

Tuesday, May 11, 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 Remote	X Remote	X Remote	X Remote	X Remote Arrived at 7:26pm	X Remote

Pursuant to Governor Baker’s Orders imposing strict limitations on the number of people that may gather inside in one place, attendance by members of the public will be limited due to the size of the meeting space. All persons attending this meeting are required to wear a face covering, unless prevented by a medical or disabling condition. Meeting access via ZOOM is also provided and members of the public are encouraged to use ZOOM for the opportunity for public participation; information for participating via ZOOM is included at the end of the Agenda. Members of the public may watch the meeting on Medway Cable Access: channel 11 on Comcast Cable, or channel 35 on Verizon Cable; or on Medway Cable’s Facebook page @medwaycable.

PRESENT VIA ZOOM MEETING:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Amy Sutherland Recording Secretary
- Sara White, P.E., Tetra Tech
- Barbara Saint Andre, Director of Community and Economic Development

The meeting was called to order at 7 pm by Chairman Rodenhiser.

The Board members introduced themselves.

PUBLIC COMMENTS:

Resident Susan Dietrich was present to speak with the Board and thank them for the Board’s Town Meeting recommendation related to the citizens’ petition (Article 31). She wanted to express gratitude for the Board voting unanimously to support this article. She hopes the Board will explore the BESS projects which may come forward in town. There is an October 15 deadline for the Board’s report. She would like to see the environmental bylaw revisions tied to what will need to be done with the BESS project. The Chairman communicated that both are equally important, and the Board will be working closely with consultants.

SALMON/WILLOWS ARCPUD FIELD CHANGE:

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

- Field Change – Map of Trail Route Adjustment
- Letter dated 4-21-21 from Jeff Robinson
- Existing Salmon Phasing Plan (Sheet C62)

The Board was made aware that Salmon is working with the Building Department for an occupancy permit for the main building by the end of May. There was a site visit with some members of the PEDB on May 6th. There was a tour of the roads, trails and a tour of the main facility. The current work includes the installation of the bridges and fencing. The paving around the main roads will be taking place. There is some curbing to be done. The requested field change pertains to a change in the trail routes. The Board is in receipt of a map showing the revised trail layout. Jeff Robinson was present and the existing and changed trail routes were shown on Screen Share. Jeff Robinson explained that two cub scout troops came in to assist with the trails on the eastern side of the site. There were some trails which were too aggressive for the cub scouts and needed power tools to clear. One of the trails needed to be rerouted and the Conservation Commission agreed since it is extremely wet.

A map of the revised paving schedule was also reviewed. Mr. Robinson explained that they expect that the 305,457 s.f. main senior building containing four floors including the ground level parking and the related infrastructure will be completed on schedule. The improvements to the open space area including the trails, canoe launch, gazebo, and parking areas have been completed. The timing of the construction of the 54 cottages and the medical office building will need an extension of the completion date to December 12, 2023. This extension will be needed to complete certain infrastructure that relates directly to that portion of the project.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by Roll Call to approve the Field Change for the trails and also to extend the project completion date to December 12, 2023.

Roll Call Vote:

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

The Board was informed that there will be an inspection by Tetra Tech on May 21, 2021 with a report to the Board to consider occupancy permit at the May 25, 2021 meeting.

CHOATE TRAIL SUBDIVISON – TREE REMOVAL:

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

- 4-30-21 email #1 from abutter Amy Jordan, 40 Highland Street
- 4-30-21 email #2 from abutter Amy Jordon, 40 Highland Street
- Tetra Tech inspection report for 5-6-21 site visit
- SAC email dated 5-7-21

- Excerpt from Choate Trail Definitive Plan showing trees to be retained and removed.

