12. Trash needs to be remove from wetland resources, add signage about overloading the trash dumpsters.

13. Mitigation at BVW should include the removal of fill materials in mitigation area, these area shall be protected from the businesses.

14. unanswered question on pipe discharge into chicken brook during no precipitation. Engineer needs to review, test and determine where water is coming from. Results may require flared ends to reducing velocity of water from impacting Chicken Brook (if this is just groundwater). Possibility of repairing pipes if groundwater is seeping in. The Chicken Brook is now a Category 5 for impairment for E.Coli. I am going to go ahead and ask VHB review and Steve Bouley review and be aware.

Please let me know if I missed anything.

Bridget R. Graziano
Conservation Agent
Town of Medway
155 Village Street
Medway, MA 02053
(508)-533-3292

Susan Affleck-Childs

From: Janine Clifford <janine@grouponeinc.com>
Sent: Wednesday, March 10, 2021 3:06 AM
To: Susan Affleck-Childs
Subject: Medway Mills Site Plan
Attachments: 42 Lincoln St- Views of Medway Mills Site.pdf

Hi Susan,

I was pulling together some photos for the board to review from which you can see the newly staked property lines and proposed parking lot lines to give an idea of how invasive this project is to our property, views, and privacy (as well as next door) to further implore the board to review the site lines of the proposed fence and screening efforts. At the bare minimum, the design team should provide a section view showing the site lines into our abutting properties; it's an exercise I myself have done several times on my own projects to prove proper site lines for abutters and this view is the main view for our entire home, as you will see in the attached photos. The response to the Tetra-Tech review where they state that the fencing/screening seem insufficient, the owner's consultant simply responds that "it is sufficient" with no proof. However, the proposed 6' fence is not sufficient as our property is situated much higher than the proposed site and a section cut through would show that standing only a few feet back from a 6' fence, you would be able to look right over and into most of our property, providing very little privacy, security, and from our side, a very ugly view of pretty much the entire parking area. I did go check the aforementioned fence at the Cumberland farms, and measured it: that fence is 8' and there is no grade change between properties, additionally the property next door also has a barn aiding in shielding view to the Cumberland Farms and the home itself is only a single story with no windows higher than the fence. Our home is 8' above grade at the back, and 3 stories above that with all main living areas overlooking the backyard.

Additionally, I was re-reviewing the zoning by-laws and noticed that in November of 2020, a revision to the zoning allowed uses was actually added on the allowed uses table that stand alone parking lots are NOT an allowed use, even with the exceptions provided by the Adaptive Use and Mills Conversion Overlays (map indicates that the lot in question is in AR-1 for underlying zone). Are we to assume that because the owner applied a few months before this change, he is grandfathered in to being allowed to build a stand alone parking lot on this site? Lastly, I am going to attend the conservation committee hearing tomorrow; I am not sure if what is proposed there is taken into any consideration by the board. Up to this point I have been under the understanding that the reason this lot is being pushed all the way up to our property lines is because of the conservation committee and riverfront area. However in reading through the application to the conservation committee, it seems that there are in fact three other allowable options that do not require the parking lot to be so close to our property and a cited exception for historic mills on riverfront setbacks (which makes sense as the parking lot is already existing against/around the riverfront) that they are NOT taking because it would cost more. . .? maybe I am not understanding it correctly, which I intend to find out tomorrow night, but doesn't seem right to be allowing the owner to 1. Build a parking lot needlessly close to abutting properties taking away the buffer that has been there for almost 200yrs or 2. Build something that would not be allowed anywhere else in town according to new zoning by-laws without at least proper screening.

I look forward to continuing to work with the board on a solution to ensure the continued upgrades and improvements at the mills complex don't counteractively depreciate the properties around it and keeping a balance of functionality and conservation, but also preserving the historical integrity and views as intended. The first page of the attached are the views from 7/10 rooms in my home we are being asked to give up, not including our deck and yard views. I hope this helps give the board a better frame of reference when considering the screening efforts being made. Looking forward to seeing you all on Zoom soon!

Janine Clifford, AIA

Group One Partners
Janine@grouponeinc.com

21 W 3rd St, Boston, MA 02127
grouponeinc.com

Tel 617.268.7000 x121





Dining Room Bay Window



2nd Floor Bedroom



2nd Floor Bathroom



Dining Room Bay Window



2nd Floor Bedroom



Kitchen



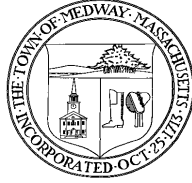
Current Views from Dining Rm Window and Table

Note: As the house was built circa 1840, most windows face the back wooded area behind the house as the original design intent of the house was not overlooking any other homes or roads; the wooded area between the house and the mills has been a visual buffer since inception. The lot of the house seems to have been part of the mills property until it was split off into lots according to a plan by Bass River Co. in 1952. This view in particular is seen from all spaces on the first floor and even through the window at the front porch of the house.



Simulation of views from Dining Rm Window and Table with extents of proposed lot and 6' fence

Note: Fence would need to be 12' to compensate for the fact that our main floor is 14' higher than the ground level at the property line otherwise our view is literally a parking lot, greatly depreciating our home value and compromising our privacy. Also note that most of the large trees in this view would be cleared to create the parking area allowing more view and sound from the mills complex to also be seen and heard.



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

**Zoning Bylaw Amendments – Public
Hearing Continuation**

- PH Continuation notice
- Modified Article 21 – Central Business District
- Modified Article 25 – Rezoning from ARII - ER
- Modified Article 28 – Electric Vehicle Charging Stations

Additional information is provided about battery storage for Article 25. With Article 28, as recommended by Town Counsel Judith Cutler, the location in the ZBL of the proposed language re: special permits for EV charging stations with digital advertising has been changed and the Table of Uses has been modified so that regular EV charging stations are allowed uses in all business districts.

Board Members

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



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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

March 11, 2021

NOTICE OF PUBLIC HEARING CONTINUATION

Proposed Amendments to Medway Zoning Bylaw
Tuesday, March 23, 2021 @ 7:35 p.m.

At the March 9, 2021 public hearing to receive public comments on proposed amendments to the Medway Zoning Bylaw and Map, the Planning and Economic Development Board (PEDB) voted to continue the public hearing to Tuesday, March 23, 2021 at 7:35 p.m. The hearing will be held remotely via the ZOOM online platform. Instructions on how the public may access the hearing will be included on the agenda for the March 23rd meeting which will be posted at: <https://www.townofmedway.org/node/926/agenda/2021>

The proposed amendments have been prepared for inclusion on the warrant for consideration at the May 10, 2021 Town Meeting. 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: <https://www.townofmedway.org/planning-economic-development-board/pages/proposed-zoning-bylaw-amendments-5-10-2021-town-meeting>

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 via ZOOM. 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.

Andy Rodenhiser

Planning & Economic Development Board Chairman

Central Business District
REVISED DRAFT – March 16, 2021

ARTICLE 21: To see if the Town will vote to amend the Zoning Bylaws, by deleting Section 5.4.1 in its entirety and adding a new Section 10, CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS; and by amending Section 5.4, Table 1, Schedule of Uses, and amending Section 6.1 Schedule of Dimensional and Density Regulations and Table 2; all as follows:

Add the following new Section 10:

SECTION 10: CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

10.1. PURPOSES

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

10.2. GENERAL SITE DEVELOPMENT STANDARDS

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

A. ~~Performance Standards~~ Vehicle Fuel Station With Convenience Store.

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

~~Vehicle fuel station with convenience store: Only eNew vehicle fuel stations are prohibited in the Central Business District. A special permit from the Planning and Economic Development Board is required for substantial redevelopment or renovation of an existing Vehicle Ffuel sStations with Rrepair sService or Vehicle Fuel Station with eConvenience sStores in the Central Business District as of (adoption date) may submit a site plan for substantial redevelopment or renovation as a Gas Station and Convenience Store under the development standards on Table 9.4.C.1.B. A special permit is required from the Planning and Economic Development Board.~~

B. Main Street Pedestrian Frontage Zone.

- 1. The Main Street Pedestrian Frontage Zone includes all properties with frontage on Route 109~~4(Main Street)~~ from the intersection of Pond Street/Elm Street on the west to the driveway

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

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

C. Building Placement and Orientation.

1. Building Lot and Type: The minimum lot size in the Central Business District is identified on Table 2 - Dimensional and Density Regulations in Section 6.1 of the Zoning Bylaws. For specific building types, there are alternative dimensional standards for building lot and for building design that apply under Section 10.4 below.
2. Number of Buildings: There is no limit on the number of principal buildings allowed on a building lot except as limited by dimensional requirements and other site development standards in this section.
3. Building Step-back and Street Enclosure: Buildings in the Central Business District shall be set-back or stepped back from the street right-of-way line in accordance with Table 9.3.B.6 for the Village Center Street Type. Therefore, a building may have to be set back or stepped back further from the street right-of-way line in order to achieve the maximum height allowed. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive enclosure and shadowing on Main Street. The space created by building setbacks is referred to as the Building Frontage Zone. The Building Frontage Zone is regulated under – in which streetscape treatments and outdoor amenities space are strongly encouraged. (See Sections 10.2.E.2 and 10.5.B below).
4. Facade Orientation: Buildings located within sixty feet of a street right-of-way line must be built parallel to the street, with the front facade and entrance of the building oriented to the public sidewalk. ~~If there is lot area provided between the front building facade and the street right-of-way line (Building Frontage Zone), it must be used for streetscape improvements and/or outdoor amenity space.~~

Commented [JCC1]: But see Section 10.5.B – "Outdoor Amenity Spaces are required in the Building Frontage Zone" and subparagraph 4 below – "[Building Frontage Zone] must be used for streetscape improvements and/or outdoor amenity space."

Commented [BSA2]: Redundant, see C.3.

Commented [JCC3]: See previous comment. These two provisions should be reconciled with each other and with Section 10.5.B.

D. Parking Requirements.

1. Purpose and Intent. The purpose and intent in applying parking standards in the Central Business District are as follows:

- a. To improve walkability by minimizing sidewalk interruptions and conflict points between pedestrians, cyclist, and vehicles on Main Street and on site.
 - b. To ensure adequate parking for existing and new development while minimizing excessive and inefficient off-street parking areas
 - c. that result in lost opportunities to develop new buildings that expand business and the tax base.
 - d. To encourage the use of public transportation, bicycling, and walking as an alternative to motor vehicle use when a choice of travel mode exists.
2. Applicability. The parking requirements in Section 7.1.1 shall apply to the Central Business District with the following adjustments:
- a. Off-Street Parking Requirements. In the Central Business District (CB) the minimum number of off-street parking spaces required by use on Table 3 in Section 7.1.1.D. shall be interpreted to be both the minimum and the maximum amount of parking spaces required. A reduction of parking may be allowed by special permit under Section 7.1.1.J. Additional off-street parking spaces shall require a waiver from the PEDB and the applicant shall demonstrate sufficiently that additional parking is necessary.
 - b. Parking Area Design. In addition to the standards provided in Section 7.1.1.F., the following standards shall be required in the Central Business District:
 - 1) Parking Area Plantings. In parking areas containing thirty or more spaces, a minimum of one deciduous tree and two shrubs exclusive of any required perimeter plantings must be planted for every three-thousand square feet of parking areas. When planted, deciduous trees must be a minimum height of ten feet and/or two and one half inches in caliper. Planting areas must each contain not less than fifty square feet of unpaved soil area. Trees and soil plots shall be so located as to provide visual relief and wind interruption within the parking area, and to assure safe patterns of internal circulation.
 - 2) Internal Pedestrian Access. In parking areas with more than seventy-five spaces, the expanse of pavement shall be interrupted by separating rows of parking spaces from each other with a combined planting strip and sidewalk at least eight feet in width. Design of these planting strips/sidewalks shall take into account the need to store snow, locate light poles, install deciduous trees, and allow safe pedestrian movement. In addition, if an existing parking area is expanded to over seventy-five spaces, the combined planting strip and sidewalk requirement shall apply to the entire parking area. All proposals to construct or modify such parking areas with more than seventy-five spaces are subject to site plan review shall be reviewed by the PEDB.
 - c. Parking Placement. As an exception to Section 7.1.1.G., all off-street parking shall be located behind or beside buildings located in the Pedestrian Frontage Zone and within sixty feet of the Main Street right-of-way line. Vehicular parking between the front building line and the street right-of-way line is permitted only if the Planning and Economic Development Board grants a special permit and the applicant can demonstrate that no other reasonable alternative exists.
 - d. Temporary Use of Off-Street Parking. In addition to provisions for reduced parking in Section 7.1.1.J., excess parking spaces may be reprogrammed and utilized for temporary commercial uses such as for seasonal retail sales, food trucks, farmers' markets, craft shows, live entertainment, auxiliary space for one or more restaurants, and similar

Commented [JCC4]: Parking lot expansions of existing parking lots to over 75 spaces? Or all construction or modification of parking lots?

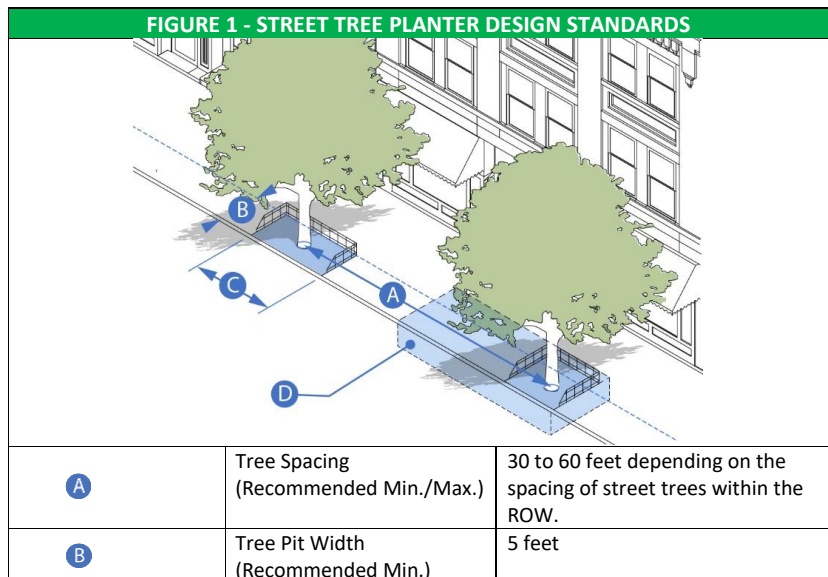
Commented [JCC5]: As part of site plan review?

commercial uses. Such temporary use of excess parking spaces requires a special permit from the PEDB, and the applicant shall demonstrate that the excess parking spaces are not necessary to support existing businesses on site, and that the temporary commercial use provides a sufficient level of safety for users.

E. Streetscaping, Landscaping and Screening.

1. General Standards. Landscaping shall comply with the Planning and Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-9. In the event of any conflict between the provisions of this bylaw and the provisions of said Regulations, the provisions of this bylaw shall apply.
2. Streetscape Treatments. In the Building Frontage Zone between the Main Street right-of-way line and the front facade of the building, streetscape treatments should be coordinated and complimentary to the public sidewalk and streetscape treatments within right-of way.
 - a. Sidewalk Expansion. A concrete walkway or terrace may be installed adjacent to the public sidewalk within the Building Frontage Zone where no landscaping has been installed on the outer edge of the right-of-way, in effect, expanding the public sidewalk. This expansion is required along the entire length of the frontage, connecting to existing or future sidewalk extensions on adjacent lots.
 - b. Street Trees. Deciduous street trees may be installed in the Building Frontage Zone that compliment street trees within the street right-of-way. Trees shall be a minimum of three and one-half inch caliper at least four feet above grade and of native species common to the area. [They should be planted in accordance with the recommended standards set forth below in Figure 1.](#) The trees should be drought and salt tolerant. They should be regularly trimmed to provide clear visibility into the site from the street and provide shade over the walkway.

Commented [JCC6]: This just a suggestion. But I think some reference should be made to Figure 1.



C	Tree Pit Length (Recommended Min.)	10 feet
D	Recommended Soil Volume	600 cubic feet (min.) for small tree or 1,000 cubic feet (min.) for large tree
	Minimum soil surface area for alternate tree pit dimensions	≥50 square feet

- c. Ground Cover. Low lying and low maintenance grasses, shrubs, bushes, flowers, and similar vegetative ground cover may be planted adjacent to the street right-of-way line. All ground cover must be maintained at a height of no more than thirty inches to avoid blocking visibility for drivers entering or exiting the site.
- d. Other Enhancements in the Building Frontage Zone. Additional treatments and design standards are identified in Section 10.5.B.
3. Transitional Buffer Requirements. Transitional buffers are required between properties in the Central Business District and abutting properties in residential districts to create a compatible transition with the surrounding neighborhoods. Transitional buffers may include any combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum height of eight feet above the ground installed along the property boundary line. Where transitional buffers are required, all buildings, accessory structures, and loading areas shall be set back a minimum of seventy-five feet, and parking shall be set back a minimum of fifty feet, from the property line where the transitional buffer is to be installed.
4. Public Utilities. All new public utilities (except structures and other facilities that require above-grade access) shall be installed underground.
5. Trash and Service Areas.
 - a. All service, loading, trash, and recycling storage areas viewable from a public right of way or from an adjacent residential district shall be screened by one or a combination of masonry, a wood screen, or evergreen plantings to reduce their visual impact.
 - b. Loading and service areas shall not ~~be visible from any public street or face~~ any property in a residential district unless no other location is feasible. Sufficient landscaping and screening of loading and service areas shall be required.
 - c. Garage doors and loading spaces are prohibited on the street facing façade of any commercial, mixed-use, or multi-family building unless no other location is feasible.
6. Sustainable Site Design Standards. Sustainable Design and Low Impact Development (LID) techniques shall be used in the Central Business District to reduce stormwater runoff, improve water quality, maintain canopy tree cover, protect natural landscapes, install appropriate planting materials, and encourage the production of local food. In achieving the requirements of this section, applicants shall comply with sustainable and low impact development techniques provided in the Planning & Economic Development Board Rules and Regulations, Chapter 200 - Site Plans – Rules & Regulations for Submission and Review of Site Plans, Section 205-4; Massachusetts Stormwater Management Standards; and Town of Medway General Bylaws Article XXVI, Stormwater Management and Land Disturbance.

Commented [JCC7]: Be visible from?

F. Outdoor Amenity Space

1. General Standard. The amount of outdoor amenity space provided within a site development shall be at least fifteen percent of the lot or development site. Up to fifty percent of the required minimum amount of open space required in Section 6, Table 2 – Dimensional and Density Regulations may be used for Outdoor Amenity Spaces. equal to the minimum amount of open space required in Section 6, Table 2 – Dimensional and Density Regulations of their Zoning Bylaws. Outdoor amenity space shall not include transitional buffer areas, landscaping within parking areas, or general landscaping alongside yard setbacks.
 2. Permitted Outdoor Amenity Spaces. The outdoor amenity spaces and associated design standards identified in Table 9.6.B.1. and permitted in the Central Business District are listed below. The total amount of required outdoor amenity space may include any combination of the following:
 - a. Dooryard (Residential Buildings Only)
 - b. Forecourt
 - c. Community Garden (Residential Buildings Only)
 - d. Courtyard
 - e. Plaza or Square
 - f. Pocket Park or Playground (Residential Buildings Only)
 - g. Outdoor Dining Terrace
 - h. Rooftop Terrace
 3. Building Outdoor Amenity Spaces. Outdoor amenity spaces for individual buildings include rooftop gardens and terraces, decks, porches, stoops, balconies, pedestrian passages, and similar accessory spaces where outdoor seating can be provided.
 4. Other Outdoor Amenity Space Types. Permitted by special permit by the PEDB.
- G. Signs.** The sign regulations in Section 7.2 shall apply to the Central Business District except for the variations under Public Realm Interface in Section 10.5.B below.

10.3. MIXED-USE DEVELOPMENT STANDARDS

A. Applicability

1. The PEDB may grant a special permit for a Mixed-Use Development or a Mixed-Use Building in the Central Business District to include any combination of uses allowed by right and uses allowed by special permit as specified in Table 1 – Schedule of Uses.
2. The provisions of this Section are available by special permit from the Planning and Economic Development Board for uses permitted by right in order to achieve a flexible site design.

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

C. Dimensional Requirements.

Commented [JCC8]: This phrase is very vague, and may prove difficult to enforce. Is there another term that can be used instead?

Commented [BSA9R8]: Ted Brovitz commented: I think this is OK as Section 2 provides the specific types of OAS with design standards.

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

D. Residential Uses in a Mixed-Use Development.

1. Combination of Uses in a Mixed-Use Building. A mixed-use building shall include multi-family residential units and one or more retail, municipal, service, office, commercial or other business uses allowed in the zoning district (hereinafter referred to as “business uses”) in at least the minimum percentages as set forth in Subsection D.2 below.
2. Percentage and Location of Uses in a Mixed-Use Building. Except as provided in Section D.4 below, in a two-story building at least fifty percent of the gross floor area shall be comprised of business uses, and no more than fifty percent of the gross floor area shall be comprised of multi-family dwelling units and any common areas and support facilities associated with those multi-family dwelling units. In a three-story building, at least thirty-three percent of the gross floor area shall be comprised of business uses, and no more than sixty-seven percent of the gross floor area shall be comprised of multi-family dwelling units and any common areas and support facilities associated with those multi-family units. In a building of four stories or more, at least twenty-five percent of the gross floor area shall be comprised of business uses, and no more than seventy-five percent of the gross floor area shall be comprised of multi-family dwelling units and any common areas and support facilities associated with those multi-family units. The gross floor area comprised of business uses may include hallways, lobbies, maintenance areas, security areas, closets, and other areas which serve exclusively the business uses in that building.
3. Residential Use On Ground Floor Exception. Multi-family dwelling units may not be located on the ground floor of a mixed-use building or development unless:
 - a. The building with the multi-family dwelling units is set behind another building which has business uses on the ground floor and a front façade that faces a public way or primary access drive; or
 - b. The residential portion of the ground floor is located behind the business uses within the same building which has a front façade that faces a public way or primary access drive.

Commented [BSA10]:

Ted Brovitz commented: This whole section could be simplified to say that the ground floor must be in commercial use except as provided in Section 4 below.

4. Residential Buildings in Mixed-Use Development. A mixed-use development may include a stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units provided that the multi-family building shall meet the requirements of Section 10.3.D.5 below and shall be set back at least two hundred feet from the Main Street right-of way line on the north side and one hundred feet from the Main Street right-of-way line on the south side.
5. Ratio of Residential to Business GFA in a Mixed-Use Development. ~~A stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units shall be permitted in a Mixed-Use Development only as part of a Mixed-Use Development that complies with the business use potential. The business use potential of a Mixed-Use Development shall be the total percentage of gross floor area of all existing and/or proposed buildings in the Development that is required to be comprised of business uses pursuant to Section D.2 above, determined by calculating fifty percent of the total gross square footage of the lot or development tract resulting in a Floor Area Ratio (FAR) of .5. Stand-alone residential buildings shall not be permitted in a Mixed Use Development until the business use gross square footage achieves a FAR of .5~~
6. Limit on Number of Bedrooms. ~~No more than ten percent of the total number of a mixed use development's residential dwelling units shall have more than two bedrooms.~~
7. Affordability Requirements. The provisions of Section 8.6. Affordable Housing shall apply to Mixed-Use Developments.

E. Special Permit Review Criteria:

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

Commented [BSA11]: Business use potential is not defined and is not used elsewhere in the by-law. This suggested amendment is consistent with the current CB zoning. FAR does not seem the appropriate measure, as FAR compares the lot size with total floor area of the buildings; I believe we are looking for a ratio of commercial use to residential use.

Commented [BSA12R11]: Ted Brovitz commented: I agree that FAR and requiring MF building to be delayed until a certain threshold of commercial SF is produced are artificial deterrents to redevelopment. I think Business Potential is already protected by the required ground floor commercial use in Section 2 and the MF building setback in Section 4 above.

Commented [BSA13]: Are we sure we want this section?

Commented [BSA14R13]: Ted Brovitz commented: I don't think a bedroom limit should be used. The vast majority of units are going to be 1 and 2 BR, and there may be a need or market for a few larger units.

10.4. BUILDING TYPES AND DESIGN STANDARDS

A. Building Façade Composition and Architectural Features.

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

B. Exterior Treatments.

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

C. Commercial, Residential and Mixed-Use Building Types.

1. Building Design Standards: The building types and associated design standards permitted in the Central Business District are identified below:
 - a. Rowhouse (RH) on Separate Lot as set forth in TABLE 9.4.C.1.A.
 - b. Rowhouse (RH) on Common Lot as set forth in TABLE 9.4.C.1.A.
 - c. Multi-Family Building as set forth in TABLE 9.4.C.1.A.
 - d. Mixed-Use Building as set forth in TABLE 9.4.C.1.B.
 - e. General Commercial Building as set forth in TABLE 9.4.C.1.B.
 - f. Hotel as set forth in TABLE 9.4.C.1.B.
 - g. Gas Station and Convenience Store as set forth in TABLE 9.4.C.1.B, applicable only to substantial redevelopment or renovation of existing vehicle fuel stations with repair or vehicle fuel stations with convenience store pursuant to Section 10.2.A.
 - h. Civic or Community Building as set forth in TABLE 9.4.C.1.C.
2. Alternative Building Types: If the Building Commissioner cannot classify a proposed new building as one of the building types specifically allowed by this section, the building type is subject to issuance of a special permit by the PEDB.

10.5. PUBLIC REALM STANDARDS

A. Access Street Design Standards.

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

B. Public Realm Interface

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

Commented [JCC15]: See comments re: paragraphs 10.3.C 3 and 4 re: requirements for outdoor amenity space.

And to amend the Section 5.4 Schedule of Uses and Table 1 as follows: (deleted language shown in ~~strikethrough~~, added language shown in **bold**)

Insert 5 pages of an Excel document after this page.

And to amend Section 6.1 Schedule of Dimensional and Density Regulations & Table 2 as follows:
(deleted language shown in ~~strike through~~, added language shown in **bold**)

TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS										
Requirement	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI
Minimum Lot Area (Sq. Ft.)	44,000	22,500	22,500	10,000	10,000	20,000	20,000	20,000	20,000	40,000
		30,000 ^{a, b}	30,000 ^{a, b}							
Minimum Lot Frontage (Ft.)	180'	150'	150'	50' NA ^f	50'	50'	75'	100'	150'	100'
Minimum Setbacks (Ft) ^c										
Front	35'	35'	20' ^d	10'	20' ^d	35'	25'	30'	30'	30'
Side	15'	15'	10' ^d	10'	10' ^d	15'	15'	20'	20'	20'
				25' ^e						
Rear	15'	15'	10' ^d	25'	10' ^d	15'	15'	30'	30'	30'
Maximum Building Height (Ft.)	35'	35'	35'	40'	40'	40'	40'	60'	40'	60'
Maximum Lot Coverage (Pct. of lot) (Primary and accessory buildings and structures) – <i>Amended 5-8-17</i>	25%	30%	30%	80%	80%	40%	40%	NA	NA	NA
Maximum Impervious Coverage (Pct. of lot)	35%	40%	40%	NA	NA	80%	80%	80%	80%	80%
Minimum Open Space (Pct. of lot)	NA	NA	NA	15%	NA	20%	20%	20%	20%	20%

Notes to Table 2

NA means not applicable

- For a two family house. No parking shall be permitted within 10 feet of an adjoining lot line
- For a newly constructed two-family house or when a single family detached house is enlarged for 2 family house.
- When a nonresidential use abuts a residential use, the first 10 feet within the required side or rear setback of the nonresidential use along the lot line shall be used as a buffer
- Or the average setback of the existing primary buildings within 300' of the lot on the same side of the street and within the same zoning district, whichever is less.
- When abutting a residential district.

- f. Properties in the Central Business District that do not have frontage on a public street shall be required to have an easement of a least 30 feet in width providing access to a public street.**

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

**2021 ATM Rezoning - ARII to ER
(3.17.21)**

Article 25: To see if the Town will vote to rezone the following properties, as shown on a map on file with the Town Clerk's office, from Agricultural Residential II (AR-II) to Energy Resource (ER), and to revise the Zoning Map accordingly:

- Assessors' Parcels 56-006 and 46-055 (49 Milford Street)
- Assessors' Parcel 46-056 (53 Milford Street)
- Assessors' Parcel 56-004 (53R Milford Street)
- Assessors' Parcel 46-059-0001 (61A Milford Street)
- Assessors' Parcel 46-059 (61 Milford Street)
- Assessors' Parcel 56-003 (61R Milford Street)
- Assessor's Parcel 56-002 (0 Milford Street)
- Assessor's Parcel 46-057 (55 Milford Street)

or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

ABLE GRID – Questions and Answers

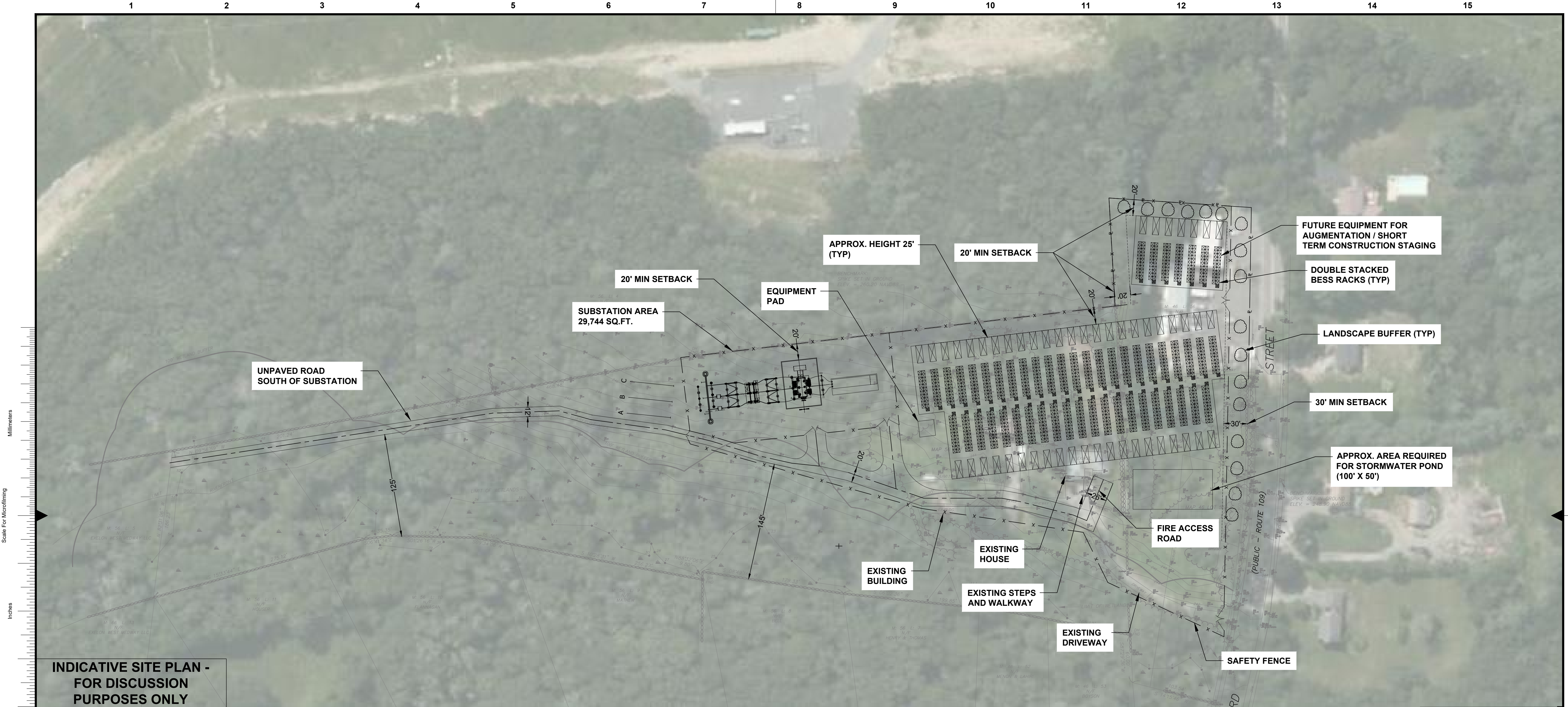
Christina Wolf | Senior Director of Development

P: 415.515.7753

E: cwolf@ablegridenergy.com

ABLE GRID

- 1) A lot of other uses are permitted in the E-R zone, including non-renewable energy uses and tall structures like warehouses up to 60 feet. What is being proposed here? What is the rationale for rezoning the lots?
 - Able Grid Energy (Medway Grid LLC) has won a contract with the New England ISO to build a battery storage facility, interconnecting at the Medway substation.
 - Able Grid's proposed use for the parcels under option to purchase (Chaffee, 53 Milford Street) is a battery storage facility. The system is comprised of stacked outdoor containers and a project substation and a transmission line connecting to the Medway Substation. No components of the project are human-occupied or enclosed structures. The battery facility itself is not anticipated to exceed 25 feet in height. Certain accessory structures will likely exceed 25 feet, such as two poles within the project substation (exact height not yet known, perhaps 40-50 feet) and any portion of the project transmission line that will be above ground (not yet designed).
 - Able Grid has been advised that it cannot submit a formal site plan application prior to rezoning, but Able Grid has provided indicative drawings showing what the project might look like.
- 2) I am concerned because right now when I look out my backyard I see deer and see trees. I'm concerned about what could be here.
 - Because of the setbacks required for wetlands and resource area, the battery storage facility would actually be sited west of the eastern-most building on the Chaffee parcel. (In other words, it would not be any closer to the Little Tree Road lots than the current structures).
 - A preliminary site plan indicates that the facility would be located on the westernmost 2.5-3 acres of the 8+ acre Chaffee parcel.
- 3) Why can't a project be developed on any of the parcels already in the Energy-Resource zone?
 - Able Grid has never been successful in persuading a utility to sell or lease land and is not aware of any developer that has ever convinced a utility to do this.
 - To develop a battery storage facility one needs to be as close as possible to a substation or high-voltage transmission line and – what makes this complicated – is that the parcels immediately surrounding this "point of interconnection" are frequently owned by the local utility. In this case, all of the E-R parcels are owned by Eversource and Exelon entities (N-Star, Boston Edison).
 - Able Grid did ask Eversource this case if they could use their land but their polite answer was no. Their only obligation is to offer as a pathway into the substation but they wish to preserve land for their own future use.
 - So Able Grid then turns to the next closest parcels, which are typically privately owned.
- 4) Do battery storage facilities generate noise?
 - Yes, in most systems, some noise is created from the fans from air conditioning systems to keep the batteries cool. Able Grid typically runs a technical noise analysis to assess the total environmental impact at the property line and confirm that the project does not create a negative impact.



PLAN VIEW

ENERGY STORAGE SYSTEM DESCRIPTION	
NAMEPLATE (POI @ 0.95PF)	250.63 MW / 639.1 MWh
BATTERY/INVERTER OEM	CATL / EPC

MATERIAL LIST	
NUMBER OF RACKS (YEAR 0)	1980
NUMBER OF 3500KVA INVERTERS (YEAR 0)	90
NUMBER OF AUGMENTATION RACKS	308
NUMBER OF AUGMENTATION INVERTERS	14

LEGEND:

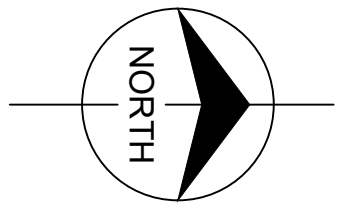
- PROPERTY LINE
- FENCE
- SETBACK LINE
- ROAD
- GATE

ABBREVIATION LIST:

POI - POINT OF INTERCONNECTION
BESS - BATTERY ENERGY STORAGE SYSTEM

NOTES:

1. FINAL LAYOUT SUBJECT TO CHANGE
BASED ON FINAL ENVIRONMENTAL AND
CIVIL SETBACK DISTANCES



0 60' 120'
SCALE IN FEET

PRELIMINARY - NOT
FOR CONSTRUCTION

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DIGITAL ADVERTISING SIGNAGE for Electric Vehicle Charging Stations

REVISED Draft – March 18, 2021

ARTICLE 28: To see if the Town will vote to amend the Medway Zoning Bylaw, Section 7.2 Signs, to add the following definition in 7.2.1 C. Definitions, 2. Types of Signs.

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

And to amend SECTION 5 Use Regulations, by adding a new subsection 5.4.2 as follows:

5.4.2 Special Permits for Electric Vehicle Charging Station(s) with Digital Advertising -

The Planning and Economic Board may grant a special permit for Electric Vehicle Charging Station(s) with Digital Advertising Signage (“Charging Station”).

- A. The charging service for such Charging Stations shall be provided at no cost to users. For each Charging Station, the sign surface area shall not exceed nine square feet per side, not to exceed two sides per Charging Station. No audio or video displays shall be permitted. Level 1 Charging Stations (those having a 120-volt connection) are not permitted. The display area and no part of the Charging Station may revolve, simulate motion, flash, blink, or include animation. Internal illumination of the display area is permitted. Advertising may include commodities or services which may not be found or available on the premises hosting the Charging Station. There shall be no reduction in handicap accessible and compact car parking spaces to accommodate installation of Charging Stations. The number of Charging Station spaces shall not exceed five percent of the total number of parking spaces on the premises. The Charging Station shall be capable of charging electric vehicles produced by multiple manufacturers.
- B. In granting a special permit, the Board may impose limitations, safeguards, and conditions on but not limited to the following: quantity of Charging Stations with digital advertising signage on the premises; frequency of message changes (dwell time); Charging Station height; form of message transition; brightness of display illumination; number of charging ports per Charging Station; hours of operation for charging and digital advertising signage; visibility of display area from a public street; location and positioning of Charging Stations on the premises; other forms of signage to designate spaces for EV charging; handicap accessibility; impact or level of disruption of Charging Stations on business and tenant operations; ease and safety of accessibility to the Charging Stations; landscaping, buffering and screening; and type or charging level of the Charging Station. This may also include correlating the amount of allowed digital advertising display space to the type and charging level of the Charging Station and correlating the number of allowed Charging Station spaces on the premises to the percentage of electric vehicles in Massachusetts (according to an appropriate state agency such as the Registry of Motor Vehicles or the Executive Office of Energy and Environmental Affairs).

And to amend Section 5.4 Schedule of Uses by inserting the following additional accessory uses in Table 1: Schedule of Uses, to allow electric vehicle charging stations as follows: (New text in **bold.**)

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II	VR	CB	V C	NC	BI	EI	ER	WI	Form-Based Districts		
											OG VC	OG BP	OG N
D. BUSINESS USES													
Accessory Uses													
Drive-through facility <i>(Amended 11-16-20)</i>	N	N	N	N	N	PB	PB	N	N	N	PB	PB	N
Outdoor display	N	N	N	SP	SP	SP	SP	N	N	N	Y	Y	N
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises, subject to Section 7.1.3 of the Zoning Bylaw. <i>(Amended 11-18-19)</i>	N	N	N	N	N	N	Y	Y	N	Y	N	PB	N
Electric vehicle charging station	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Electric vehicle charging station with digital advertising signage, subject to Section 5.4.2 of the Zoning Bylaw.	N	N	N	PB	N	N	N	PB	N	PB	N	N	N

And to amend Section 3.5 Site Plan Review to add a new item g. in 3.5.3 Applicability, A. 2. Minor Site Plan Review as follows: (New text in **bold.**)

2. Minor Site Plan Review:

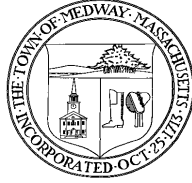
- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review but which involves one or more of the following:
 - i. the addition of 1,000 to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

And to amend Section 7.2 Signs to add a new item 4 to subsection 7.2.6 Administration, B. Special Permits, as follows:

4. Digital Advertising Signage for Electric Vehicle Charging Stations. See Section 5.4.2 for special permit provisions.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

St. Joseph's Church Minor Site Plan

- Public Briefing Notice
- Cover Letter dated February 22, 2021 from project engineer Peter Bemis
- Minor Site Plan Review Application
- Land Disturbance Permit Application
- Site Plan dated February 18, 2021 by Engineering Design Consultants.
- Plan review letter dated February 19, 2021 from Tetra Tech

NOTES

1. As the applicant is a religious institution, it is protected under the Dover Amendment. The Board's scope of site plan review is limited.
2. We have not received payment of the plan review fee invoice (\$4,776). I have reminded the project engineer (Peter Bemis) that it has to be paid before Tuesday night. He has indicated that such payment has to be authorized by a church committee and is not likely to be forthcoming before Tuesday. The Board will need to continue the hearing to a future date.

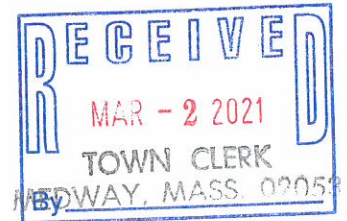
Board Members

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



TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS PLANNING AND ECONOMIC DEVELOPMENT BOARD

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



March 2, 2021

NOTICE OF PUBLIC BRIEFING Minor Site Plan for St. Joseph's Parish – 151 Village Street

In accordance with the *Medway Zoning Bylaw*, Section 3.5 Site Plan Review and the provisions of Chapter 40A, Massachusetts General Laws, and Medway General Bylaws, Article XXVI, Stormwater Management and Land Disturbance, notice is given that the ***Medway Planning and Economic Development Board will hold a public briefing on Tuesday, March 23, 2021 at 8:00 p.m. to consider the applications of St. Joseph's Parish - Roman Catholic Archbishop of Boston, MA for approval of a minor site plan and a land disturbance permit for proposed site work at St. Joseph's Church at 151 Village Street.***

The applicant plans to reclaim and resurface the existing parking lot on the premises and install a new stormwater collection, treatment and infiltration system to recharge and infiltrate 100% of stormwater on site. The drainage system is designed to meet the Massachusetts Department of Environmental Protection (DEP) stormwater guidelines. The parking lot resurfacing will allow the proper placement of a handicap van and vehicle accessible parking space along with 40 standard parking spaces.

The .93-acre site (Medway Assessor's Map 60, Parcel 90) is owned by the Roman Catholic Archbishop of Boston, MA. The property is located within the Village Commercial zoning district on the south side of Village Street.

The proposed site improvements are shown on a plan titled *Map 60, Parcel 90 Site Plan, St. Joseph's Parish-Catholic Church*, prepared by Engineering Design Consultants, Inc. of Southborough, MA, dated February 18, 2021.

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

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather inside in one place, no in-person attendance will be permitted at this briefing. Board members, Town staff, the Board's engineering consultant, and the applicant and its representatives will attend the public briefing via ZOOM. Meeting access for the public will also be provided via ZOOM. Meeting access instructions will be included on the agenda for the March 23, 2021 meeting which will be posted at: <https://www.townofmedway.org/calendar/month>, several days before the meeting. Members of the public may also watch the meeting on Medway Cable Access - channel 11 on Comcast Cable, channel 35 on Verizon Cable, or on Medway Cable's Facebook page @medwaycable.

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

Andy Rodenhiser, Chairman

February 22, 2021

Planning Board
Town Hall
155 Village Street
Medway MA 02053

Reference: Minor Site Plan Review
St. Joseph's Parish
151 Village Street, Medway, Massachusetts
EDC Job No.: 3705

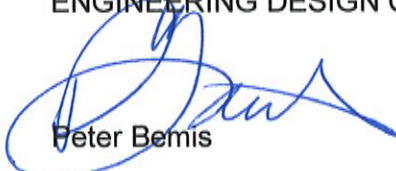
Dear Board Members:

On behalf of St. Joseph's Parish Roman Catholic Archbishop of Boston, owner and applicant of the above referenced project, we filing herewith a Minor Site Plan Review for the reclamation and resurfacing of the existing parking lot that will include mitigation of stormwater impacts for the plot of land identified as Map 60 Parcels 090 located at 151 Village Street. The proposed St. Joseph's parking lot consists of pulverizing and reinforcing the existing asphalt surface, installation of new stormwater collection and treatment units, as well as, installation of infiltration units that will allow surface water that currently runs off the site to be recharged within the property limits. The resurfacing will allow the proper placement of a handicap van and vehicle accessible parking space along with 40-standard parking spaces. The drainage system has been designed in accordance MDEP Stormwater Management Guidelines that will infiltrate 100% of the storm water generated from the parking lot surfaces which will also undergo pre-treatment within ConTech Stormwater units. Although the site is less than one acre in size the construction activities will still be managed by a SWPPP.

There is no change to the building or other site infrastructure and existing curb cuts at Village and Whiting Streets are maintained as currently constructed. Handicap accessible sidewalks are provided at the accessible parking space limits. Internal site identification signs are provided for handicap parking spaces. The site is landscaped and all disturbed project limits will be properly loam & seeded upon completion of work activities. We believe that the site development plans for St. Joseph's Parish are in compliance with the Medway Site Plan Review & Land Disturbance Requirements and look forward to the opportunity to present this package at you next available meeting date. Thank you for your consideration and assistance with this project.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Peter Bemis

cc. Fr. Linus Mendis, St. Joseph's Parish

Application for Site Plan Review for
Chapter 40A, Section 3. Exempt Uses
Planning and Economic Development Board – Town of Medway
155 Village Street - Medway, MA 02053
(508) 533-3291

This application for Site Plan Review is made pursuant to the Medway Zoning By-Law, Section V. USE REGULATIONS, Subsection P. EXEMPT USES and Subsection C. SITE PLAN REVIEW and APPROVAL and the Planning Board's Rules and Regulations for the Submission and Review of Site Plans (as approved December 3, 2002)

Date: 2-22-21

The undersigned, being the applicant and the owner of all land included within the proposed site shown on the accompanying plan(s) entitled St. Joseph's Parish - Catholic Church dated 2-18-21, prepared by Engineering Design Consultants, Inc. and sealed by Walter Lewinski, P.E., herewith submits this application and plan to the Medway Planning and Economic Development Board for Review and Approval.

PROPERTY/SITE INFORMATION

1. Property Location Address 151 Village Street
2. Assessor's Information Map: 400 Parcel(s): 90
3. Zoning District: Village Commercial
4. The owner's title to the land is derived under a deed from: Atkinson
dated _____
and recorded in Norfolk County Registry of Deeds, Book 4278, Page 742
419 624
or Land Court Certificate of Title # _____ registered in Norfolk County District
Book _____ Page _____
5. Frontage: 153.68
Yard Depth: Front 48.5' Side 23.6' Side 82.8' Rear 82.6'
6. Is any portion of the site within a flood plain area? _____ Yes X No
If Yes, is it clearly shown on the plan? _____ Yes _____ No
7. Is any portion of the site within a wetland resource area? _____ Yes X No
If Yes, is it clearly shown on the plan? _____ Yes _____ No
8. Does any portion of the site have frontage on a Scenic Road? _____ Yes X No

CONTACT INFORMATION

9a) Property Owner: St. Joseph's Parish - Roman Catholic Archbishop of Boston
Address: 151 Village Street
Medway, MA 02053
Primary Contact: Fr. Linus Mendis
Telephone: 508-533-7771 FAX: _____
E-Mail address: ltamendis@gmail.com

9b) Applicant (if other than property owner): Same
Address: _____
Primary Contact: _____
Telephone: _____ FAX: _____
E-Mail address: _____

_____ Please check here if you are the equitable owner (purchaser on a purchase and sales agreement).

9c) NOTE – If someone other than the property owner or the equitable owner is the applicant or will be representing the applicant for purposes of securing site plan approval, the property owner or equitable owner must designate an Official Representative below:

Official Representative: Peter Bemis
Address: 32 Turnpike Road
Southborough, MA 01772
Primary Contact: _____
Telephone: 508-380-9922 Fax: _____
E-Mail address: pbemis@edcma.com

10. Engineer: Engineering Design Consultants, Inc.
Address: 32 Turnpike Road
Southborough, MA 01772
Primary Contact: Peter Bemis
Telephone: 508-380-9922 FAX: _____
E-Mail address: pbemis@edcma.com

11. Surveyor: _____
Address: _____
Primary Contact: _____
Telephone: _____ FAX: _____

12. Architect: _____
Address: _____
Primary Contact: _____
Telephone: _____ FAX: _____

13. Builder/Contractor: _____
Address: _____
Primary Contact: _____
Telephone: _____ FAX: _____

PROJECT INFORMATION

14. The proposed development pertains to a:
- ☒ Child Care Facility (as defined in Section 9 of Chapter 28A, MGL)
- ☒ Religious Facility
- ☐ Educational Facility
15. Please check (X) ALL THAT APPLY to the proposed development:
- ☐ Construction of a new building or an addition:
- Building Dimensions: _____ Gross Floor Area _____
- Addition Dimensions: _____ Gross Floor Area _____
- ☐ Alteration, reconstruction or renovation work that will result in a change in the outside appearance of an existing building or premises, visible from a public or private street or way;
- Building Dimensions: _____ Gross Floor Area _____
- ☐ A change in use of an existing building or buildings or premises;
16. *Project Description* as specified in s. 204-3 of the *Site Plan Rules & Regulations*
Please attach a separate sheet fully describing the proposed project including building information, site improvements, parking, uses, etc. Provide as much detail as possible about the activity level expected on this site.
17. Written Determination from Inspector of Buildings whether:
- The proposed use is exempt under 40A, Section 3; and
 - The scope of the proposed project constitutes a major or minor site plan

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true and complete to the best of my knowledge and belief.