The Board was made aware from abutters that some tree cutting recently took place as part of the road construction. There is a big pine tree that appears to be in bad shape. There has also been some material removed close to the and the concern is that it will not survive. This could fall across the back of the lot. The applicant was invited to attend tonight's meeting. They were not present. The downed trees were not among trees identified for preservation except for the large pine. It was suggested to have an arborist take a look at the tree and provide an inspection report back to the PEDB. The developer should remove the trees which have fallen onto the abutter's property. The Board requested that the applicant come to the next meeting.

Member Di Iulio arrived at 7:26 pm and announced his presence.

PEDB MEETING MINUTES:

April 27, 2021:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call to approve the PEDB meeting minutes of April 27, 2021 with the noted revision.

Roll Call Vote:

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

PUBLIC BRIEFING - BOUNDARY LANE PRELIMINARY SUBDIVISION PLAN:

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

- Public Briefing Notice dated 4-28-21
- Application for Preliminary Subdivision Plan
- Development Impact Report
- List of Anticipated Waiver Requests
- Preliminary Subdivision Plan dated 4-9-2021 by Connorstone Engineering
- Colored version of sheet 2 of preliminary subdivision plan
- Emails dated 4-28-21 & 4-29-21 from DPW Director Dave D'Amico & Conservation Agent Bridget Graziano
- Email dated 5-5-21 from abutter Mike Droeske

Applicants Zach and Linda Lindsey, Project Engineer Vito Colonna, and attorney Steven Kenney were also present.

Engineer Colonna explained that the preliminary subdivision plan application was submitted for Zachary Lindsay to create a 3-lot subdivision out of two properties at 67 & 69 Summer Street.

The property owners are Linda Lindsey (69 Summer Street 9.77 acres)

and David & Renee Sistrand (67 Summer Street – 1.61 acres). The combined 11.38-acre site is located on the west side of Summer Street in Agricultural Residential 1 zoning district. The plan was prepared by Connorstone Engineering. The subject properties will be re-divided into three residential lots, one lot with the existing house at 67 Summer Street, one lot with the existing house at 69 Summer Street, and a new lot for construction of a single-family house. All of the properties will have frontage on a 260' long permanent private road to be known as Boundary Lane. Currently there is access to the two existing houses through a common driveway. There is a 12-inch sewer main. The site at 69 Summer Street is used as a farm. The back of the site has regulated wetlands and those are well defined. There is a power line easement on site. The back area is wooded. The proposal is to create one additional lot. This will be a private driveway. The subdivision is designed as a low impact design with swales. There will also be rain gardens. There is a culvert in the front corner of the property at Summer Street.

The applicant is requesting several waivers from the Subdivision Rules and Regulations:

- Section 4.6.6: Waiver from the requirement of showing all trees on-site with a diameter of 1-foot or greater.
- Section 7.6.2.b: Waiver to not require installation of an extension of municipal Water (to do a well instead)
- Section 7.7.2.p: Waiver to allow less than a 30 ft setback from drainage basin
- Section 7.7.4.d: Waiver from the requirement to install an independent drainage system
- Section 7.9.2.d: Waiver to allow a reduced pavement radius at the intersection.
- Section 7.9.5.a: Waiver to allow a minimum center line grade of 1%
- Section 7.10.1.&2: Waiver from the requirement for curbs and berms
- Section 7.21: Waiver from installation of additional street lighting

The proposed private road would direct stormwater to a basin system to maximize infiltration to match the existing recharge conditions. The drainage from the roadway will be collected in low impact development techniques including vegetated swales for pretreatment. The proposed vegetated slopes will be limited to 2 horizontals to 1 vertical with a minimum of 6-inch loam and seed. The Board reviewed the emails from Conservation Agent Bridget Graziano and DPW Director Dave D'Amico who both expressed concern that the front portion of the site is very wet. There has been nothing submitted to the Conservation Commission. The Conservation Commission had approved an ANRAD for the back part of the site only.

To move ahead toward the definitive plan, the Board would like a letter from the Conservation Agent about the delineation of this site. If needed the applicant will provide an ANRAD for this site. There will need to be follow-up conversation with the DPW about the challenges of this site. The Board would like to see granite curbing at the entrance. The applicant will speak with the Fire Chief about the width of the roadway. The Board was made aware that the existing shed will be removed. Parcel B will be conveyed to 69 Summer Street owner.

Tetra Tech engineer Sara White provided the following comments:

- There needs to be further clarity about Parcel B. Is this part of A3? Will these be combined?

- Is the noted basin intended to infiltrate? Has there been soil testing done?
- There should be granite curbing at the roadway roundings at Summer Street.
- There needs to be erosion control at the pipe outlet.
- The plans should be colored due to the amount of detail. It is confusing to read.

The applicant responded to the consultant by explaining that they will provide turning radius template and this will be put on the plan. There will also be inclusion of some street trees. The intention of the applicant is to have Parcel A owned by the owner of 69 Summer Street, but that detail needs to be finalized. There will need to be a Homeowner's Association established for maintenance of the permanent private road and drainage. The street name will need to be approved by the Street Naming Committee. There was a question if there will need to be a hydrant. This needs to be verified in a letter from the Fire Chief.

Abutter, Mike Droeske, 1 Pheasant Run Road:

Mr. Droeske had the following comments:

- Water in the area has been a problem due to the high-water table.
- Would like to know the dimensions of the home
- How is the Town of Medway is managing water in town?

MEDWAY PLACE SITE PLACE SITE PLAN:

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

- Review Letter from DRC dated 5-10-21
- Email from Chief Lynch dated 5-11-21 (regarding propane)
- Email from Chief Lynch dated 5-11-21 (regarding street trees along the entry driveway)

The Chairman opened the continued hearing for Medway Place Site Plan.

Attorney Gareth Orsmond provided an update to the steps taken since the last meeting. The team has secured the MS4 stormwater permit from the Medway DPW. The applicant has also met with the Design Review Committee. The comments from the peer review consultant have been provided to the applicant. Engineer Michael Littman from Howard Stein Hudson was present to explain the updates. He provided a share screen. There were landscape islands added within the parking area. There was also drainage added in the cut through areas. There will need to be irrigation to water the landscaped islands noted on the plan. The parking aisles were also realigned along with the light posts. The applicant explained that some of the electrical may be underground but not all of it. This could be a goal over time to incrementally relocate the overhead electrical. The area in front has been pushed back 9 or 10 feet back for a temporary space which is noted as a flex area. There is no designated purpose for this area except for maybe outside seating area with table and chairs. There is no curb proposed around this area. The Board would like to see the curb put in now. The developer wants to keep this area flexible for the tenants. It was explained that the curb is permanent, and the tenant may want concrete barriers or planters. The goal was to keep this area flexible. All the improvements noted on the plan is what is proposed now.

The Engineer next discussed the boxes A, B and C as shown on the plan. These are temporary flex spaces. Box A is in front of Pj's. These temporary spaces could be for outdoor seating or

planters. The Board likes the idea of outdoor seating. The Board wants to make sure that whatever is proposed in this area will stop vehicles. The applicant sees this as something that is bolted into the ground and could be changed depending on the season (summer and winter). These would be pop-up areas. The Board wants this a permanent safe solution and not temporary.