If Applicable, I hereby authorize Peter Bemis to serve as my *OFFICIAL REPRESENTATIVE* to represent my interests before the Town of Medway with respect to this application for site plan review and approval.

In submitting this application, I also authorize the Planning Board, its agents, and other Town officials to access the site during the plan review process.

Signature of Property Owner

Date

Signature of Applicant (if other than Property Owner)

Date

Peter Bemis
Signature of Official Representative

Date

2-22-21

SUBMITTAL INSTRUCTIONS – Required Documents

Town Clerk

- ☒ One (1) copy of the signed *Application for Site Plan Review for Chapter 40A, Section 3. Exempt Uses*
- ☒ One (1) copy of the *Project Description* as specified in s. 204-3 of the *Site Plan Rules & Regulations*
- ☒ One (1) set of the *Site Plan* prepared in conformance with s. 204-4 and s. 204-5 the *Site Plan Rules and Regulations*. Full size – 24" x 36".
- ☒ One (1) copy of stormwater/drainage calculations prepared in conformance with s. 204-3 3) of the *Site Plan Rules and Regulations*.

Planning and Economic Development Board

- ☒ One (1) signed *Application for Site Plan Review for Chapter 40A, Section 3 Exempt Uses* with original signatures plus ten (10) copies
- ☒ Ten (10) copies of the *Project Description* as specified in s. 204-3 of the *Site Plan Rules & Regulations*
- ☒ Eleven (10) sets of the *Site Plan* prepared in conformance with s. 204-4 and s. 204-5 of the *Site Plan Rules and Regulations*. 10 full size sets (24" x 36")
1 reduced size set (11" x 17")
- ☒ Written Determination from Inspector of Buildings verifying the exempt use and providing a determination if the project constitutes a major or a minor site plan.
- ☒ Three (3) copies of stormwater/drainage calculations prepared in conformance with s. 204-3 3) of the *Site Plan Rules and Regulations* or a stormwater drainage evaluation prepared by a licensed civil engineer.
- ☒ One (1) certified list of all abutters and parties of interest as defined in s. 202-5 of the *Site Plan Rules & Regulations*.
- ☒ One (1) copy of all relevant approvals received to date from other town boards/departments/commissions such as Conservation Commission, Board of Health and ZBA.
- ☒ List of requested waivers from the Development Standards of *Site Plan Rules & Regulations*. Specify the section #. Provide detailed explanation and justification.
- ☒ Site Plan Filing/Application Fee – Made payable to the Town of Medway
- ☒ Advance on Site Plan Review Fee – Made Payable to the Town of Medway

NOTE – Fees vary depending on the size of the proposed development. See *Planning Board Fees and Bond Schedule*. Two (2) separate checks are to be submitted.



**Town of Medway, MA
Community and Economic Development Department
LAND DISTURBANCE PERMIT APPLICATION**

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway General Bylaws – ARTICLE XXVI - Stormwater Management and Land Disturbance*. The Bylaw is posted at:

https://www.townofmedway.org/sites/g/files/vyhlif866f/uploads/sw_bylaw_clean_voted_at_june_8_2020_t_m_final_bjs.pdf

Depending on the scope and location of the planned land disturbance and what other permits are required, this application shall be acted upon by the Medway Conservation Commission, the Medway Planning and Economic Development Board, or the Department's Administrative Team.

This application must be filed at the same time as the associated land use permit applications are filed with the Conservation Commission and/or the Planning and Economic Development Board.

The Town's Engineering Consultant may be asked to review the Application and associated plans and provide a review letter. A copy of any review letter will be provided to you.

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

Your absence at the hearings may result in a delay in review and action.

Please see APPENDIX at the end of this form for definitions of key terms used throughout this application form.

February 18, 2021

APPLICANT INFORMATION

Applicant's Name: St. Joseph's Parish - Roman Catholic Archbishop of Boston

Mailing Address: 151 Village Street
Medway, MA 02053

Name of Primary Contact: Fr. Linus Mendis

Telephone: Office: 508-533-7771 Cell: _____

Email address: btamendis@gmail.com

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

SITE INFORMATION

Location Address: 151 Village Street

The land shown on the plan is shown on Medway Assessor's Map # 40 as Parcel(s) # 090

Total Acreage of Land Area: 0.93 Acres

Description of Property and Existing Conditions (or provide and reference an existing conditions plan): Church building with parking and landscaping

Medway Zoning District Classification: Village Commercial (VUD-MHOD Overlay)

Current Use of Property: Place of Worship - Church

Site presently includes the following EXISTING stormwater management components. Check all that apply.

- ☐ Surface stormwater basin (detention, retention, rain garden)
- ☐ Sub-surface detention or infiltration systems (e.g. Cultec, Stormceptor units)
- ☒ Roof drains
- ☐ Perimeter drains discharging to: _____
- ☐ Previously approved stormwater connection to the Medway MS4. (Provide documentation of such approval from the Medway Department of Public Works)
- ☐ Unauthorized and/or Illicit stormwater connection to the Medway MS4. (Identify location and describe type of connection): _____
- ☐ Unauthorized illicit discharge to the Medway MS4. (Identify location of discharge and describe what is being discharged.): _____
- ☐ Other (Please describe) _____

NOTE – All of the above listed existing stormwater management components must be shown on the Erosion and Sediment Control Plan to be submitted with this application.

PROPOSED DEVELOPMENT PROJECT INFORMATION

Provide a description of the proposed project that will result in a land disturbance. Attach an additional sheet if needed: Striping and repaving of parking lot

Adding underground infiltration.

Type of Project - Check all that apply. NOTE - A project may include both New Development & Redevelopment.

New Development (See definition in Appendix)	Redevelopment (See definition in Appendix)
☐ Single family dwelling ☐ Residential Subdivision (# of lots _____)	☐ Single family dwelling expansion
☐ Two family dwelling	☐ Two family dwelling expansion
☐ Multi-family development	☐ Multi-family development expansion
☐ Commercial, industrial, office development	☐ Commercial, industrial, office development expansion
☐ Site improvements (e.g., pool, patio, athletic court, landscaping, parking, etc.)	☒ Site improvements (e.g. pool, patio, athletic court, landscaping, parking, etc.)
☐ Grading and/or site work without a building or structure	☐ Grading and/or site work without a building or structure
☐ Accessory structure(s) (e.g., garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)	☐ Accessory structure(s) (e.g. garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)

Estimated Total Size of Land Disturbance (ft²) (Limit of Work): _____.

Area (ft²) of Impervious Surface (building footprint(s), pavement, parking, roofs, decks, patios, etc.). Complete table below.

Existing Impervious Surface Area (ft ²)	Proposed Additional Impervious Surface Area (ft ²)	Total Proposed Impervious Surface Area (ft ²) Post Construction
28,645	-987	27,658

Have you or will you apply for any of the following other permits for this project? Attach a copy of any permits received to date for this project.

Planning & Economic Development Board	Conservation Commission	Zoning Board of Appeals	Department of Public Works
___ Subdivision	___ ORAD (Order of Resource Area Delineation)	___ Special Permit	___ MS4 Connection and Discharge Permit
___ Site Plan	___ RDA (Request for Determination of Applicability)	___ Variance	
___ Special Permit	___ Notice of Intent/Order of Conditions	___ Comprehensive Permit (40B)	

NOTE - Please attach copies of any of the above permits already received to this application.

EROSION AND SEDIMENT CONTROL PLAN INFORMATION – To be prepared in accordance with Medway General Bylaws, ARTICLE XXVI, Section 26.5.6. The plan must show all existing stormwater management facilities.

Development Name: 151 Village Street - Site Plans (Sheet 1 to 5)

Plan Title: Site Plan

Plan Date: February 18, 2021

Prepared by: Name: Peter Bemis

Firm: Engineering Design Consultants, Inc.

Phone #: 508-460-8225 Email: p.bemis@edema.com

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: St. Joseph's Parish - Roman Catholic Archbishop of Boston

Mailing Address: 151 Village Street
Medway, MA 02053

Primary Contact: Fr. Linus Mendi's

Telephone: Office: 508-533-7771 Cell: _____

Email address: btamendi's@gmail.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Atkinson to _____

dated _____ and recorded in Norfolk County Registry of Deeds,

Book 4278 Page 742 or Land Court Certificate of Title Number _____,

Land Court Case Number _____, registered in the Norfolk County Land Registry District

Volume _____, Page(s) _____.

Book 419 Pg 624

CONSULTANT & DESIGNATED REPRESENTATIVE INFORMATION

ENGINEER

Name of Firm: Engineering Design Consultants, Inc.
Mailing Address: 32 Turnpike Road, Southborough, MA 01772
Primary Contact: Peter Bemis
Telephone: Office: 508-480-0225 Cell: _____
Email address: pbemis@edcma.com
Registered P.E. License #: Walter Lewinski 32327

SURVEYOR

Name of Firm: _____
Mailing Address: _____
Primary Contact: _____
Telephone: Office: _____ Cell: _____
Email Address: _____
Registered P.L.S. License #: _____

WETLANDS SCIENTIST

Name of Firm: _____
Mailing Address: _____
Primary Contact: _____
Telephone: Office: _____ Cell: _____
Email Address: _____

DESIGNATED REPRESENTATIVE (if not applicant)

Name of Firm: Engineering Design Consultants, Inc.
Mailing Address: 32 Turnpike Road
Southborough, MA 01772
Telephone: Office: 508-480-0225 Cell: _____
Email address: pbemis@edcma.com

SIGNATURES

The undersigned, being the Applicant for approval of a Land Disturbance Permit, herewith submits this application to the Medway Community and Economic Development Department. I certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize Peter Bemis to serve as my Agent/Designated Representative to represent my interests before the Medway Community and Economic Development Department with respect to this application.)

In submitting this application, I authorize Town staff, its consultants and agents, and members of the Conservation Commission and Planning and Economic Development Board to enter the subject property to access the site during the plan review, permitting and enforcement process.

I understand that pursuant to MGL. c.44, s. 53G, the Department, Board and Commission may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that Town staff, its consultants and agents, and members of the Commission and Board may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

Signature of Property Owner

Date

Signature of Applicant (if other than Property Owner)

Date

2-22-21

Signature of Agent/Designated Representative

Date

LAND DISTURBANCE PERMIT APPLICATION CHECKLIST

**Submit 3 copies of each of the following documents to the
Medway Community and Economic Development Department.
Incomplete applications will not be accepted.**

Also provide a flash drive or email all documents.

**This application must be filed at the same time as the corresponding
application(s) (Notice of Intent and/or Site Plan Review or Subdivision Approval)
are filed with the Conservation Commission and/or
the Planning and Economic Development Board.**

- ☒ Land Disturbance Permit Application Form with original signatures of applicant, owner and designated representative
- ☒ Erosion and Sediment Control Plan and associated documents prepared as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.6
- ☒ Drainage Calculations in compliance with the most current Massachusetts Stormwater Management Standards and the NOAA Atlas 14 precipitation rates
- ☒ Narrative on how the project meets the most current Massachusetts Stormwater Management Standards
- ☒ Construction sequencing/phasing plan
- ☒ Stormwater Operations and Maintenance Plan for Construction
- ☒ Post-Construction Stormwater Management Plan as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.8
- ☒ Post-Construction Long Term Stormwater Operations and Maintenance Plan as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.9
- ☐ Other permits already received for the project
- ☐ If necessary, Request(s) for Waivers from the provisions of Medway General Bylaws, ARTICLE XXVI, Section 26.5
- ☐ Application/filing fee when applicable

APPENDIX OF KEY TERMS – Definitions include those taken from Medway General Bylaws, ARTICLE XXVI – Stormwater Management and Land Disturbance

ILLCIT CONNECTION – A direct or indirect connection, which allows an illicit discharge into the MS4, including without limitation sewage, process wastewater, or wash water and any connections from indoor drains, sinks, or toilets, regardless of whether said connection was previously allowed or approved before the effective date of this Bylaw.

ILLCIT DISCHARGE – Any discharge to a MS4 that is not composed entirely of stormwater except discharges pursuant to a NPDES permit (other than NPDES permit for discharges from the MS4) and discharges from firefighting activities.

IMPERVIOUS SURFACE - Any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This can include, but is not limited to: roads, driveways, parking areas and other areas created using non porous material; buildings, rooftops, structures, artificial turf and compacted gravel or soil.

LAND DISTURBANCE – An action to alter the existing vegetation and/or underlying soil of a site, such as demolition, clearing, grading, site preparation (e.g., excavating, cutting and filling), soil compaction, construction, and movement and stockpiling of top soils.

LIMIT OF WORK – The boundaries of the full extent of the area of land to be altered or disturbed during a construction project. The boundary beyond which no construction work will take place. Includes but is not limited to the areas where trees and other vegetation will be cleared, where the sod layer and other earth materials will be removed, where excavation and grading will occur, where buildings and infrastructure will be constructed, and areas to be used for truck parking, equipment storage, and material storage during construction. Limit of Work is also known as the area encompassed by erosion controls.

MS4 (Municipal Separate Storm Sewer System) – A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, getters, ditches, manmade channels, or storm drains):

- a) Owned and operated by the Town that discharges to waters of the United States
- b) Designated or used for collection or conveyance stormwater

NEW DEVELOPMENT – Any construction activities or land alteration resulting in total land disturbances greater than ~~one~~ ²⁰⁰⁰⁰ acre (or activities that are part of a larger common plan of development disturbing greater than ~~one~~ ²⁰⁰⁰⁰ acre) on an area that has previously been developed which will now include impervious cover (post construction)

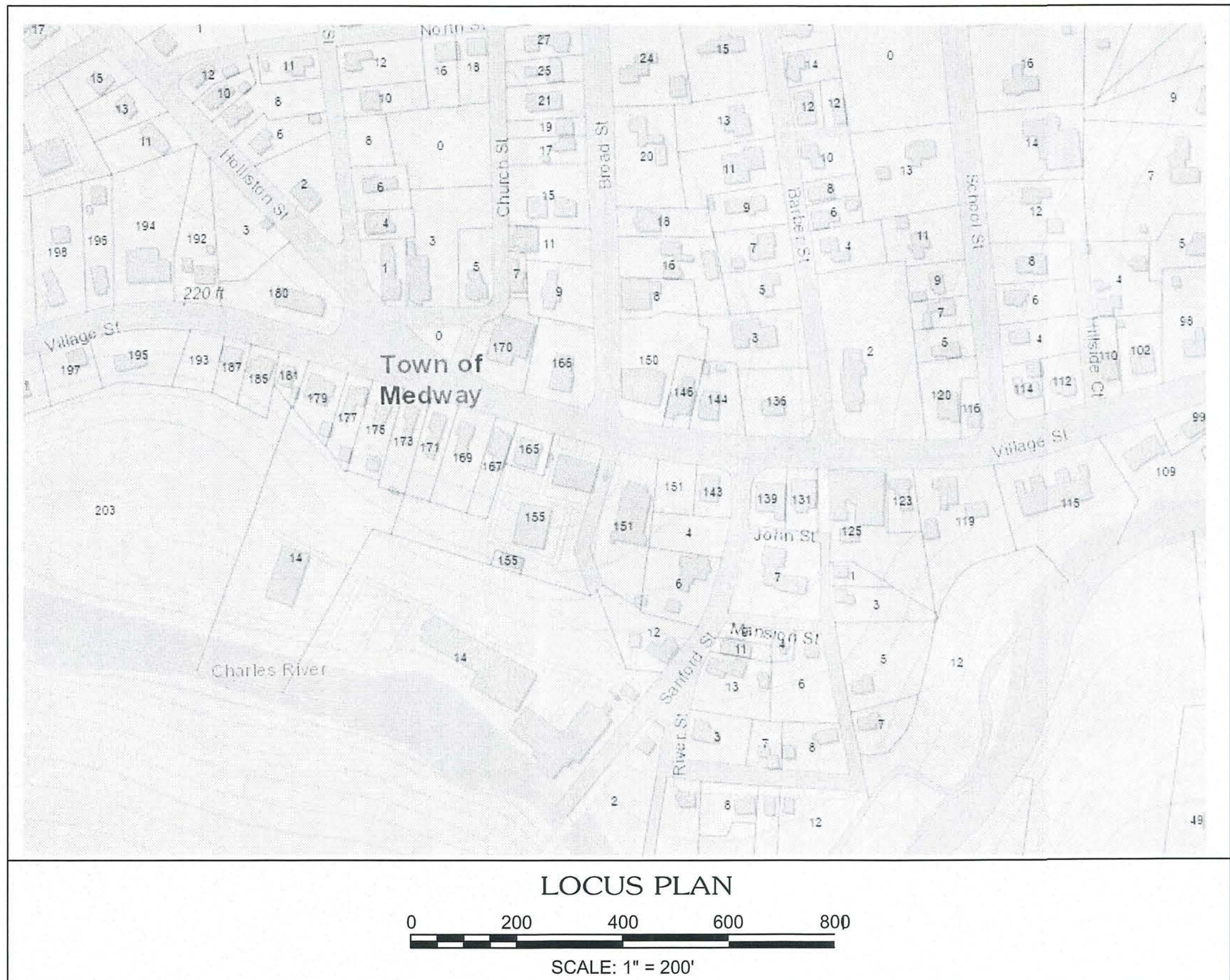
NOAA – National Oceanic and Atmospheric Administration. A federal agency within the U.S. Department of Commerce. See https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html for most current precipitation data.

NPDES – National Pollution Discharge Elimination System

POLLUTANT – Dredged spoil, solid waste, incineration residue, filter backwash, sewage, garbage, sewer sludge, munitions, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal and agriculture waste discharged into water.

REDEVELOPMENT – Any construction, land alteration, or improvement of impervious surfaces resulting in total disturbances greater than ~~one~~ ²⁰⁰⁰⁰ acre (or activities that are part of a large common plan of development disturbing greater than ~~one~~ ²⁰⁰⁰⁰ acre) that does not meet the definition of New Development.

UNAUTHORIZED CONNECTION – A connection that discharges to the Town's MS4 without written permit from the Town.



NOTE:
UNDERGROUND UTILITY LOCATIONS ARE
NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY LOCATIONS AND
ELEVATIONS OF EXISTING UTILITIES PRIOR
TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS
HOURS IN ADVANCE OF CONSTRUCTION.
CALL DIGSAFE AT 811



SITE PLAN REVIEW
MEDWAY PLANNING BOARD

LEGEND

BIT CONC
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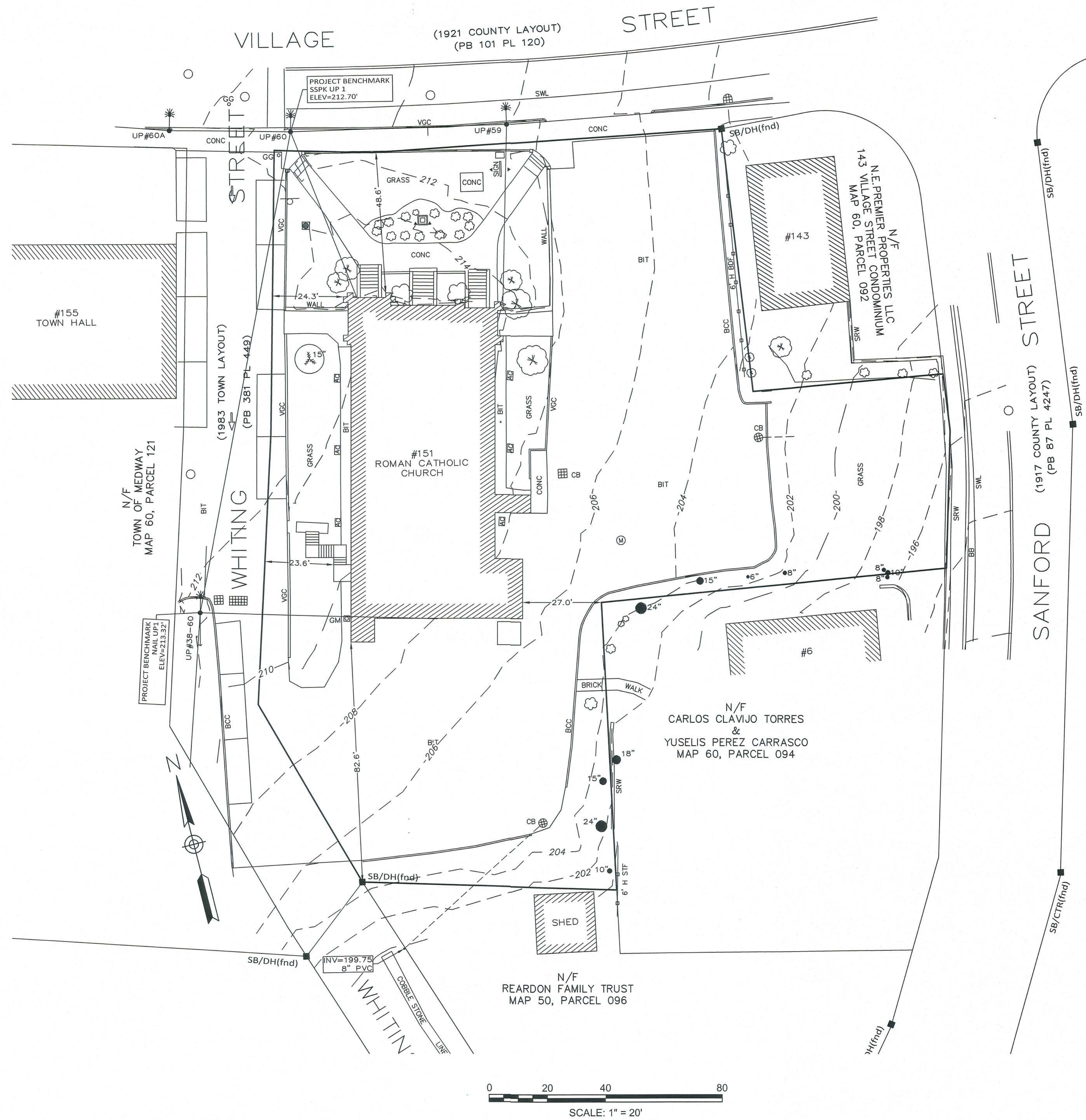
BUTINOUS CONCRETE
BORING
CATCHBASIN
CHAIN LINK FENCE
CONCRETE
CROSSWALK
DRAIN MANHOLE
DRAIN LINE
ELECTRIC
ELECTRIC MANHOLE
EROSION CONTROL BARRIER
FOUNDATION DRAIN
GAS GATE
GAS LINE
GAS GATE
HANDICAPPED RAMP
HYDRANT
INVERT
LIGHT POLE
MANHOLE
POLY-VINYL-CHLORIDE
REINFORCED CONCRETE PIPE
ROOF DRAIN
SEWER LINE
SEWER MANHOLE
SIGN
STONE BOUND/DRILLHOLE
TELEPHONE LINE
TELEPHONE MANHOLE
TEST PIT
TRANSFORMER
VERTICAL GRANITE CURB
WATER GATE
WATER LINE
WETLAND FLAG

ZONING: VILLAGE COMMERCIAL (AJUD-MHOD OVERLAY)

MIN. LOT AREA:	REQUIRED	EXISTING
10,000 S.F.	40,588± S.F.	153.68± FT.
MIN. FRONTAGE:	N.A.	
SETBACKS:		
FRONT	20 FT.	48.5± FT.
REAR	10 FT.	82.6± FT.
SIDE	10 FT.	23.6± FT.
MAX. BUILDING COVER:	80%	14.1%
MAX. IMPERVIOUS COVER:	N.A.	70.6%
MIN. OPEN SPACE:	N.A.	11,943± S.F.
MAX. BUILDING HEIGHT:	40 FT.	39.8± FT.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXX XX, 2020 FOR PLAN
ENTITLED, 'SITE PLAN, ST. JOSEPH'S PARISH - CATHOLIC CHURCH, 151 VILLAGE STREET,
MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE
WITH STANDARD CONDITIONS.