The configuration of the parking at the Bank needs to be looked at since it does not work well in the current location. Some of the design needs to take into consideration the MASS DOT plan. This includes some of the items such as the entrance requirements and some of the sidewalks. There has been the inclusion of speed bump. The entrance would include proper dimension as discussed with Fire Chief. This will be 20 ft. into the newly designed parking area. There will be electric car charging spaces. The B and C Box areas have food truck parking to attract temporary businesses. The Board likes the idea of the food truck area. The plan also shows an outdoor display area for the new hardware store. There will also be a 10 x 20 ft. propane fill station. The electrical equipment would be stored in a shed. There would be bike racks, motorcycle spaces and signage throughout the site. The Board was made aware that there was a note from DRC relative to their recent meeting. The next item discussed was the fence on the west side of the site. It was encouraged to be sure to maintain the pedestrian access. The Board would like to see a split rail fence instead of a white glossy stockade fence. The goal is to link both properties for the benefit of the shoppers. The applicant has not looked at the construction aspect of this project. There needs to be a plan put in place with a schedule. The Board would like to see the curbs put in place now. There needs to be a centralized trash plan. Currently there are 38 dumpsters in the back area. There was a question if the 433 parking spaces are really needed in this plaza. The applicant will look at this and needs to review the leases regarding the parking requirements for the tenants. This is a contractual issue with some of the tenants. The applicant was informed that at the recent town meeting there was a zoning bylaw passed regarding the vehicle charging stations and video signage. It was recommended that the applicant look at this bylaw. It was noted that the existing monument signs require 3 ft. of landscaping at the base of those signs. The applicant was informed that the caliper of the trees need to be noted on the plan. The plan shows 22 trees but that falls short of the requirement based on the site plan rules and regulations.

Planning consultant Gino Carlucci was present. He communicated that the following items need to be addressed:

- There is requirement maintenance plan for landscaping.
- There should be signage standards going forward for tenants.
- There needs to be perimeter landscaping detail to show screening of the parking.
- The trees on plan need to show caliper and height.
- There should be noted employee parking.
- There needs to be more information about the display area.

Consultant White communicated that the following items need to be included:

- It is unclear on what is proposed for pavement restoration.
- It is recommended that this area is milled, there is an overlay of the entire parking lot area.
- There were no details on the charging stations.
- There should be a plan for the island with drainage improvements and utilities.

- The handicap space should be moved to the east to meet requirements.
- There should be information on what is proposed for erosion control.

On a motion made by Matt Hayes, and seconded by Bob Tucker, the Board voted by Roll Call vote to continue the hearing for Medway Place site plan to June 22, 2021 at 8:00 pm.

Roll Call Vote:

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

Debrief the May 10, 2021 Town Meeting:

The Board talked about how to work on the battery storage research study it needs to undertake. It was suggested to come up with representatives who work with these facilities to provide credible information to craft bylaws. Residents are really concerned about safety. Another area would be training of staff at these facilities. This work will necessitate having extra meetings to only discuss this topic. There will be funds for consultants to help. The environmental standards could be included into this. The RFP will need to be written and reviewed by the Board. There was also a recommendation to bring in insurance representatives. The Consultant can facilitate a series of training sessions for the Board and public about aspects of this topic. It was suggested to reach out to other towns about concerns their towns had and how the permits were written to incorporate the issues.

CONSTRUCTION REPORTS:

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

- Salmon Health -Tetra Tech Field Reports dated 4-26-21 and 4-27-21
- Choate Trail – Tetra Tech Field Reports dated 4-26-21 and 5-06-21
- Choate Trail Subdivision – CSEI Inspection Report dated 4-30-21
- William Wallace Village – Merrikin Inspection Report 5-4-21
- Evergren Village – Rob Tiberi Inspection Report dated 4-29-21

Consultant White provided reports of the following projects:

Salmon Health:

- The majority of the paving was completed last week.
- The binder course installation was done April 27, 2021.

Choate Trail:

- The site was visited and there were some soft areas and puddles due to recent rainfall.
- There was also a meeting on site to look at the current condition of trees along the southeast property line.

William Wallace:

- The perimeter erosion controls were inspected and are in good condition.

The Board was informed that there has been work already internally to look at zoning articles for the fall town meeting. Ms. Saint Andre communicated that her list included only housekeeping issues.

Master Plan Update:

The Master Plan Committee has had a great start. There are 17 committee members. There will be 9 focus groups with 7 people in each focus group. There will be a Master Plan Community Forum held on May 24, 2021. Anyone wanting to attend needs to register for the event. The Consultant wants to speak with all the Planning Board Members. There will be an additional PEDB meeting on June 29, 2021 to review the Phase 1 Existing Conditions report

OTHER BUSINESS:

- Application forthcoming for 6 Industrial Park Road for a marijuana special permit and site plan
- Received filing for modification to the Wingate Farm plan for a new completion deadline
- 316 Village Street application was received for multifamily special permit.
- The Board recognized that this is the last meeting of Member Gay serving as a full-time member of the PEDB.

FUTURE PEDB MEETINGS:

- Tuesday, May 25, 2021

ADJOURN:

On a motion made by Tom Gay 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
Tom Gay	aye

The meeting was adjourned at 10:15 pm.

Prepared by,
Amy Sutherland
Recording Secretary

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



May 11, 2021

**Medway Planning & Economic Development Board
Meeting**

**Salmon/Willows ARCPUD – Field
Change (Trail Routes) and Adjustment
to Phasing Plan**

Salmon is working with the Building Department for an occupancy permit to be issued for the main building by the end of May. Staff have met with Jeff Robinson and Tetra Tech to review the project status. The Salmon ARCPUD special permit decision includes a variety of items that need to be completed for occupancy.

For the May 11th meeting, you are asked to consider a field change to adjust the trail routes and a phasing schedule change.

- Field Change - Map of Trail Route Adjustment
- Letter dated 4-21-21 from Jeff Robinson requesting an extension of the project completion date to 12-12-2023.
- Salmon Phasing Plan (Sheet C62)

See excerpts below from the Salmon ARCPUD decision

5. **Construction Phasing**

- a. The applicant plans to build out the infrastructure of this project in accordance with the Construction Sequence Plan, Sheet C62 of the Site Plan set, dated 12/11/15, last revised 3/10/16.
- b. Any adjustments to the phasing plan require approval of the Board. Such approval may be granted by the Board at a scheduled meeting without a public hearing.

32. **Timetable for Project Completion**

- a. The Applicant shall construct the roadways and all related infrastructure including the stormwater management system and install all utilities as shown on the Record Plan, to the satisfaction of the Board, within three years of the date of endorsement of the plan, unless extended as provided in subparagraph b. below.
- b. The Applicant shall construct all site amenities as shown on the Record Plan, to the satisfaction of the Board, within six years of the date of endorsement of the plan, unless extended as provided in subparagraph c. below.
- c. A request to extend the completion time limit must be made in writing to the Board at least thirty (30) days prior to the specified expiration date. The Board herewith reserves its right and power to grant or deny such an extension, to issue any appropriate changes to the special permit, and to require any appropriate modifications of the Plans.

Looking ahead to the May 25th meeting, you will review the status of the site infrastructure installation. Jeff Robinson has provided a map showing a revised paving schedule. It is attached. NOTE - Tetra Tech will conduct an inspection on May 21st so you can have a full report to review at the May 25th meeting.



LEGEND

PROPERTY LINE

60' PARCEL LINE SETBACK

WETLAND PER ANRAD

25' NO DISTURB WETLAND BUFFER

100' WETLAND BUFFER

STREAMS, VERNAL POOLS AND RIVERBANK

100' RIVERFRONT BUFFER

200' RIVERFRONT BUFFER

100' VERNAL POOL SETBACK

FLOOD PLAIN

TOTAL SITE ACREAGE
2,480,800 (+/-) S.F. = 56.9 ACRES

A NORTHERN EDGE = 1,358 FEET

B EASTERN EDGE = 1,920 FEET

C RIVERFRONT = 4,328 FEET



PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT/PLD ZONING BY-LAW

MIDWAY PLANNING BOARD:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

SALMON HEALTH AND RETIREMENT COMMUNITY

281, 281, 281 & 283 VILLAGE ST, MEDWAY MA 02053

SHEET TITLE: RENDERED SITE PLAN WITH ZONING INFORMATION

ARCHITECT

DARIO D'AMICO

DESIGNS

CONSULTANT

LEVI WONG

LANDSCAPE ARCHITECT

CIA

OWNER

SALMON HEALTH and RETIREMENT

CONTINUING CARE MANAGEMENT, LLC

11 LYMAN STREET, WESTPORT, MA 01881

603 885-3416

DATE

03/18/2014

SCALE

1" = 100'-0"

50'

100'

200'

SHEET NO.