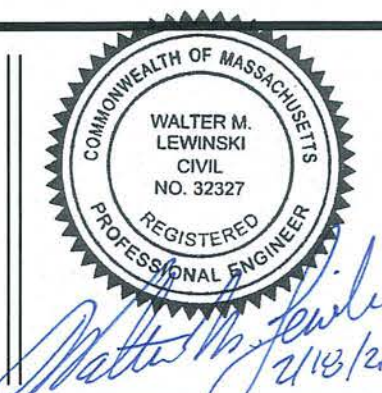
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CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE
WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR
THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS
THIRD PARTY COSTS.

DRAWN BY: WML
CHECKED BY: PSB
APPROVED BY: PSB

REVISIONS:
0 2/18/21 ISSUED FOR SITE PLAN REVIEW
1 2/18/21 DESCRIPTION



PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

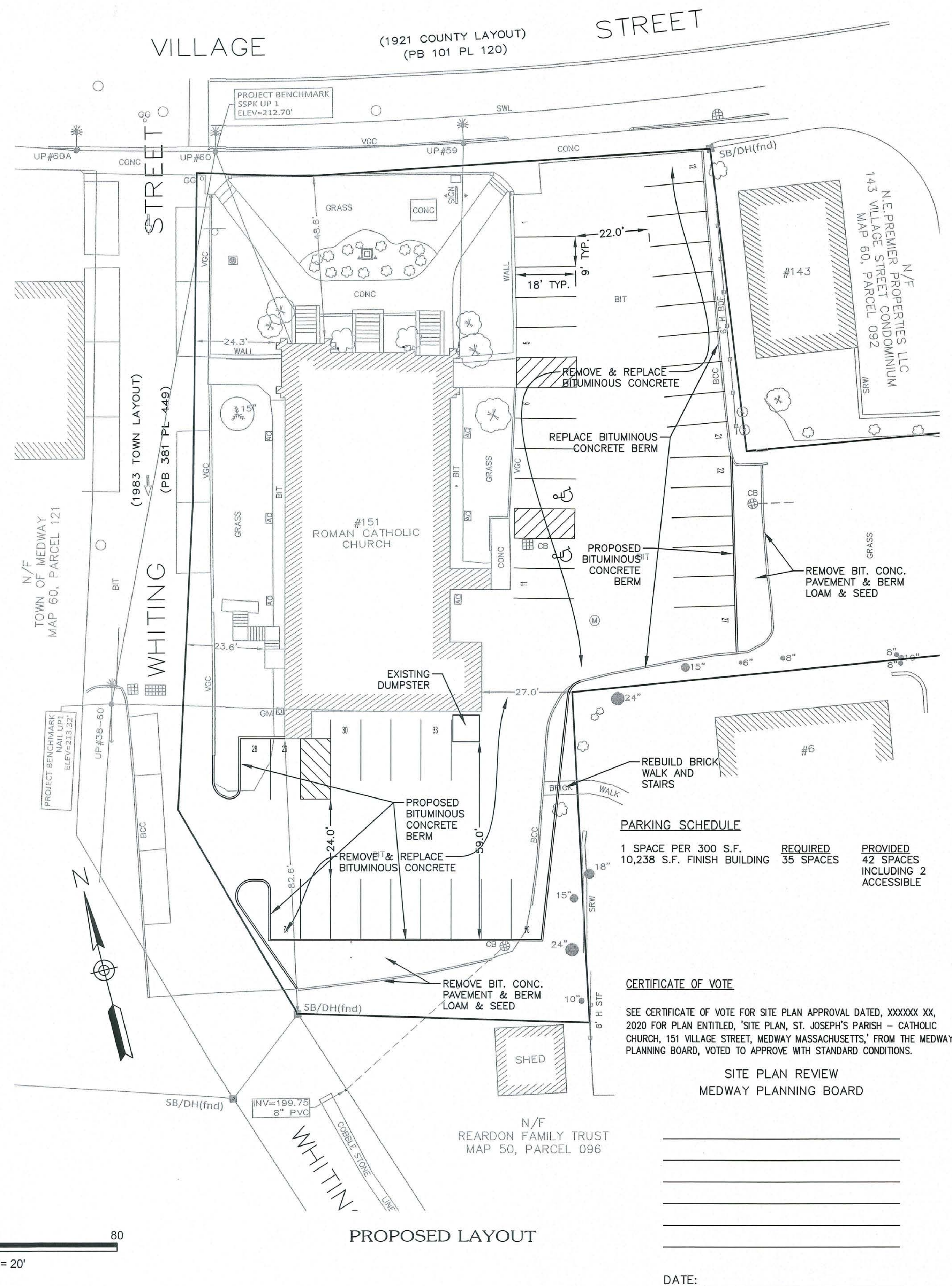
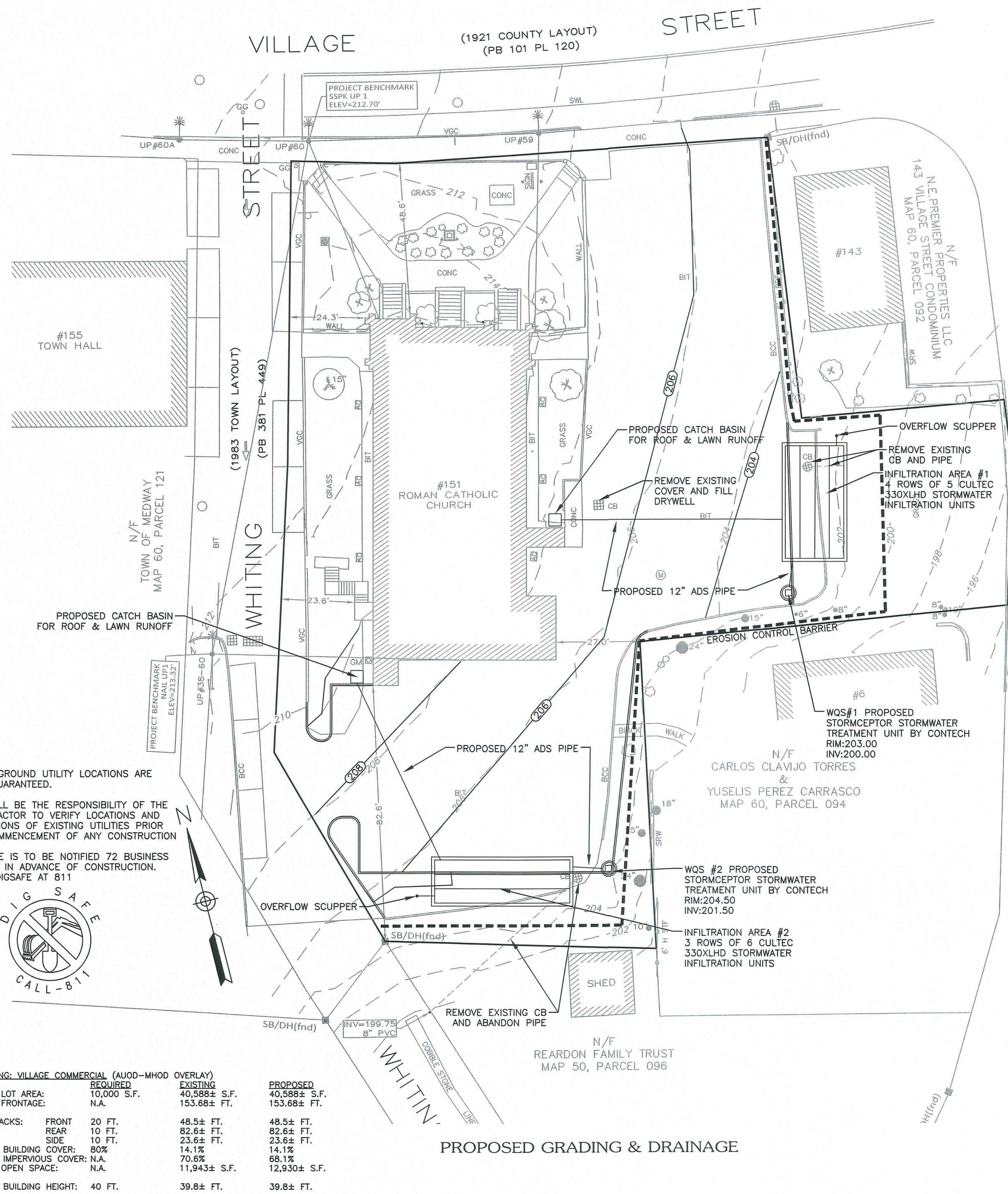
MAP 60, PARCEL 090
SITE PLAN
ST. JOSEPH'S PARISH - CATHOLIC CHURCH
151 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053

TITLE:

SITE CONTEXT SHEET / EXISTING CONDITIONS SHEET
151 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053
OWNER/APPLICANT:
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
2 BARBER STREET
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3705 SITE PLAN

EXISTING
DATE: FEB. 18, 2021
DEFINITIVE PLAN NO.: 1 of 5
1



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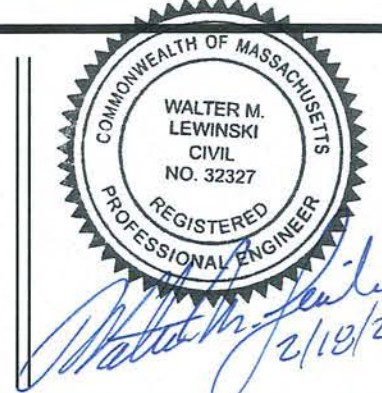
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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: WML
CHKD BY: PSB
APPRD BY: PSB

REVISIONS:
0 2/18/21 ISSUED FOR SITE PLAN REVIEW
DATE DESCRIPTION



PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (508) 832-5781

PROJECT: MAP 60, PARCEL 090
SITE PLAN
ST. JOSEPH'S PARISH - CATHOLIC CHURCH
151 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053

TITLE: PROPOSED GRADING & DRAINAGE & LAYOUT
151 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053
OWNER/APPLICANT: ROMAN CATHOLIC ARCHBISHOP OF BOSTON
BOSTON, MASSACHUSETTS

FILE NO: 3705 SITE PLAN
DATE: FEB. 18, 2021
DEFINITIVE PLAN NO: 2 OF 5
2

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DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

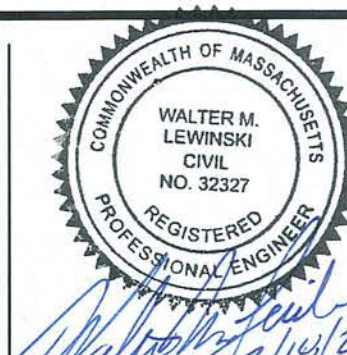


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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DESIGN BY: WML
CHECKED BY: PSB
APPROVED BY: PSB

REVISIONS:
0 2/18/21 DATE
ISSUED FOR SITE PLAN REVIEW DESCRIPTION



PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (508) 832-5781

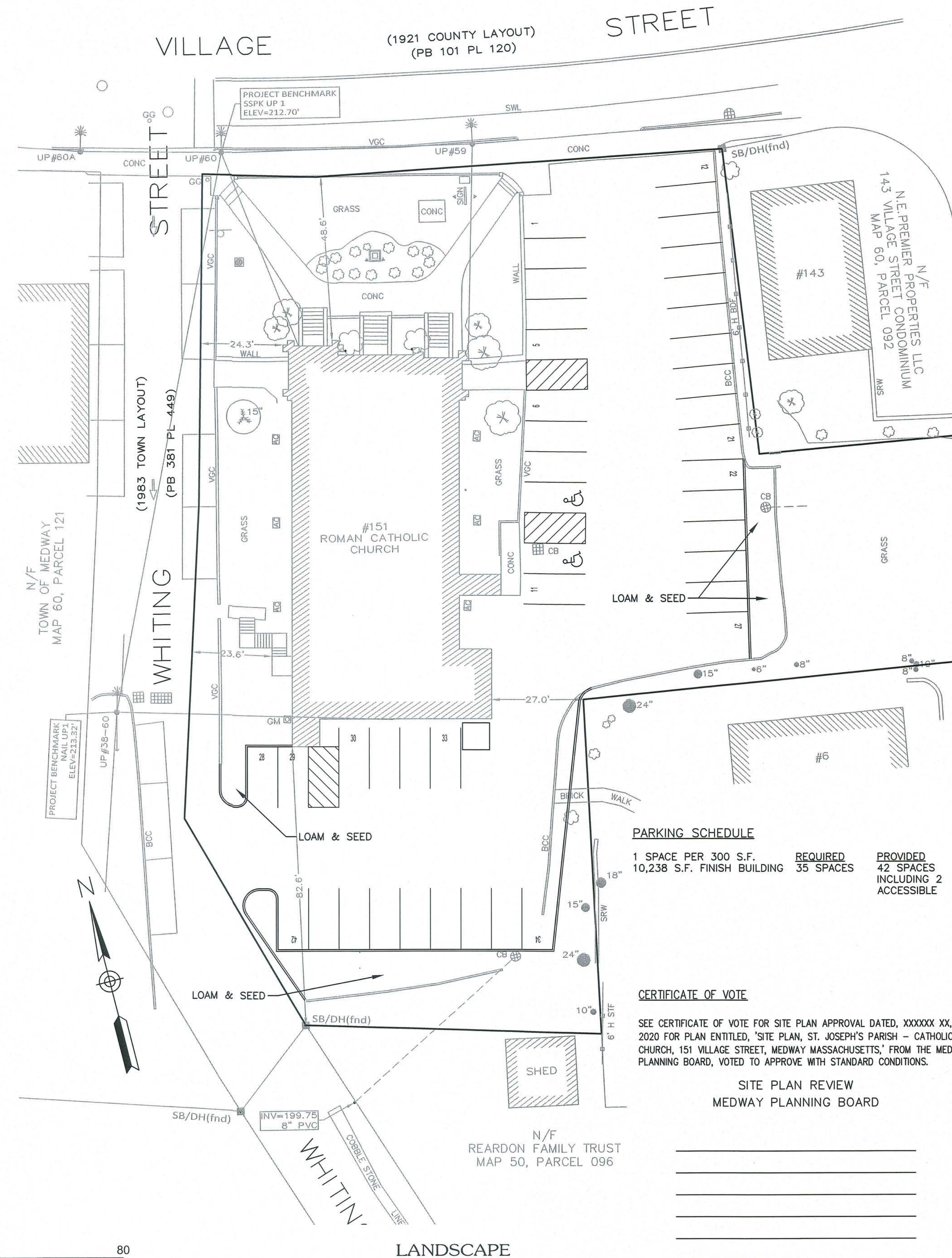
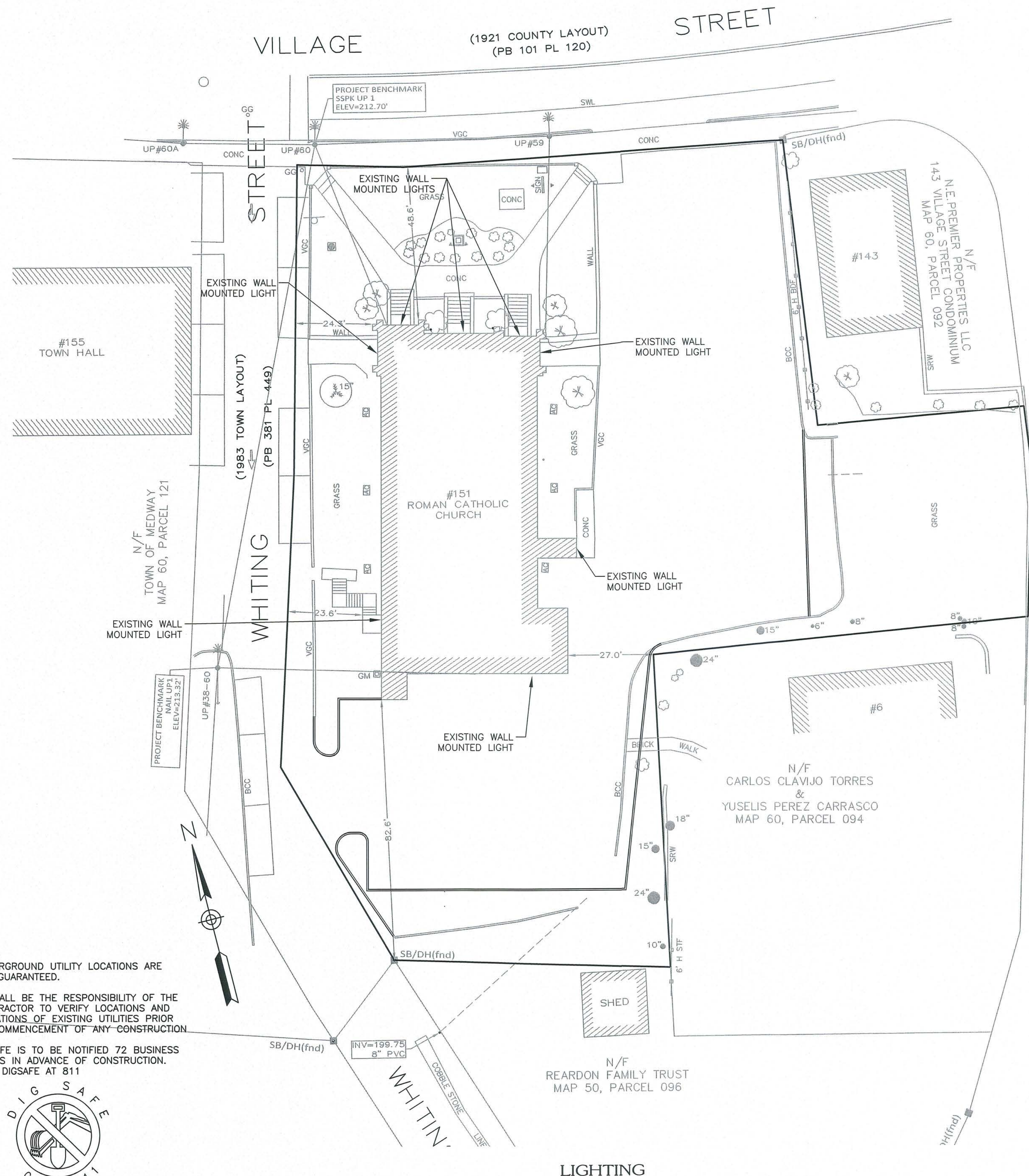
PROJECT:

MAP 60, PARCEL 090
SITE PLAN
ST. JOSEPH'S PARISH - CATHOLIC CHURCH
151 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053

TITLE:

LIGHTING & LANDSCAPE
151 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053
OWNER/APPLICANT:
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
BOSTON, MASSACHUSETTS

FILE NO: 3705 SITE PLAN
LIGHTING & LANDSCAPE
DATE: FEB. 18, 2021
REVISION PLAN NO:
3 5
3



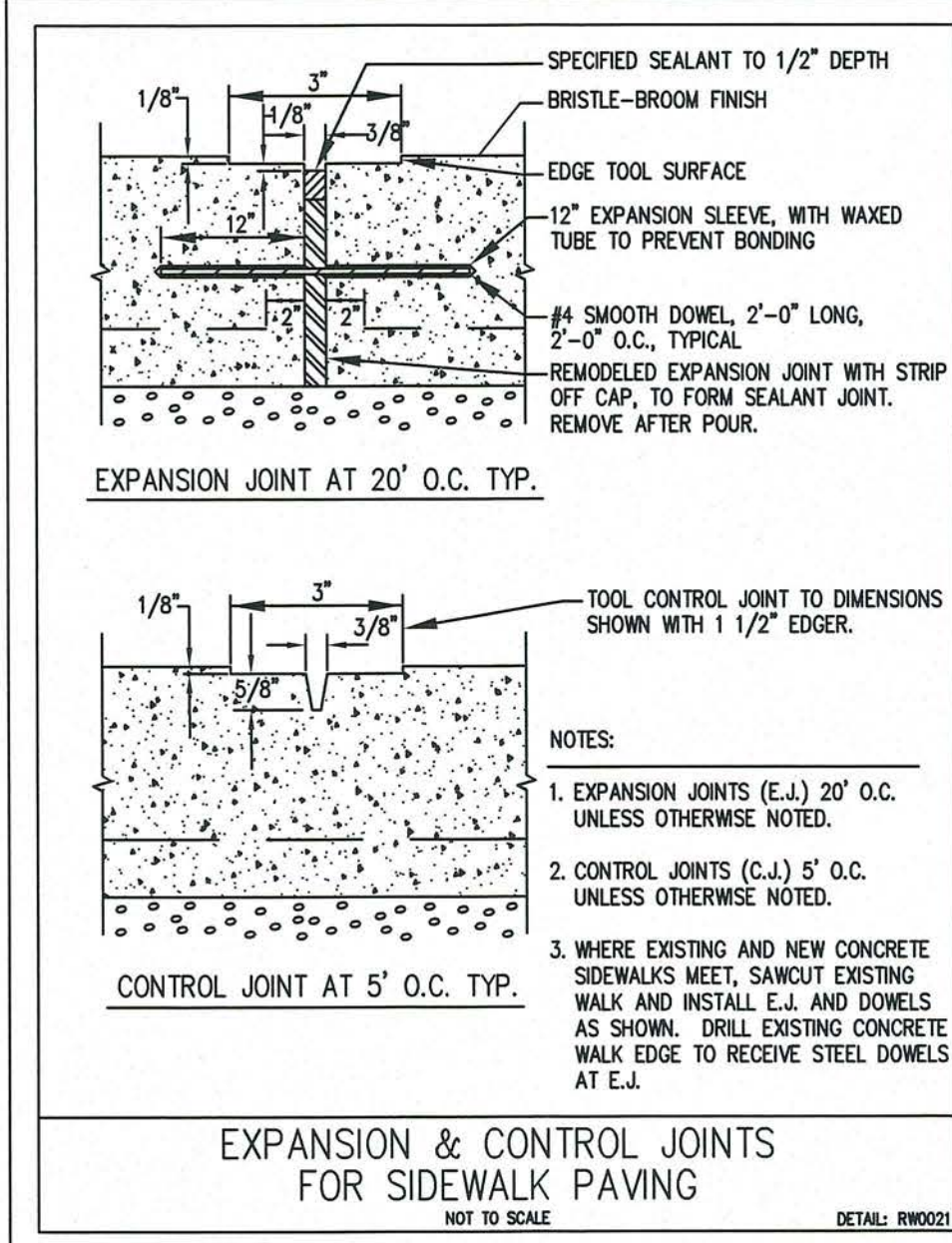
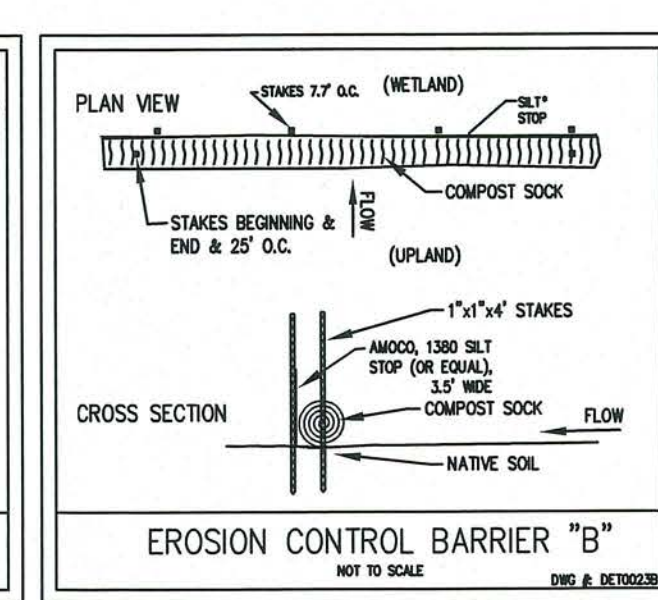
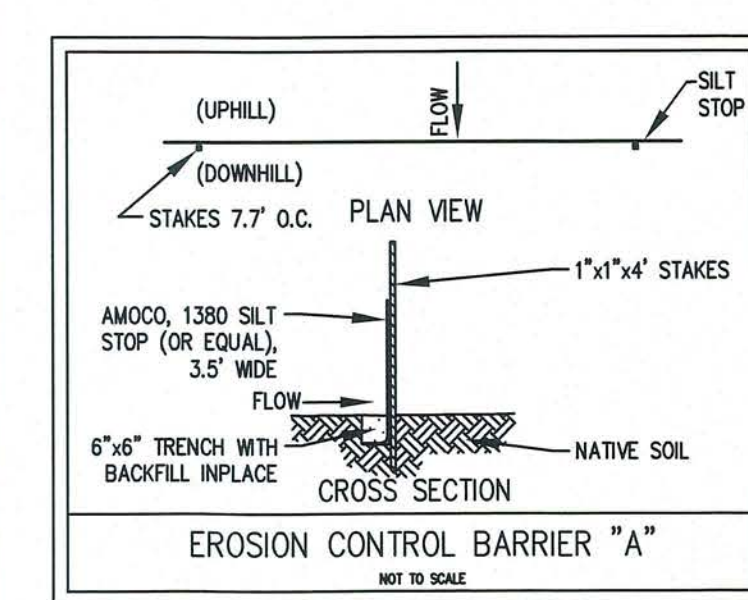
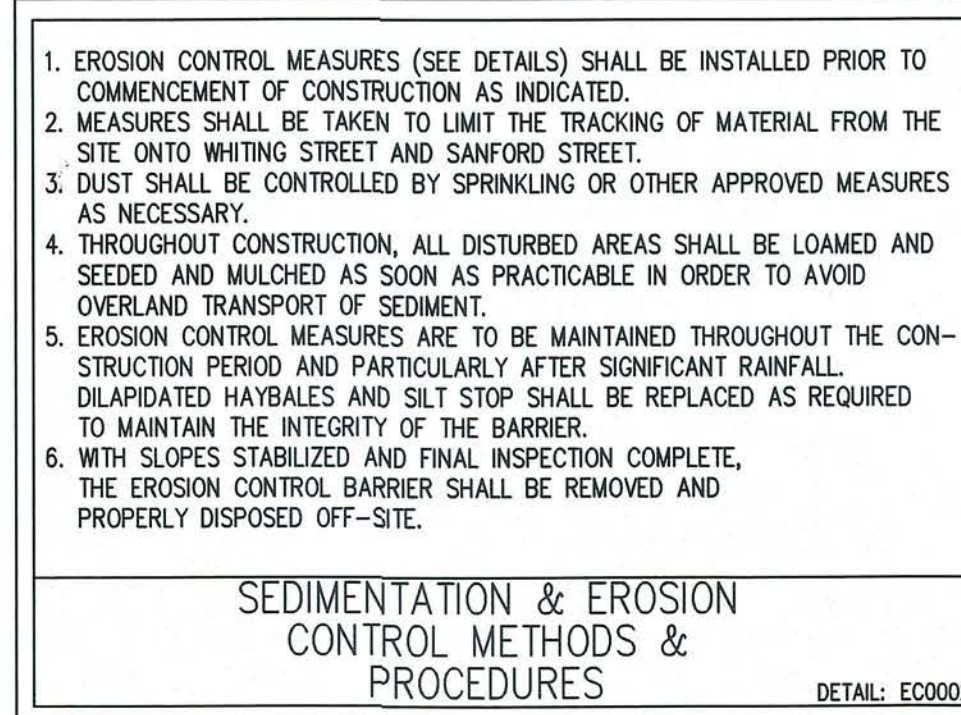
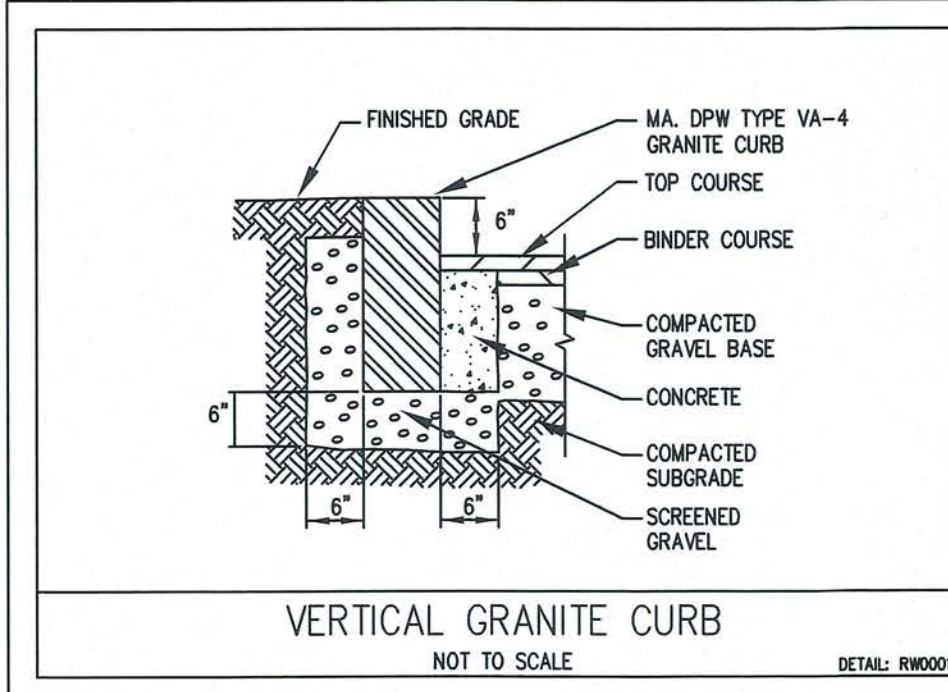
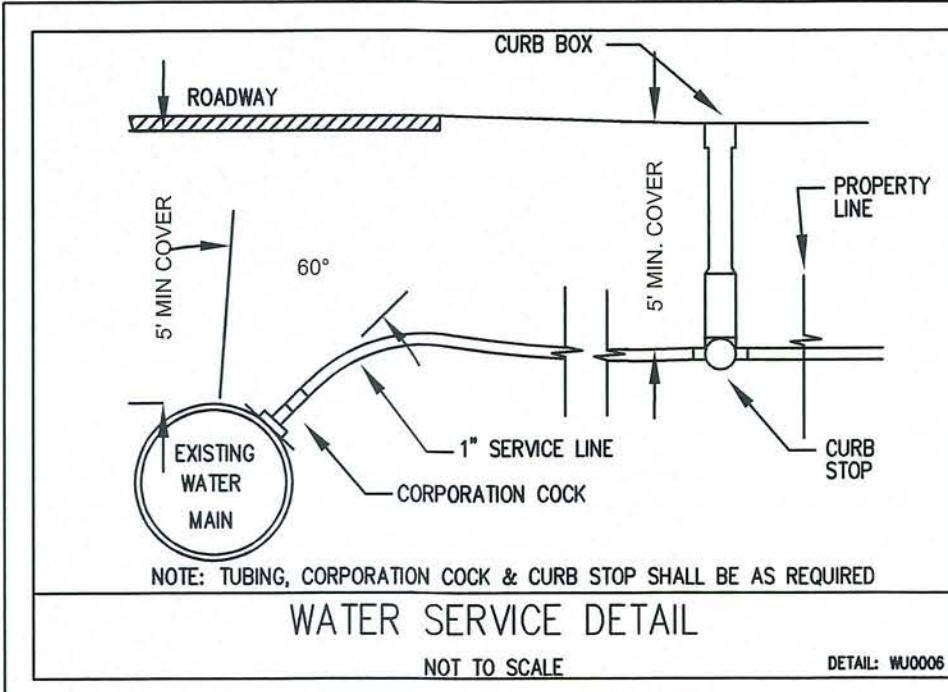
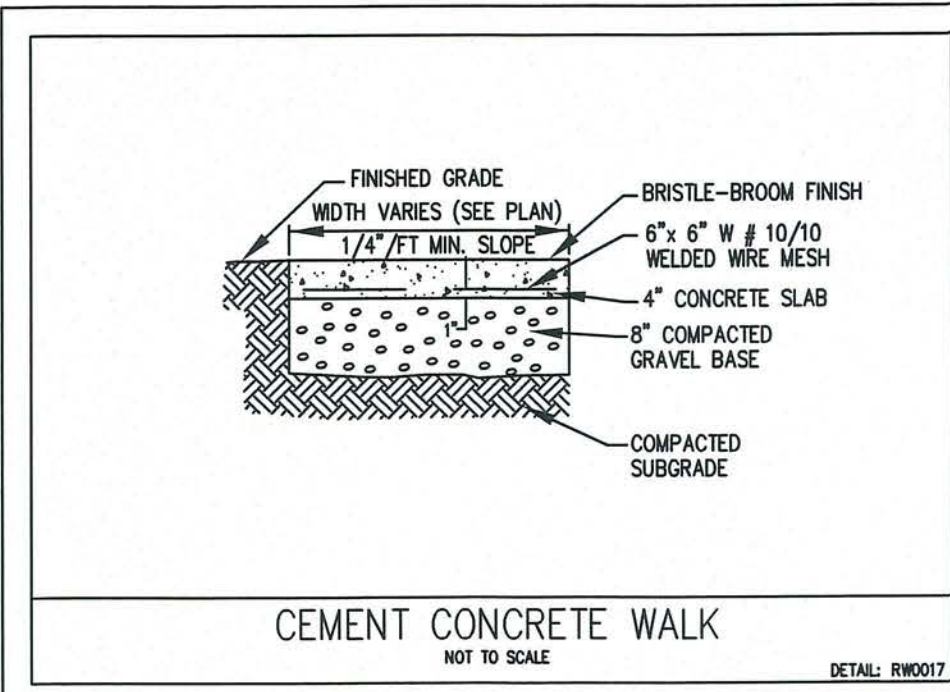
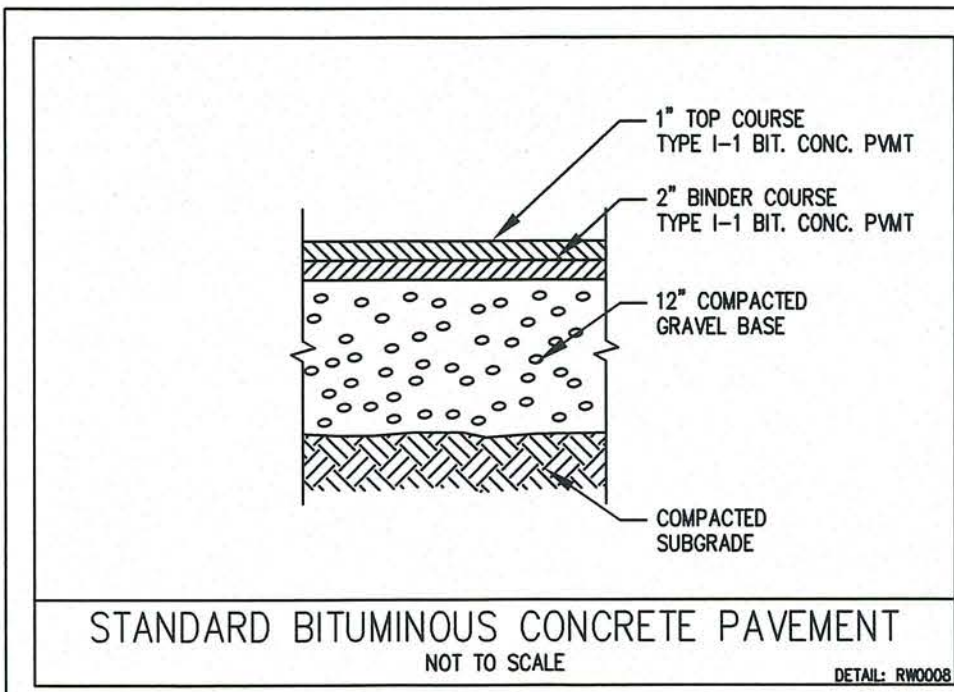
PARKING SCHEDULE
1 SPACE PER 300 S.F.
10,238 S.F. FINISH BUILDING
REQUIRED 35 SPACES
PROVIDED 42 SPACES INCLUDING 2 ACCESSIBLE

CERTIFICATE OF VOTE
SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXX XX, 2020 FOR PLAN ENTITLED, 'SITE PLAN, ST. JOSEPH'S PARISH - CATHOLIC CHURCH, 151 VILLAGE STREET, MEDWAY MASSACHUSETTS.' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

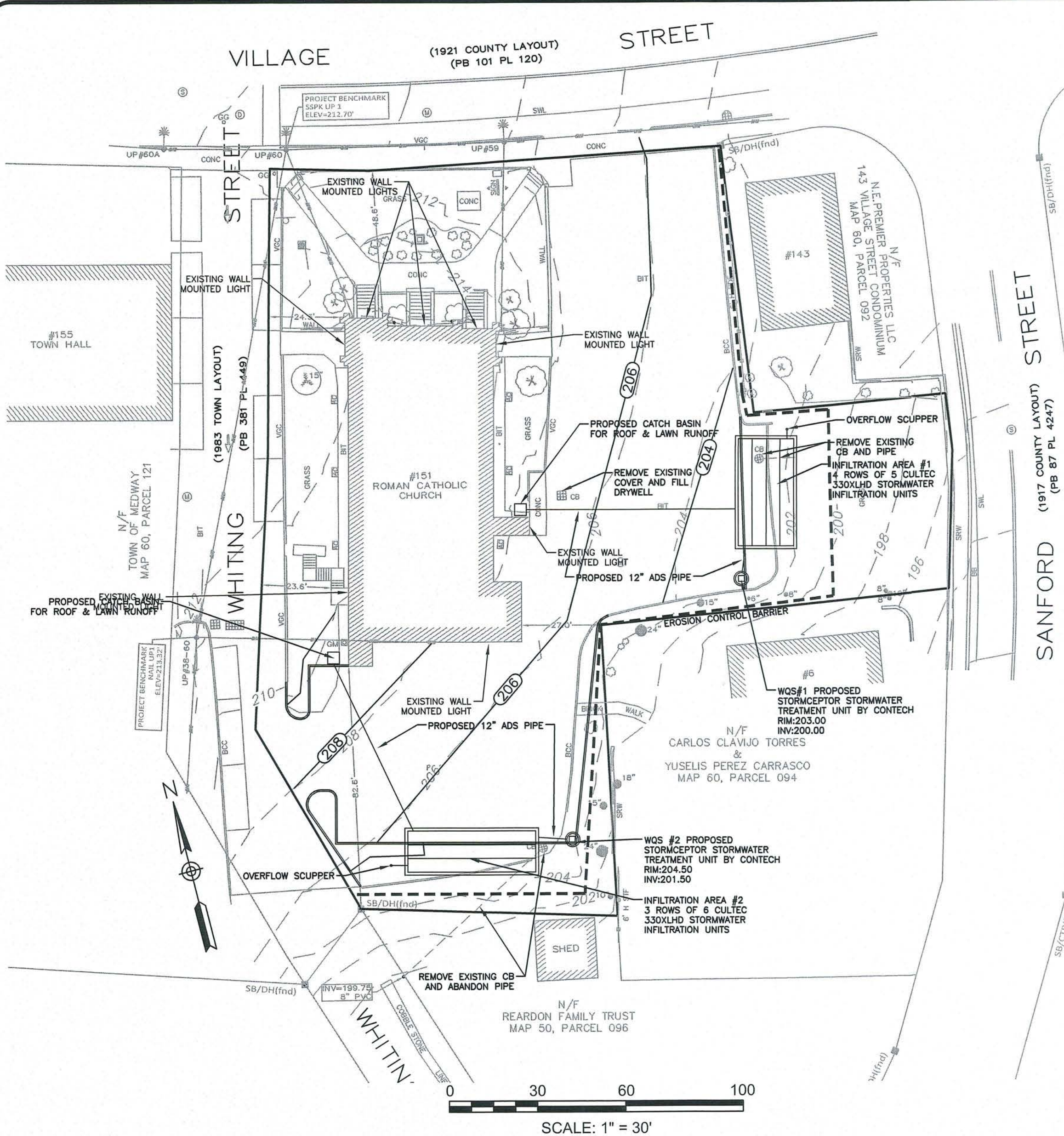
SITE PLAN REVIEW
MEDWAY PLANNING BOARD

DATE: _____

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151 VILLAGE STREET - OPERATION AND MAINTENANCE PLAN:

1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):

- EROSION CONTROL BARRIER: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY, PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REMEDIATED AS NECESSARY TO PREVENT EROSION.
- CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE PROPERLY CLEANED AND THE SILT REMOVED.

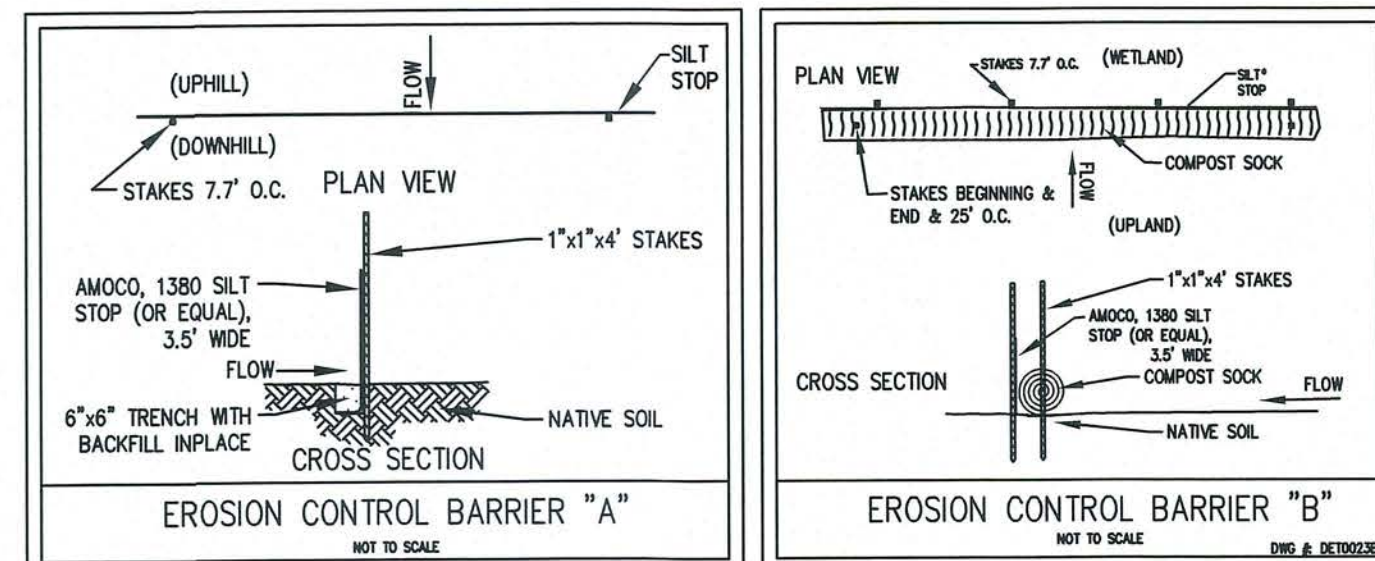
2. MAINTENANCE AGREEMENT/SCHEDULE FOR LONG-TERM OPERATION AND MAINTENANCE (POST CONSTRUCTION)

- OWNER OF THE STORMWATER SYSTEM: _____ DATE: _____
OWNERS SIGNATURE: _____
- PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS: _____
- STORMCEPTOR UNIT INSPECTIONS: INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. POLLUTANT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR, AND REGULAR INSPECTIONS WILL HELP INSURE THAT THE SYSTEM IS CLEANED OUT AT THE APPROPRIATE TIME. AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED FOUR TIMES PER YEAR. HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS TO INLET AND/OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO IDENTIFY ACCUMULATIONS OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT. IT IS USEFUL, AND OFTEN REQUIRED AS PART OF A PERMIT TO KEEP A RECORD OF EACH INSPECTION. (SEE THE INSPECTION AND MAINTENANCE GUIDE PROVIDED BY THE MANUFACTURER)
- CLEANING OF THE STORMCEPTOR SYSTEM SHOULD BE DONE WHEN SEDIMENT ACCUMULATES AT A DEPTH OF TWO FEET WITHIN THE UNIT AND SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM. CLEANOUT OF THE COS WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVERS AND INSERT THE VACUUM HOSE INTO THE SUMP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE SUMP FULLY EVACUATED OF SEDIMENT. THE AREA OUTSIDE THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.
- BUILDING GUTTERS: THE PROPOSED BUILDING WILL CONTAIN GUTTERS. ALL STORMWATER FROM ROOF RUNOFF IS DIRECTED TOWARD INFILTRATION TRENCH SYSTEMS LOCATED AT THE REAR OF THE BUILDING. THE DOWNSPOUTS WILL BE DIRECTED TO THE INFILTRATION TRENCHES THROUGH ROOF LEADER PIPES. GUTTERS SHALL BE CLEANED PERIODICALLY AS NEEDED AND/OR AT LEAST TWICE PER YEAR, AFTER LEAVES HAVE FALLEN IN THE FALL SEASON AND IN THE SPRING SEASON AFTER NEW LEAF GROWTH. IT MAY BE DETERMINED UPON INSPECTION THAT CLEANING MORE OFTEN MAY BE NECESSARY. DOWNSPOUT STRAINERS SHALL BE USED AT DOWNSPOUT LOCATIONS WITHIN THE GUTTERS.
- INFILTRATION SYSTEMS: MAINTENANCE OF THE INFILTRATION SYSTEMS WILL NOT BE REQUIRED WITH THE PROPER MAINTENANCE OF BUILDING GUTTERS AND STORMCEPTOR UNITS. INSPECTION FOR EACH OF THE SYSTEMS SHALL BE PROVIDED ONCE A YEAR THROUGH THE INSPECTION PORT. VERIFY THAT THE SYSTEMS ARE NOT CLOGGED AND ARE DRAINING.
- THE ESTIMATED ANNUAL MAINTENANCE COST OF THIS STORMWATER MANAGEMENT SYSTEM IS \$500/YEAR.