1907

G1.01

CONTINUING CARE MANAGEMENT, LLC

5 Lyman Street
Westborough, MA 01581

April 21, 2021

Andy Rodenhiser, Chairperson
Town of Medway
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Re: The Willows at Medway and Whitney Place at Medway
Special Permit Decision dated March 24, 2016 ("Special Permit") relating to the
Adult Retirement Community Planned Unit Development at 259, 261, 251R and 263
Village Street, Medway, MA (the "Properties")

Dear Andy:

As the "Applicant" and on behalf of the current owners of the Properties, we are writing to you with respect to the referenced Special Permit. Specifically, with respect to the completion date for the infrastructure. Capitalized terms used herein without definition shall have the same meaning ascribed to such terms in the Special Permit.


As with almost all businesses, COVID-19 has impacted the construction of the project. The Governor's lock down orders did permit residential construction to proceed, but the construction schedules were adversely impacted (including labor and supplies). Nonetheless the good news is that we expect that on or before the end of May 2021, the 305,457 s.f. main seniors building, containing four floors including ground level parking, including the related infrastructure, will be completed. In addition, the improvements to the Open Space area including the trails, canoe launch, gazebo and parking area have been completed.

The effects of COVID-19 are being felt with respect to the timing of construction of the 54 cottages and the medical office building. As a result, we have not completed certain of the infrastructure that relates to that portion of the project. We are requesting that the completion date of this portion of the infrastructure be extended by an additional 3 years to December 12, 2023.

In accordance with Section 5 (b) and Section 32(a) of the Conditions/Limitations/Safeguards of the Special Permit, we respectfully request that the Board grant approval to the adjustments to the phasing plan and ultimate completion date to December 12, 2023.

Please contact us with any questions you may have at 508 254-2745 or via email at jrobinson@salmonhealth.com.

Very truly yours,


Jeffrey Robinson
Managing Partner

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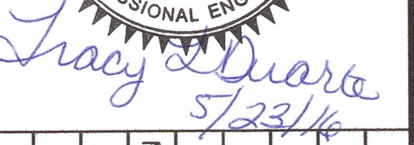
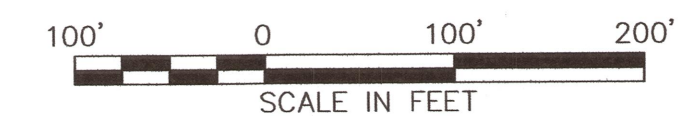
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- Page 10

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This is a detailed site plan for a proposed development along the Charles River. The plan shows a large, irregularly shaped site with various colored areas: orange for residential, blue for commercial, green for parkland, and red for a specific building or structure. The site is bordered by the Charles River to the west and south, and by existing streets to the east and north. Key streets include Village Street, Walnut Circle, and various streets on the right side like Narragansett Street, Mohawk Street, Massasoit Street, Nipmuc Street, Iroquois Street, Naumkeag Street, and Mishawam Street. The plan also shows existing infrastructure like the 30-inch sewer easement and the edge of the riverfront. A north arrow and a scale bar (0 to 200 feet) are included.