3. MAINTENANCE REPORTS SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS OPERATION & MAINTENANCE PLAN AND CONSTRUCTION PHASE. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:

a. INSPECTION DATE:

- NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
- WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
- DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
- LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
- LOCATION OF BEST MANAGEMENT PRACTICES (STRUCTURE), "BMP"s THAT NEED TO BE MAINTAINED;
- LOCATION OF "BMP"s THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- LOCATIONS WHERE ADDITIONAL "BMP"s ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
- ALL REPORTS SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT ON A MONTHLY BASIS DURING CONSTRUCTION PERIOD.
- REPORTS AFTER CONSTRUCTION SHALL BE RETAINED FOR TEN YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE AND SUBMITTED TO THE CONSERVATION COMMISSION UPON REQUEST.
- LIQUID DISCHARGES: ALL LIQUID DISCHARGES TO THE STORMWATER SYSTEM ARE PROHIBITED. IF AN ACCIDENTAL SPILL OCCURS (OIL AND/OR CHEMICAL SPILLS, RADIATION EMERGENCIES, AND BIOLOGICAL DISCHARGES) THE NATIONAL RESPONSE CENTER MUST BE CALLED AT 1-800-424-8802.



- EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
- MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO VILLAGE STREET.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
- THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. DILAPIDATED HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
- WITH SLOPES STABILIZED AND FINAL INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.

SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES

DETAIL: EC00002

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN:

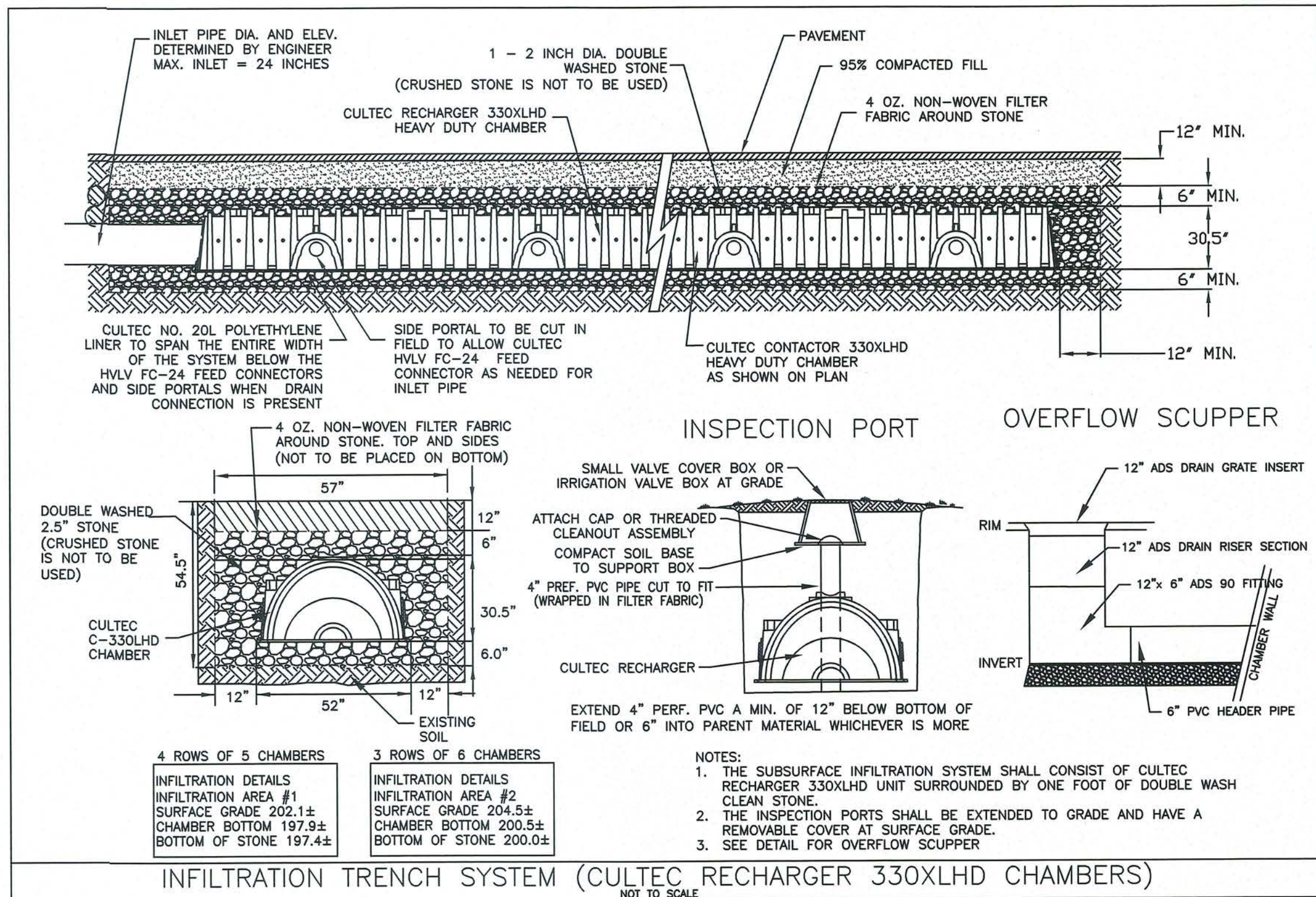
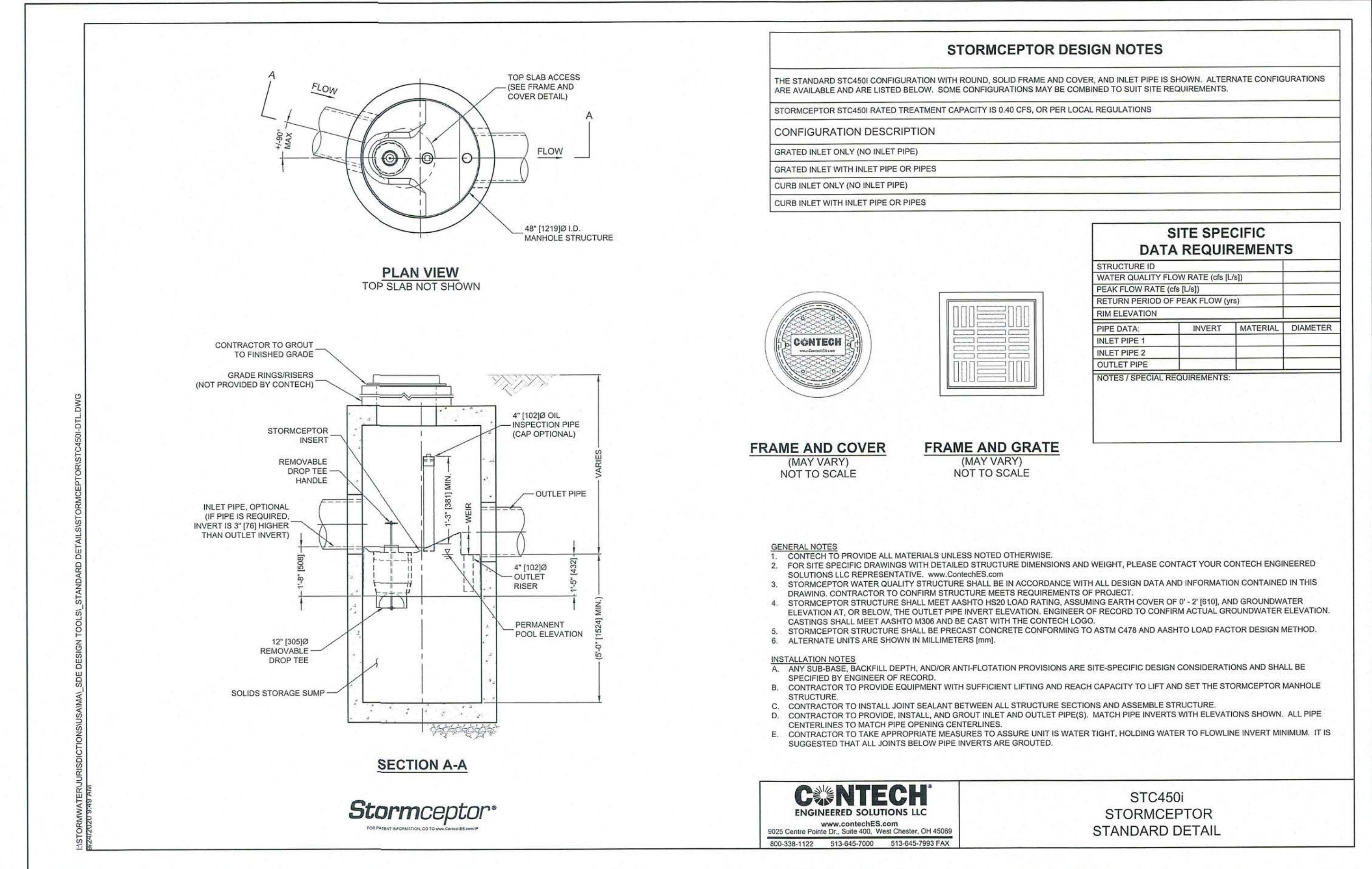
- NAME OF PERSON AND ENTITY RESPONSIBLE FOR PLAN COMPLIANCE: _____
- PROJECT MANAGER OF COUNTRY COTTAGE DAY CARE CONSTRUCTION IS THE CONTACT PERSON. CONTACT NUMBER IS _____
- CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES: AS DEFINED WITHIN.
- EROSION AND SEDIMENTATION CONTROL PLAN DRAWINGS: REFER TO PLAN VIEW FOR EROSION CONTROL MEASURE LOCATIONS.
- DETAIL DRAWINGS AND SPECIFICATIONS FOR EROSION CONTROL: REFER TO INDIVIDUAL DETAILS FOR INSTALLATION OF EROSION CONTROL MEASURES.
- VEGETATION PLANNING: THE PROPOSED CONSTRUCTION ACTIVITIES WILL BE PERFORMED WITHIN THE LIMITS OF WORK AREA (SILTATION BARRIER BEING THE LIMIT OF WORK). THE FINAL PROPOSED SURFACE WILL CONSIST OF PAVING AND GRASSED AREAS (REFER TO SEQUENCING BELOW).
- SITE DEVELOPMENT PLAN: REFER TO PLAN VIEW & APPROVED SITE PLANS.
- CONSTRUCTION SEQUENCING PLAN: THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED:
 - EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
 - STRIP AND STOCKPILE TOPSOIL. PROVIDE TEMPORARY SEEDING OF STOCKPILE, PLACE SILTATION BARRIER AROUND STOCKPILE AND PLACE TARPS OVER THE STOCKPILE IF NECESSARY.
 - REMOVE BITUMINOUS PAVEMENT.
 - ROUGH GRADE PROPOSED SITE.
 - EXCAVATE AND CONSTRUCT UTILITIES SYSTEMS. REMOVE UNUSABLE MATERIAL FROM SITE.
 - INSTALL DRAINAGE, STORMCEPTOR UNITS, AND OTHER UTILITIES.
 - EROSION CONTROL MEASURES AT NEW DRAINAGE INLETS.
 - PLACE BASE PAVING.
 - FINAL GRADING.
 - LOAM AND SEED ALL DISTURBED AREAS AND LANDSCAPE.
 - FINAL TOP COURSE PAVING.
 - REMOVE EROSION CONTROL PROVISIONS UPON STABILIZATION AND FINAL SITE INSPECTION BY APPROVING AUTHORITY.
- SEQUENCING OF EROSION AND SEDIMENTATION CONTROLS: EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
- OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS: THE CONTRACTOR/OPERATOR IS RESPONSIBLE FOR MAINTAINING A STABLE SITE. THE OPERATOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROLS TO PREVENT EROSION AND SEDIMENT RELEASES BEYOND THE SEDIMENT BARRIER. THE EROSION CONTROL MEASURES INDICATED ARE THE MINIMUM THAT SHOULD BE EMPLOYED. THE CONTRACTOR/OPERATOR SHALL EMPLOY ADDITIONAL CONTROLS AS THE ON-SITE CONSTRUCTION EXPERIENCE DICTATES.
- INSPECTION SCHEDULE:
 - INSPECTIONS SHALL TAKE PLACE AT LEAST EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25" OF RAIN OR GREATER.
 - INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR EXTREMELY DRY CONDITIONS.
 - INSPECTIONS MUST BE CONDUCTED BY A PROPERLY AUTHORIZED QUALIFIED PERSONNEL.
 - INSPECTIONS SHALL INCLUDE ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITIES. INSPECTIONS MUST LOOK FOR EVIDENCE OF POLLUTANTS OR POTENTIAL POLLUTANTS ENTERING THE STORM WATER SYSTEM. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE PROPER OPERATION. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- MAINTENANCE SCHEDULE: REPORTS OF SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS CONSTRUCTION PERIOD POLLUTION PREVENTION AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:
 - INSPECTION DATE;
 - NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
 - WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
 - DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
 - LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;

CONSTRUCTION NOTES

- EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

	% BY WEIGHT
CREeping RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10
- SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSH/acre OF WINTER RYE
- ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 6" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.

- LOCATION OF "BMP"s THAT NEED TO BE MAINTAINED;
 - LOCATION OF "BMP"s THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
 - LOCATIONS WHERE ADDITIONAL "BMP"s ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
 - CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
- ALL REPORTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS SUPERINTENDENT ON A WHEN REQUESTED DURING THE CONSTRUCTION PERIOD, AND MAINTAINED FOR THREE YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE.





March 19, 2021

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

**Re: St. Joseph's Church
Minor Site Plan Review
151 Village St.
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 the St. Joseph's Church on 151 Village Street in Medway, Massachusetts. The Project consists of refurbishing the current parking lot which will comprise of 40 regular parking spaces and 2 accessible handicap van parking spaces. Along with the improved parking lot, a new stormwater collection and treatment system will be installed to allow for storm water to be mitigated on-site. No work is proposed on the existing building, utility infrastructure, or street access points.

TT is in receipt of the following materials:

- A plan (Plans) set titled "151 Village Street, Medway, Massachusetts 02053" dated February 18, 2021, prepared by EDC.
- A stormwater report (Report) titled "Stormwater Calculations, 151 Village St., Medway, Massachusetts" dated February 18, 2021, prepared by EDC.
- An Application for Minor Site Plan Approval, dated February 22, 2021, prepared by EDC.
- An Application for Land Disturbance Permit, dated February 18, 2021, prepared by EDC.
- A cover letter dated February 22, 2021, prepared by Engineering Design Consultants, Inc. (EDC).

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations) last amended October 8, 2019, Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook) last amended February 2008, applicable town stormwater standards and good engineering practice. Review of the Project for zoning related matters is being conducted by the Town and is excluded from this review.

SITE PLAN REVIEW

1. Cover sheet is not provided in the Plans. However, applicable cover sheet information is provided on the Site Context/Existing Conditions Sheet. (Ch. 200 §205-5.A)
2. The Board Signature Block has been provided but it should read "Planning and Economic Development Board" to reflect the name of the Board. (Ch. 200 §205-5.A)
3. The Locus Plan provided on the Site Context/Existing Conditions Sheet does not show streets within two thousand feet of the site perimeter. The locus map is also missing clearly labeled wooded areas, recreation fields, protected open space, landmarks, and public facilities. Locus Plan is generally difficult to read. (Ch. 200 §205-5.B.1)
4. Abutters' names and addresses with assessor's references for properties within 300' of the development site are not provided in its entirety on the Site Context Sheet. (Ch. 200 §205-5.B.2)

5. Dimensions of lot lines and easement areas (if applicable) have not been provided on the Site Context Sheet. (Ch. 200 §205-5.B.3)
6. The source of existing topography and the vertical datum reference have not been provided on the plans. (Ch. 200 §205-5.B.4)
7. The Applicant has not included bearings and distances of any of the property lines on the Plans. We assume the Project was surveyed since benchmarks with elevations have been included on the Plans. (Ch. 200 §205-5.C)
8. A Plot Plan has not been provided in the Plans set. (Ch. 200 §205-5.D)
9. The Plans do not include horizontal sight distances for the public roads at either entrance. We anticipate a waiver request from this requirement as existing site access is not being modified. (Ch. 200 §205-5.E.8)
10. The Applicant is proposing a 3-inch pavement cross-section which does not meet the 3.5-inch minimum required in the Regulations. We anticipate a waiver request from this requirement. (Ch. 200 §207-12.E)
11. The Applicant has not supplied provisions for electric vehicle parking stations. (Ch. 200 §207-12.I)

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

12. Test pits have not been provided and are required to verify soils and estimated seasonal high groundwater (ESHGW) elevation at each subsurface infiltration system location. (Standard 3)
13. The Applicant has not supplied a Long-Term Pollution Prevention Plan (LTPPP). This plan is typically combined with the Long-Term Operation and Maintenance Plan (O&M Plan). (Standard 4)
14. The Applicant has not supplied a O&M Plan for the Project. (Standard 9)
15. An Illicit Discharge Compliance Statement has not been submitted. The Applicant stated in the Stormwater Report that one will be provided with the SWPPP for the project. (Standard 10)

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

16. We anticipate this Project will require a Land Disturbance permit. The application supplied by the Applicant did not have the proposed area of disturbance included. (§26.5.1)
17. The Applicant has supplied a Stormwater Pollution Prevention Plan (SWPPP) in the Plans. However, the plan requires additional information such as the limit of work, area within the limit of work, earth work calculations, construction entrance, stockpile areas, etc. We recommend the Applicant coordinate this Plan with the requirements of the Bylaw. (§26.5.6)
18. The Applicant has not supplied information related to Phosphorus removal for the Project. The Town of Medway is tributary to the Charles River which has a TMDL listed for nutrients, of which Phosphorus is the primary nutrient of concern. However, it is unclear if this section of the Bylaw is required since the stormwater system is retaining the one-inch storm event and we defer action on this item to the PEDB. (§26.5.8.3.c.2)

Medway Site Plan Stormwater Regulations (Ch. 200 §207-14)

19. The Applicant has not supplied sufficient access to the subsurface infiltration systems. Additionally, a Cultec Separator Row is required to allow for proper maintenance of the system. Pipe inverts from the access manhole shall be at the inverts of the chambers to allow proper access for jetting and pulling material into the access manhole for removal. (Ch. 200 §207-14.D)

20. We recommend the Applicant propose a roof drain system to directly discharge roof runoff to the proposed subsurface infiltration systems. We do not expect the proposed catch basins will capture enough roof runoff without extensive regrading of the landscape areas adjacent to the church building. Additionally, we recommend the Applicant include the existing downspout locations on the plan. (Ch. 200 §207-14.E)

General Stormwater Comments

21. Grate/pipe sizing calcs have not been provided in the submission. Runoff in the 25-year event for both subcatchments is approximately 1.5-2.0 cubic feet per second (cfs) which is the limit a single catch basin grate can pass without flooding. We recommend double catch basin grates at each proposed catch basin location in the parking lot to ensure storms can be properly routed without causing flooding.
22. We anticipate flooding may occur in the parking lot at proposed WQS #2 during the 100-year storm event. The peak elevation for Infiltration Area 2 is 204.92 with the proposed overflow scupper at elevation 204.50 and WQS #2 rim elevation at 204.50. the Applicant shall modify the design to accommodate the 100-year event without flooding the parking lot or downgradient abutters.
23. Proposed locations of inspection ports should be shown on the Plan view of each of the subsurface infiltration systems.
24. We recommend the Applicant protect the scupper outlets with rip-rap apron to prevent them from being damaged during grass mowing and prevent erosion during discharge.

GENERAL COMMENTS

25. The Applicant is expanding the limit of the parking lot closer to the northwest property corner and western side or the abutting Torres/Carrasco property.
26. Provide silt sack detail on the SWPPP Plan. Inlet protection shall be provided in all structures that may be impacted during the construction. Additionally, all erosion control related details shall be placed on this Plan. a duplicate Cultec Recharger detail exists on this plan which could be replaced by the erosion control details.
27. Two forms of erosion control barriers, "A" and "B" are provided as details in the Plans. Please specify the limits of each erosion control barrier on the Plans.
28. The proposed dumpster screening does not meet natural colored vinyl fence as is typically suggested by the Medway Design Review Committee.

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

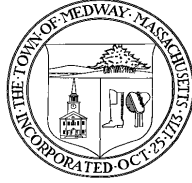
Very truly yours,



Steven M. Bouley, PE
Project Manager



Bradley M. Picard, EIT
Civil Engineer



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

Construction Reports

- 21 Trotter Drive Field Reports – 3/5/2021 and 3/17/2021 with email
- Salmon Health Field Report – 3/5/2021

4r5Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project 21 Trotter Drive	Date 03/05/2021	Report No. 11
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 1 of 2
Contractor RP Marzilli (Site Contractor)	Weather A.M. CLEAR P.M. CLEAR	Temperature A.M. 30°F P.M. 30°F

FIELD OBSERVATIONS

On Friday, March 5, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) and Bridget Graziano (Conservation Agent) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout, some ponding water present on the ground surface due to recent snowmelt. Silt fence barrier (SFB) and compost filter tubes have been installed around the perimeter of site as shown on the endorsed Plans. Damaged sections of SFB are currently being repaired by the Contractor. Upon inspection, Conservation and TT recommended to the Contractor to modify the location of the SFB on the south side of the site adjacent to the proposed materials bins. Rather than installing the erosion controls as shown on the endorsed Plans, it was recommended to install erosion controls along the existing fence adjacent to the B series wetland, approximately 50' in length, to provide unobstructed access to the nursery stockyard. Contractor to remove gravel and debris present along the fence prior to SFB installation. Compost filter tubes are placed just inside of the SFB along the eastern portion of the erosion control limits and appear to be in good condition. Stockpiles of excavated material are present throughout the southern portion of the site outside of the current paved limit. Infiltration Basin slopes are covered in snow and basin is staging water at the time of inspection. Proposed catch basins installed throughout the site have silt sacks installed and remain in good condition. Two silt sacks adjacent to the proposed building addition have been embedded into the binder course, Contractor to remove binder course above the silt sack edges so routine maintenance can be performed on silt sacks and structures.
- B. Upon inspection, a presence of hydrocarbons was identified within the staged water of the infiltration basin. Contractor was notified of the discovery and informed TT and Conservation that cleanup will be completed Monday (3/8). Origin of hydrocarbons is unknown, engineer of record to perform an inspection of the stormwater

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer	1	Asphalt Paver	1	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	5+	Loader	1	Vib. Roller	2		
Drivers	6	Rubber Tire Backhoe/Loader		Static Roller	1		
Oper. Engr.	1	Skid Steer	3	Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader	1	Power Saw	1		
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader	1	Bridget Graziano	Medway Conservation
		Pickup Truck	5+	Lull			
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	11:30 A.M. – 12:15 P.M.

NOTE: Please use reverse side for remarks and sketches

Project 21 Trotter Drive	Date 03/05/2021	Report No. 11
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

infrastructure, with focus directed to the water quality units, and identify locations where cleanings are necessary. Presence of fine sediment was identified in the infiltration basin during the inspection, 24" outlet and downstream rip rap is stained light brown. TT will continue to evaluate the performance of the infiltration basin and determine if sediment is impacting recharge capacity in the basin.

- C. Contractor has stockpiled snow from plowing operations within the 25-foot wetland buffer on the east side of the property. Stockpiling snow in these locations deviates from the proposed snow storage areas on the endorsed Plans. Conservation and TT informed the Contractor, and removal of stockpiled snow in this region will be completed on Monday (3/8).
- D. Conservation has requested the Contractor to reach out the engineer of record for required SWPPP reports.

2. SCHEDULE

- A. Contractor to continue installation of drainage infrastructure on-site outside of current paved limit.
- B. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. Contractor to clean hydrocarbons from the Infiltration Basin. Engineer of record to inspect stormwater infrastructure throughout the site to determine the origin of spill, and cleanings of stormwater infrastructure to be completed as needed.
- B. Contractor to remove snow stockpiles from the wetland buffer zone on the east side of the site.
- C. Engineer of record to submit required SWPPP reports to Conservation.

4. PREVIOUS OPEN ACTION ITEMS

- A. Re-install erosion controls south of the proposed material storage bins located on the western portion of the site or provide sufficient stabilization to prevent impact to B Series wetland. **TT Update: TT and Con Com coordinated with Contractor to modify the location of erosion control installation. This item has been addressed.**
- B. Submit revised drainage to the Medway Conservation Commission for review.
- C. Contractor to submit photos of drainage system installed on the east side of the site, TT not present during installation.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Thursday, March 18, 2021 4:55 PM
To: Susan Affleck-Childs; Bridget Graziano
Cc: Robert Marzilli; dclemons@rpmrazilli.com; Peter Bemis; Jack Mee; David Damico; Peter Pelletier; Barry Smith; Mike Fasolino; Picard, Brad
Subject: Marzilli - 21 Trotter Drive Construction
Attachments: Field Report 12_21 Trotter Drive_2021-03-17.pdf

Hi,

Please see attached Inspection Report from our visit yesterday.

Applicant project team, we have a number of concerns at the site, mainly involving erosion controls and activities being conducted at the site during construction:

1. Your erosion control inspector needs to get out there and document the condition of the site as required by your NPDES CGP and the Land Disturbance Permit. Additionally, the source for the hydrocarbons needs to be located and mitigated. During the visit yesterday we learned that washing of the heavy machinery is being conducted outside and allowed to drain to the basin, this cannot continue to occur and needs to stop immediately. Wash waters shall not be discharged to the basin and is the likely source of the hydrocarbons. This is an **INFILTRATION BASIN** in a **ZONE II/GROUNDWATER PROTECTION DISTRICT**. We have requested all SWPPP reporting on several occasions. These reports must be completed on-time and submitted to show that necessary oversight by the erosion control inspector is being conducted for this Project.
2. Your workers cannot continue to use the roof drain risers as dumping locations for their cleaning supplies. We smelled the roof drain outfall into the basin and it overwhelmingly smelled like cleaners. Who knows how long this has been occurring. Please install temporary connections of your downspouts into the roof drains to ensure nothing is dumped into them.
3. Your site needs to be swept regularly, silt sacks maintained regularly and all structures cleaned immediately. Sediment is discharging to the basin which has potential to impact its function. The silt sacks are a last line of defense prior to runoff entering your system. Regular sweeping and general site cleanliness/organization is key to proper sediment mitigation during construction.
4. Racking systems are being installed along the eastern side of the site on sonotube footings. We recommend you speak with the building department to determine if you need building permit for those items, we have already contacted them about this but are awaiting reply. Additionally, Susy and Bridget will follow-up with necessary action on this for each of their respective boards.
5. I noted additional paved area that has been installed that was not previously approved. This additional impervious area will require modification of the stormwater report and also including in any plan modifications with either board.
6. Work appears to be complete on the low side of the retaining wall along the eastern portion of the site. Disturbed areas should be finish graded, loamed and seeded asap to take advantage of this growing season.

Susy/Bridget, please follow-up with any additional items I may have missed and what your boards will require moving forward.

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

Steve

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

Tetra Tech | *Leading with Science®* | United States Infrastructure Division – INE Operating Unit
100 Nickerson Road, Suite 200 | Marlborough, MA 01752 | tetrattech.com

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

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FIELD REPORT

Project 21 Trotter Drive	Date 03/17/2021	Report No. 12
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 1 of 2
Contractor RP Marzilli (Site Contractor)	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 50°F

FIELD OBSERVATIONS

On Wednesday, March 17, 2021, Steven M. Bouley, PE from Tetra Tech (TT) and Bridget Graziano (Conservation Agent) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout, some ponding water present on the ground surface due to recent snowmelt. Silt fence barrier (SFB) and compost filter tubes have been installed around the perimeter of site as shown on the endorsed Plans. Damaged sections of SFB are currently being repaired by the Contractor. Compost filter tubes are placed just inside of the SFB along the eastern portion of the erosion control limits and appear to be in good condition. Stockpiles of excavated material are present throughout the southern portion of the site outside of the current paved limit. Proposed catch basins installed throughout the site have silt sacks installed but appear they may need to be replaced or maintained as sediment is being discharged to infrastructure downstream. The entire paved limit of the site is covered in sediment and requires sweeping. The Contractor shall perform regular sweeping, silt sack maintenance and structure cleaning to prevent sediment from discharging to the stormwater system. We have not received the requested correspondence from the Owner's SWPPP inspector regarding mitigation at the site. We believe there are multiple issues with erosion control at the site which must be addressed immediately.
- B. Upon inspection, the infiltration basin was dry and fine sediment was observed on the rip-rap at the bottom of the basin. We could not determine presence of hydrocarbons at this time due to the dry state of the basin. The Contractor has placed what appears to be fiberglass insulation at the inlet pipe to presumably try to capture any hydrocarbons which may be in discharge into the basin. The Contractor's SWPPP manager shall visit the site and provide an update on the site erosion controls and required maintenance.
- C. Contractor appears to be washing their heavy equipment outdoors which shall cease until proper wash water capture can be implemented at the site. We expect this is the source of the hydrocarbons in the basin as grease and other oils may be washed from the machines. The heavy equipment may also be leaking oils, hydraulic fluid, etc as it is being stored at the site. We encountered one minor oil or diesel spill area (<1/2 gal) adjacent to the eastern retaining wall in the gravel area not yet paved and others may exist across the site. We recommend the Owner pave the remaining binder course as soon as possible to limit any

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer	1	Asphalt Paver	1	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	5+	Loader	1	Vib. Roller	2		
Drivers	6	Rubber Tire Backhoe/Loader		Static Roller	1		
Oper. Engr.	1	Skid Steer	3	Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader	1	Power Saw	1		
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader	1	Bridget Graziano	Medway Conservation
		Pickup Truck	5+	Lull			
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Steven M. Bouley, PE	2:30 P.M. – 3:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project 21 Trotter Drive	Date 03/17/2021	Report No. 12
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

spills from coming in contact with the site gravel and ensure all stormwater is directed to proposed drainage infrastructure. Additionally, the site SWPPP inspector shall be properly documenting and mitigating spills at the site per their NPDES and Town Land Disturbance permits.

- D. The proposed roof drain connections are not yet complete as the Owner is expected to replace gutters and downspouts. In the interim, the Contractor/Owner placed upside-down traffic cones in each roof drain riser to funnel flow into the system. However, when inspected, we found vehicle washing/cleaning supplies stored in the cones. We then went to the roof drain discharge into the basin and smelled the pipe which had a substantial scent of cleaning supplies. We requested the Owner install a temporary piped connection from the end of the downspouts to the roof drain risers to limit workers storing and dumping cleaning supplies down the roof drains.
- E. Many areas on the eastern side of the site appear they can be finish graded and prepped for hydroseeding. We requested the Contractor complete these areas in the near term to ensure grass can begin to grow in the spring growing season.
- F. The Owner is in the process of installing footings for rack storage systems that are not shown on the Approved Plans. We expect a modification to the approved plans may be required as well as potential permitting through Medway Building Department.
- G. It appears the Contractor has expanded the proposed paved area. The Approved Plans show the paving limit at the southeastern corner of the existing building. However, the paved binder limit extends the entire length of the eastern side of the existing building. We recommend this also be included on any modifications to the Approved Plans. Stormwater analysis shall also be revised to include the additional impervious coverage at the site.

2. SCHEDULE

- A. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. Perform SWPPP inspections with proposed action items to mitigate sediment/hydrocarbon loading to stormwater infrastructure. Provide past reports completed at the site to ensure compliance with NPDES and Town Land Disturbance Permit.
- B. Cease washing heavy machinery at the site until proper wash water capture and containment can be proposed and constructed.
- C. Provide Plan modification at the direction of the Medway PEDB coordinator to include the racking systems and additional paved areas. Additionally, the changes to the stormwater system and impervious coverage at the site shall be coordinated with Medway Conservation Commission. We recommend a revision to the Stormwater Report to account for the additional impervious coverage.
- D. Sweep the site and continue to regularly sweep throughout the construction of the Project. We anticipate daily sweeping will be required due to high traffic at the site since it is an operational landscaping business during construction.
- E. Replace/maintain silt sacks.
- F. Clean drainage structures.
- G. Install temporary piping at roof downspout locations.

4. PREVIOUS OPEN ACTION ITEMS

- A. Submit revised drainage to the Medway Conservation Commission for review. **TT Update: Item included in "New Action Item" update above and this item will be removed from the next report.**
- B. Contractor to submit photos of drainage system installed on the east side of the site, TT not present during installation.
- C. Contractor to clean hydrocarbons from the Infiltration Basin. Engineer of record to inspect stormwater infrastructure throughout the site to determine the origin of spill, and cleanings of stormwater infrastructure to be completed as needed.
- D. Contractor to remove snow stockpiles from the wetland buffer zone on the east side of the site. **TT Update: Snow has melted so we are unsure if it was removed or left to melt. Several areas of crushed stone and gravel have been pushed over the retaining wall and the Contractor was asked to remove the displaced stone/gravel.**
- E. Engineer of record to submit required SWPPP reports to Conservation. **TT Update: Item included in "New Action Item" update above and this item will be removed from next report.**

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

FIELD REPORT

Project Salmon Health and Retirement Community (The Willows)	Date 03/05/2021	Report No. 61
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 1 of 2
Contractor Rubicon Builders (General Contractor) Marois Brothers, Inc. (Site Contractor)	Weather A.M. SUNNY P.M.	Temperature A.M. 30°F P.M.

FIELD OBSERVATIONS

On Friday, March 5, 2021, Bradley M. Picard, E.I.T. from Tetra Tech (TT) and Bridget Graziano (Conservation Agent) visited the project location to inspect the current condition of the site and monitor construction progress. The report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: The western portion of the site along Willow Pond Circle is firm. Stockpiled construction materials present throughout the main open portion of the site. Straw wattles are placed at the base of the large loam pile at the entrance to Willow Pond Circle from Village Street. Sections of silt fence barrier (SFB) have fallen off the stakes at multiple locations throughout the site, Contractor to inspect the entire erosion control limit and repair fallen sections as needed. Catch basins within Waterside Run and Willow Pond Circle have silt sacks installed. Damage to the edges of silt sacks, possibly due to plowing operations, is visible throughout the site. Contractor to replace damaged silt sacks as needed. TT will inspect the slopes throughout the site once snow melts entirely to inspect vegetation growth and identify regions susceptible to erosion.
- B. Con Com and TT identified ¾" crushed stone present within the wetland and 25' buffer zone at the Willow Pond Circle bridge. It appears the presence of stone in these regions is caused by snow plowing operations carrying stone from the unpaved regions of Willow Pond Circle. Contractor to coordinate with Medway Conservation for restoration of wetland and buffer.
- C. Contractor has constructed a concrete pad, possibly for electrical equipment, directly above proposed Infiltration Trench 20. It is unknown the extent of excavation performed for the electrical pad, as well as electrical conduit, which could have impacted the integrity of the infiltration system. Contractor to confirm authorization of the location of the concrete pad was granted during Project permitting.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer	Designer Fence	Guard Rail Installation
Laborers	10+	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.		Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator		Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
		Conc. Truck		Skidder		
		Conc. Pump Truck		Compact Track Loader	Bridget Graziano	Medway Conservation
		Pickup Truck	5+	Water Truck		
		Tri-Axle Dump Truck		Crane Truck		
		Trailer Dump Truck		Lull		
		Art. Dump Truck		BOMAG Remote Comp.	1	
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 3:30 P.M.					Name	Time on-site
					Bradley M. Picard, EIT	10:00 A.M. – 11:30 A.M.

Project Salmon Health and Retirement Community	Date 03/05/2020	Report No. 61
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- D. Upon inspection, Designer Fence on-site installing timber guard rails along the outbound side of Willow Pond Circle at the retaining wall before the bridge.

2. SCHEDULE

- A. Contractor to perform CCTV inspections of drainage infrastructure within Waterside Run.
- B. TT will maintain communication with contractor and will inspect the site as construction progresses.

3. NEW ACTION ITEMS

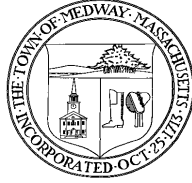
- A. Contractor to coordinate with Conservation Commission on restoration of wetland and buffer adjacent to the Willow Pond Circle bridge.
- B. Contractor to repair and replace erosion controls and silt sacks as needed throughout the site.
- C. Contractor to provide information regarding the authorization, construction, and proposed use for concrete pad located above Infiltration Trench 20.

4. PREVIOUS OPEN ACTION ITEMS

- A. Contractor to scarify the bottom of Infiltration Basin #3 to promote stormwater recharge within the required 72-hour drawdown period.
- B. Contractor to compact the 1.5" stone and to place 3/8" stone along the driveway to the canoe put-in.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

**Salmon – Willows and Whitney Place –
Field Change for Village Street
Crosswalks**

- 3-17-21 Request from Jeff Robinson to adjust the Village Street crosswalk materials
- Excerpt from the approved site plan showing the original stamped crosswalks

Continuing Care Management LLC

March 18, 2021

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

RE: Salmon Health & Retirement Senior Community/Crosswalks on Village Street

Dear Susy,

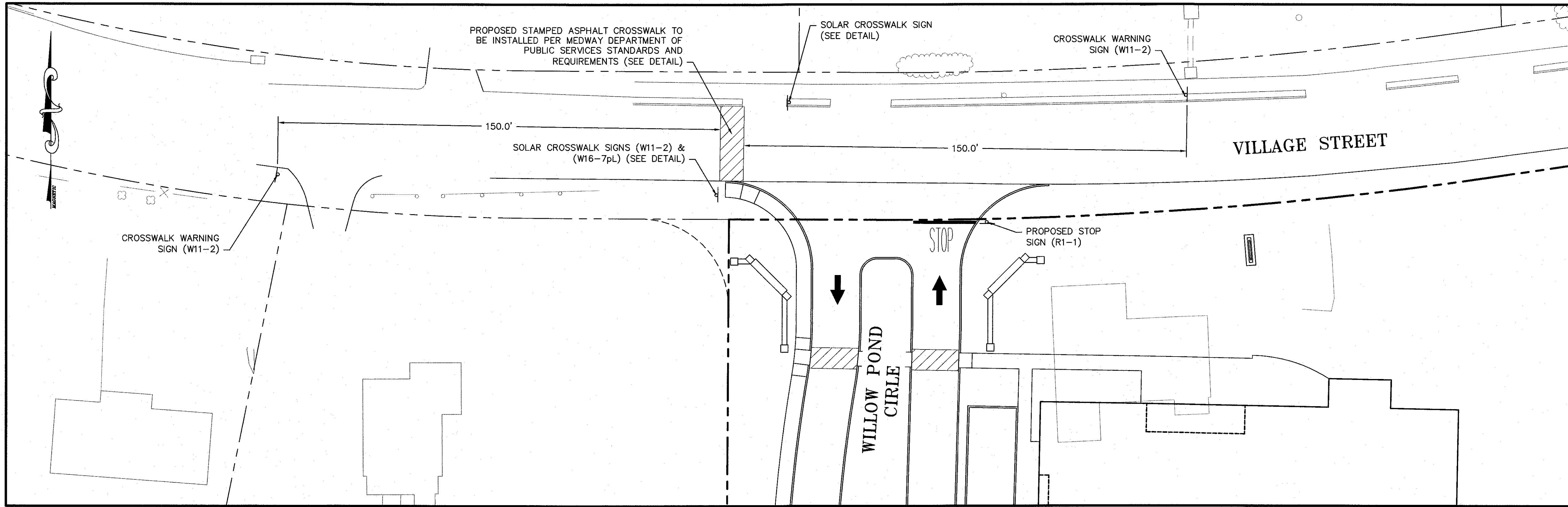
This letter is to ask the Planning and Economic Development Board to consider a modification to the proposed crosswalks on Village Street. The current approved crosswalks are to be stamped asphalt. We are proposing to change the stamped asphalt to non-stamped asphalt painted crosswalks, like the other crosswalks in town. The reason for this request is that stamped asphalt crosswalks will not hold up on Village Street due to traffic, plowing, etc. This was reviewed by the Medway DPW and they are in agreement with this request. Medway DPW will be specifying paint colors desired for such crosswalks.

Please call me anytime with any questions at 508 254-2745.

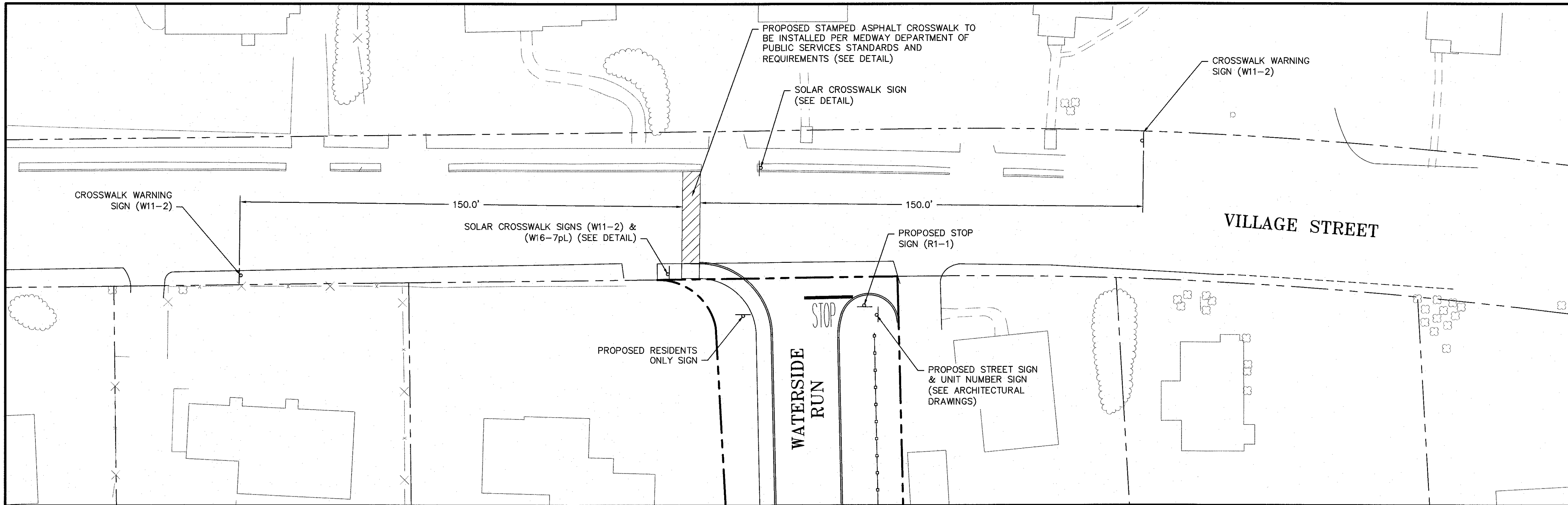
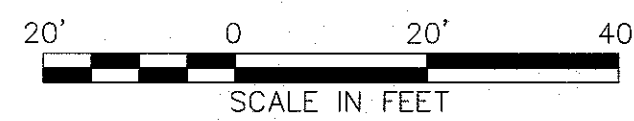
Jeff Robinson



Managing Partner
Continuing Care Management LLC



PEDESTRIAN ACCESS IMPROVEMENT
VILLAGE STREET AND WILLOW POND CIRCLE
SCALE: 1"=20'



PEDESTRIAN ACCESS IMPROVEMENT
VILLAGE STREET AND WATERSIDE RUN
SCALE: 1"=20'

PLANNING BOARD APPROVAL
REQUIRED UNDER THE SPECIAL
PERMIT ARCPUD ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

FOR REGISTRY USE ONLY

Tracy L. Duarte
5/23/16

REVISIONS		DR/CK
NO.	DATE	DESCRIPTION
5	05/23/16	JEN/TLD FINAL SUBMISSION

PREPARED FOR:
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET
WESTBOROUGH, MASSACHUSETTS 01581

DRAWING:
PEDESTRIAN ACCESS IMPROVEMENTS

PROJECT:
SALMON HEALTH AND RETIREMENT
COMMUNITY
261, 261R AND 263 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02055

PLAN SET:
ARCPUD SPECIAL PERMIT
SITE PLANS

DATE: 06/12/2015

DESIGNED: JEN **CHECKED:** TLD

DRAFTED: WAS **IN CHARGE:** SMO

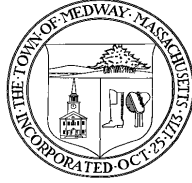
SCALE: 1"=40'

PROJECT NO. 8548.0

SHEET NO.

C63

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02224
PHONE 508-697-3191 OR 800-546-3335; FAX 508-697-5996
WEBSITE: www.coneco.com



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

ZBA Petitions

- Dimensional variance request for attached garage addition at 28 Granite Street

GENERAL APPLICATION FORM



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

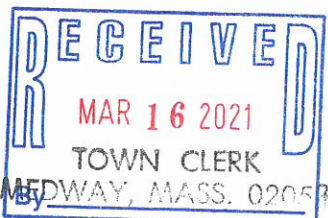
Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

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):
Kevin Layton	
Property Owner(s): Kevin and Chris Layton	Appeal ☐
	Special Permit ☐
Site Address(es): 28 Granite Street	Variance ☒
	Determination/Finding ☐
	Extension ☐
	Modification ☐
Parcel ID(s): 64-068	Comprehensive Permit ☐
Zoning District(s): AR-2	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: 24216-61 4/4/2018	

TOWN CLERK STAMP



TO BE COMPLETED BY STAFF:

Check No.: 1141
Date of Complete Submittal: 3/15/2021
Comments:

Margaret Harris

3/16/2021

GENERAL APPLICATION FORM

APPLICANT/PETITIONER INFORMATION

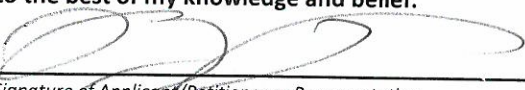
The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of 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): Kevin Layton		Phone: 508.472.7723
		Email: laytonk189@gmail.com
Address: 28 Granite Street		
Attorney/Engineer/Representative(s): Bryan Murphy		Phone: 508.348.4497
		Email: bmcarpentry427@gmail.com
Address: 14 Wachusett Street		
Owner(s): Kevin and Chris Layton		Phone: 508.427.7723
		Email: laytonk189@gmail.com
Mailing Address: 28 Granite Street Medway, MA 02053		

Please list name and address of other parties with financial interest in this property (use attachment if necessary):
None

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:
None

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.


Signature of Applicant/Petitioner or Representative

3/15/2021

Date

3/15/2021

Date

Signature Property Owner (if different than Applicant/Petitioner)

GENERAL APPLICATION FORM

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw:	Requesting Waivers?	☐	☒
G.1	Does the proposed use conform to the current Zoning Bylaw?	☒	☐
Present Use of Property: Residential	Has the applicant applied for and/or been refused a building permit?	☐	☒
	Is the property or are the buildings/ structures pre-existing nonconforming?	☒	☐
Proposed Use of Property: Residential	Is the proposal subject to approval by the BOH or BOS?	☐	☒
	Is the proposal subject to approval by the Conservation Commission?	☒	☐
Date Lot was created:	Is the property located in the Floodplain District?	☐	☒
Date Building was erected:	Is the property located in the Groundwater Protection District?	☐	☒
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?	☐	☒
Describe Application Request: Build 2 story addition above a 2 car garage.			

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		residential	residential
B. Dwelling Units		1	1
C. Lot Size		49,994 sq. ft.	49,994 sq. ft.
D. Lot Frontage		150 ft.	150 ft.
E. Front Setback		41.7 ft.	43.5 ft.
F. Side Setback		30.5 ft.	30.5 ft.
G. Side Setback		29.5 ft.	10.4 ft.
H. Rear Setback			
I. Lot Coverage		1235.6 sq. ft.	1859.6 sq. ft.
J. Height			
K. Parking Spaces			
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org and 4 paper copies to the Community & Economic Development Department.

VARIANCE 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: 28 GRANITE ST , 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 Variance Decision Criteria, outlined below, is met. All Variance Criteria must be met to be considered. Provide attachments if necessary.

1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property which do not generally affect other land in the zoning district? (See MGL c. 40A Section 10)

The lot sits on an angle off the road and the house is parallel to the road. Because of the angled lot, the corner of the addition doesn't meet the setback.