REVISIONS			DR/CK
NO.	DATE	DESCRIPTION	JEW/ILD WAS/AEN
4	01/27/2016	TOWN & PEER REVIEW	
5	03/10/2016	GENERAL COMMENTS	

CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET
WESTBOROUGH, MASSACHUSETTS 01581

ARTY FOUNDED NOTIFICATION

Product: SALMON HEALTH AND RETIREMENT
COMMUNITY
259, 261, 261R AND 263 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053

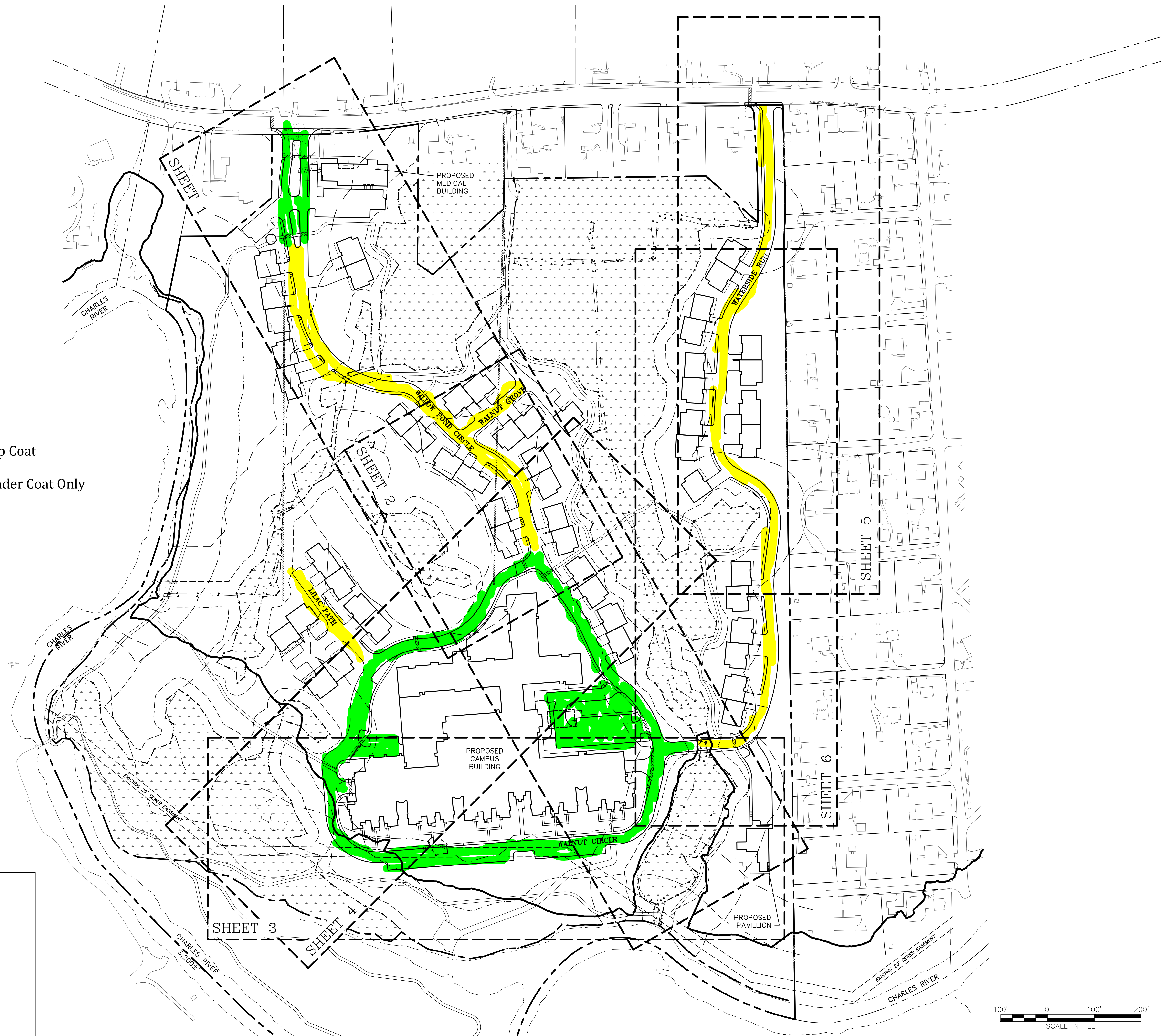

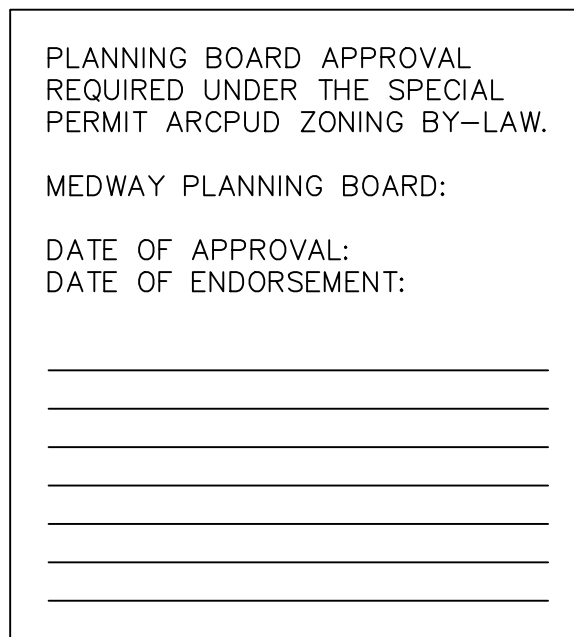
SITE PLANS




PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
WEBSITE: www.coneco.com

DATE		12/11/2015	
DESIGNED:	JEN	CHECKED:	TLD
DRAFTED:	DJD	IN CHARGE:	SMO
SCALE:		1" = 100'	
PROJECT NO.		8548.0	
SHEET NO.			

SHEET NO. **C62**



 <p>CONECO <i>Engineers & Scientists</i></p> <p>4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324 PHONE 508-697-3353; FAX 508-697-5986 PROJECT 508-697-3118; WEBSITE: www.coneco.com</p>		<p>PROJECT:</p> <p>SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R AND 263 VILLAGE STREET MEDWAY, MASSACHUSETTS 02053</p> <p>PLAN SET:</p> <p>CONSTRUCTION DOCUMENTS</p>	<p>PREPARED FOR:</p> <p>CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET WESTBOROUGH, MASSACHUSETTS 01581</p> <p>DRAWING:</p> <p>PLAN & PROFILE KEY SHEET</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DR/CK</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04/29/19</td> <td>CONSTRUCTION