2. What substantial hardship, financial or otherwise, is caused by the circumstances listed above when the literal enforcement of Medway Zoning Bylaw is applied? (See MGL c. 40A Section 10) (Cannot be personal hardship)

In order to fit a 2 car garage, the entire shape of the house would have to be changed. The driveway entrance off the street would also have to change. Any major modifications to the landscape could result in the relocation of the water and sewer service.

3. State why desirable relief may be granted without substantial detriment to the public good.

The street is a wooded road with no sidewalks so there is no disturbance for the general public.

4. State why relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

Although the new structure will be over the setback, the neighboring home is on the far side of the lot.

Tamara

March 16, 2021

Signature of Applicant/Petitioner or Representative

Date



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 321-4890
Email: zoning@townofmedway.org
www.townofmedway.org

Representative Authorization Form

Board Members

Rori Stumpf, Chair
Brian White, Vice Chair
Gibb Phenegar, Clerk
Christina Oster, Member
Tom Emero, Member
Brian Cowan, Associate
Member
Carol Gould, Associate
Member

I, KEVIN LAYTON certify that I am the owner of
the property and I am aware of and authorize the submission of this
application being submitted by my representative

BRYAN MURPHY CARPENTRY.

All information submitted is accurate to my knowledge.

KEVIN LAYTON
Property Owner Name

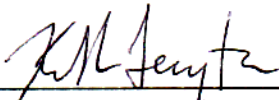
28 GRANITE STREET
Property Address

(508) 472-7723
Telephone Number

64-068
Parcel ID

laytonk489@gmail.com
Email Address

AR-2
Zoning District


Property Owner Signature

3/12/2021
Date

Please Note: This form must be returned to the Zoning Board of Appeals when submitting the application if being completed by a representative or it will be incomplete until this form is completed.

TREASURER/COLLECTOR CERTIFICATION**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

TO BE COMPLETED BY THE APPLICANT**Applicant/Petitioner(s):**

Bryan Murphy

Property Owner(s):

Kevin Layton

Site Address(es):

28 Granite St Medway Ma 02038

Parcel ID(s):

64-068

Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:

Book 24216 page 61

Signature of Applicant/Petitioner or Representative

3/15/21
Date

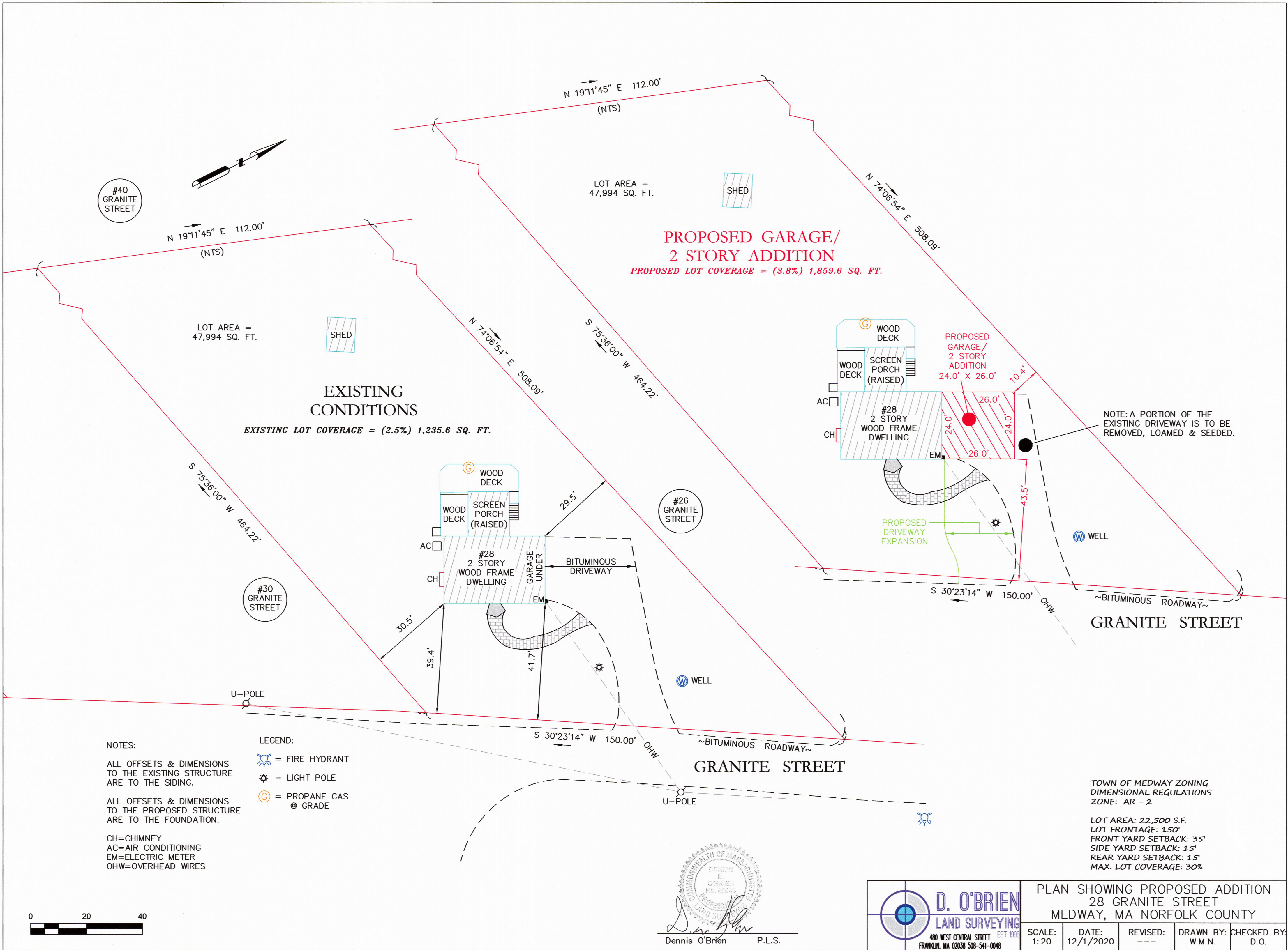
FOR TOWN HALL USE ONLY*To be filled out by the Treasurer/Collector:*

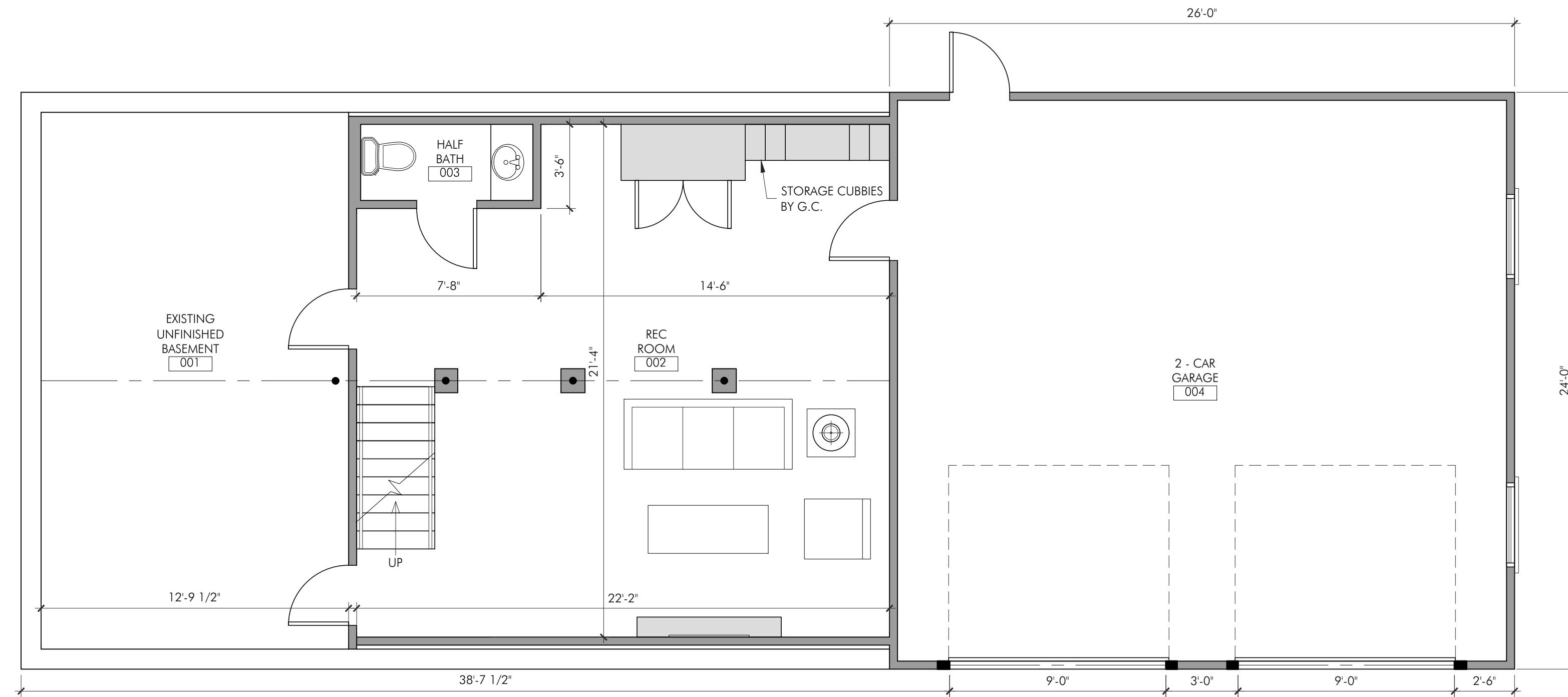
3/16/21

Date Reviewed

Maura Smith

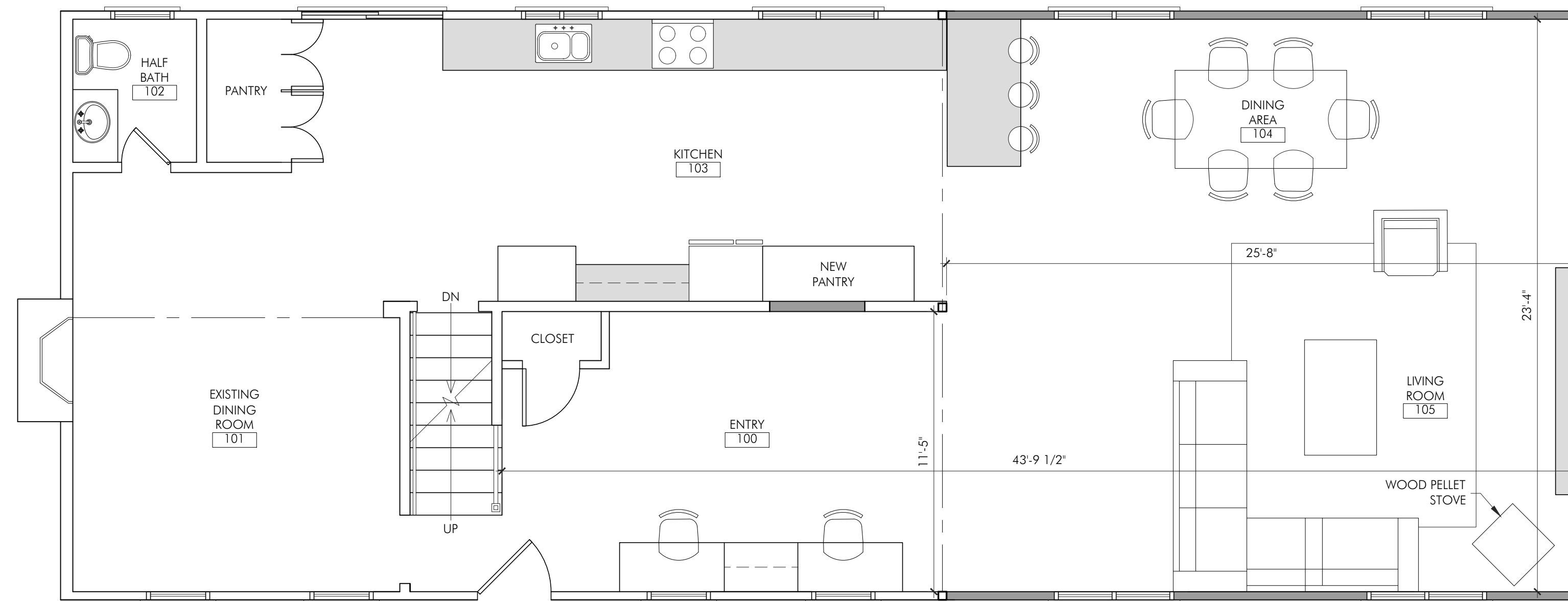
Medway Treasurer/Collector**Tax Delinquent:** Y ☒ N**Comments:**





BASEMENT FLOOR PLAN

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



FIRST FLOOR PLAN

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

PROJECT:
PROJECT DESCRIPTION
CLIENT
ADDRESS
CITY, STATE ZIP

PROJECT NUMBER: XXXXX

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P: 508-241-2122 F: 508-453-7466 WWW.DC-ARCHITECT.COM

STAMP:

ISSUE:	DATE:
PRELIMINARY	11.13.2020

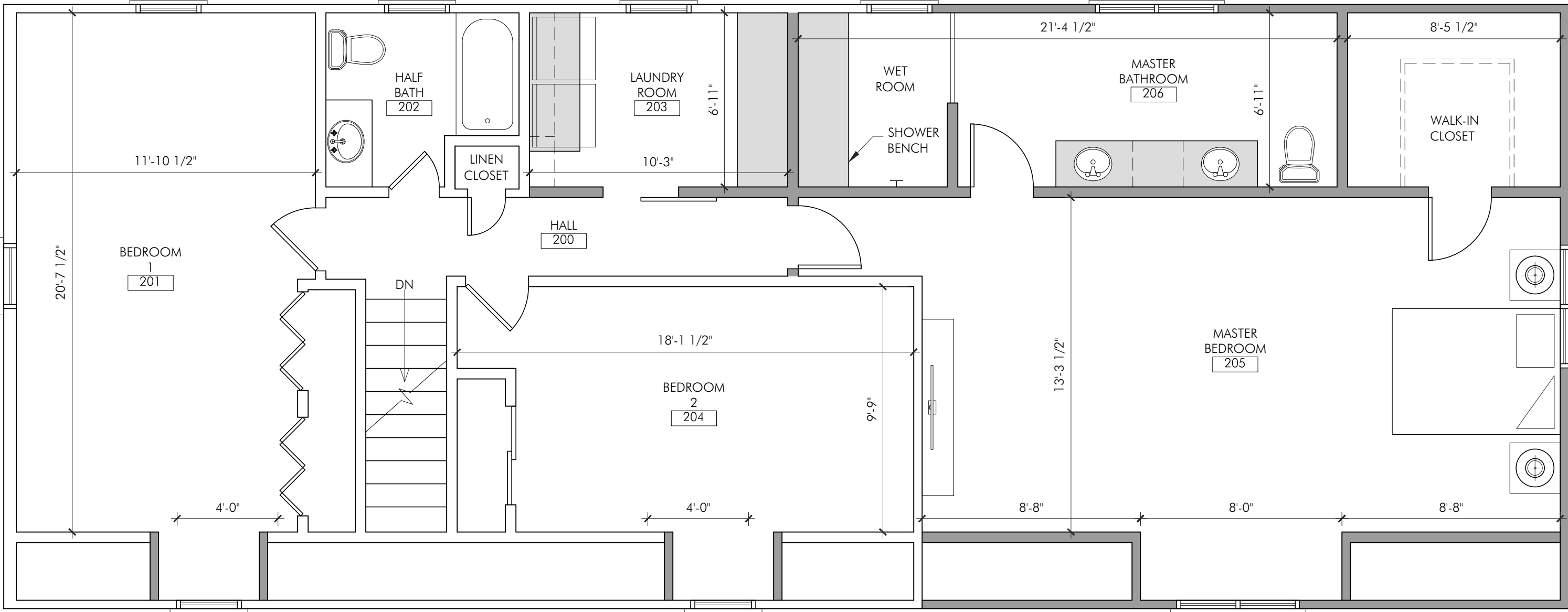
DRAWING SCALE: 1/4" = 1'-0"

DRAWN BY: MEH CHECKED BY: DMC

DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:

A1.0



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

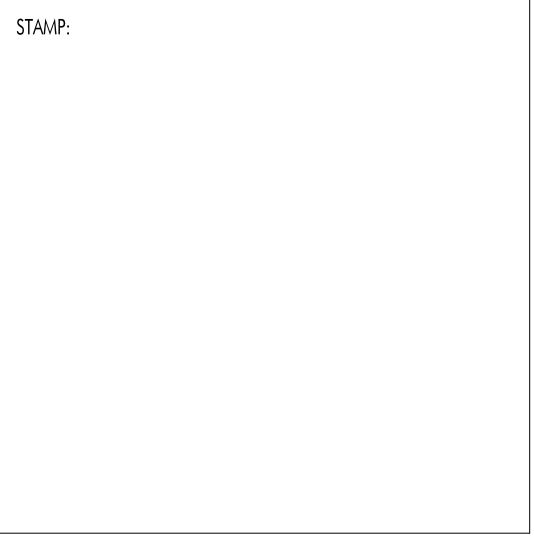
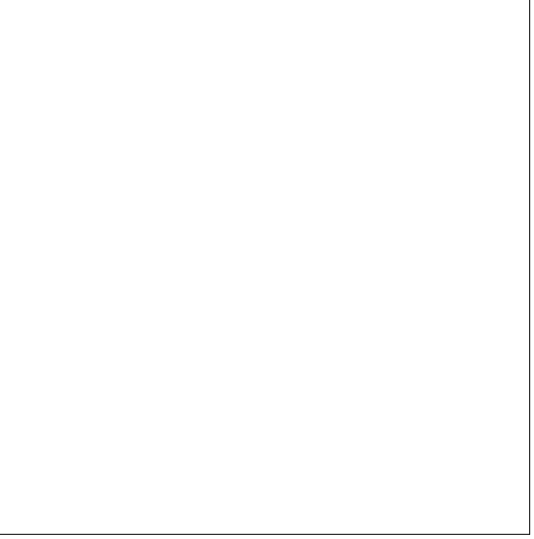
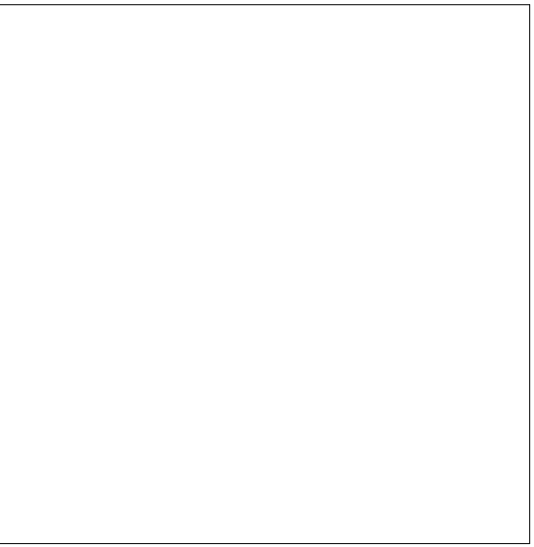
PROJECT:	
PROJECT DESCRIPTION	
CLIENT	
ADDRESS	
CITY, STATE ZIP	

PROJECT NUMBER:	XXXXX
-----------------	-------

DENNIS COLWELL

ARCHITECTS

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P: 508-241-2122 F: 508-453-7466 WWW.DC-ARCHITECT.COM



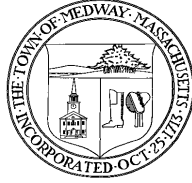
ISSUE:	DATE:
PRELIMINARY	11.13.2020

DRAWING SCALE:	1/4" = 1'-0"
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DRAWN BY:	MEH	CHECKED BY:	DMC
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DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:
A1.1



March 23, 2021

**Medway Planning & Economic Development Board
Meeting**

Plan Review Fee Estimate

The Board has received an application from Maritime Housing (Tom Steeves) for a CBD mixed-use special permit and site plan approval for 119 Main Street (formerly known as 123 Main Street). This is the property at the corner of Main and Elm Streets. The project is also before the Conservation Commission which will handle the stormwater review for the Land Disturbance Permit as well as an Order of Conditions.

- Tetra Tech plan review price estimate of \$5,276.



March 16, 2021

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

**Re: The Settlement, 1657
Site Plan Review
119 Main Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway Planning and Economic Development Board (PEDB) (the Client) for professional engineering services associated with the above-mentioned Project review in Medway, Massachusetts (the Project). The objective of our services is to review the site plan package and provide comments as they relate to latest Town of Medway Rules and Regulations Chapter 200 – Submission and Review of Site Plans (Site Plan Regulations) and sound engineering practice. We have excluded from our scope, the review of the application package as it relates to Town of Medway Zoning By-Laws which will be conducted by separate consultant.

Scope of Services

The following specifically describes the Scope of Services to be completed:

Task 1 Site Visit

- A. Perform one (1) site visit to review the site and its surroundings.

- Budget Assumption: 1 Visit
2 hours @ \$161/hr = \$322
Total = \$322

Task 2 Design Review

- A. Review the permit Application, and supporting documentation, and incorporate comments into review letter in Item 2.C below.

- Budget Assumption: 1 hour @ \$161/hr = \$161
1 hour @ \$116/hr = \$116
Total = \$277

- B. Review the proposed Plans against the Site Plan Regulations and sound engineering practice and incorporate comments into review letter in Item 2.C below.

- Budget Assumption: 4 hours @ \$161/hr = \$644
4 hours @ \$116/hr = \$348
Total = \$992

- C. Prepare a letter summarizing findings for presentation to the Town of Medway PEDB.

- Budget Assumption: 4 hours @ \$161/hr = \$644
2 hours @ \$116/hr = \$232
Total = \$876

D. Coordinate with applicant to address items in initial review letter and issue one (1) revised letter upon receipt of modifications. This task is limited to minor changes in the site plans which directly address comments from our initial review letter. Major changes to the Plans will require additional funds.

- Budget Assumption: 4 hours @ \$161/hr = \$644
4 hours @ \$116/hr = \$464
Total = \$1,108

Task 3 Meetings

A. Participate in three (3) hearings/meetings with the Town of Medway PEDB.

- Budget Assumption: 3 Meetings @ 3 hours per meeting = 9 Hours
9 hours @ \$161/hr = \$1,449
Total = \$1,449

Budget

Our cost for the above Scope of Services will be on a time and expenses basis in accordance with Tetra Tech's and existing Town of Medway then current contract rates. Direct expenses will be billed at a fixed fee of five (5) percent of labor costs. We suggest that you establish a budget identified below for these services, which will not be exceeded without your approval. Please be advised that this estimate is based on our current understanding of the Project needs and is for budget purposes only. The total cost of our services will depend greatly on the quality, completeness and adequacy of the information provided.

The breakdown of this fee by task is as follows:

Task	Task Description	Budget
Task 1	Site Visit	\$322
Task 2	Design Review	\$3,253
Task 3	Meetings	\$1,449
	Labor Subtotal	\$5,024
	Expenses (5%)	\$252
	Total	\$5,276

Schedule and Conditions

We recognize that timely performance of these services is an important element of this proposal and will put forth our best effort, consistent with accepted professional practices to complete the work described within the Client's schedule. We are not responsible for delays in performance caused by circumstances beyond our control or that could not have been anticipated or prevented.

To signify your acceptance of this Agreement, please sign and return one copy and the retainer to us along with the attachments. When signed by representatives of both parties, this Proposal will become an agreement between Tetra Tech, Inc. (ENGINEER) and Town of Medway Planning and Economic Development Board (CLIENT). The Agreement is subject to the attached Engineering, Environmental, and Transportation Statement of Terms and Conditions. The price is valid for 60 days from the date of this letter.

We appreciate the opportunity to provide these services, and we look forward to working with you. Please contact us if you have any questions or require additional information.

Very truly yours,



Steven M. Bouley, P.E.
Project Manager



Sean P. Reardon, P.E.
Vice President

Date Approved by Medway PEDB _____

Certified by:

Susan E. Affleck-Childs
Medway PEDB Coordinator

Date