MODIFICATIONS</td> <td>MSD/JEN</td> </tr> <tr> <td>2</td> <td>09/09/19</td> <td>CONSTRUCTION MODIFICATIONS</td> <td>MSD/JEN</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION	DR/CK	1	04/29/19	CONSTRUCTION MODIFICATIONS	MSD/JEN	2	09/09/19	CONSTRUCTION MODIFICATIONS	MSD/JEN												
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1	04/29/19	CONSTRUCTION MODIFICATIONS	MSD/JEN																												
2	09/09/19	CONSTRUCTION MODIFICATIONS	MSD/JEN																												
DATE		6/18/2018																													
DESIGNED: JEN		CHECKED: TLD																													
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SCALE:		1"=100'																													
PROJECT NO.		8548.0																													
SHEET NO.		<div style="font-size: 48pt; font-weight: bold;">C35</div>																													



May 11, 2021

**Medway Planning & Economic Development Board
Meeting**

Choate Trail Subdivision – Tree Removal

- 4-30-21 email #1 from abutter Amy Jordan, 40 Highland Street
- 4-30-21 email #2 from abutter Amy Jordan
- Tetra Tech inspection report for 5-6-21 site visit
- SAC email dated 5-7-21 to Amy Jordan and Choate Trail subdivision developer Bob Pace
- Excerpt from Choate Trail definitive subdivision plan showing trees to be removed

Susan Affleck-Childs

From: Amy Jordan <aljordan1@yahoo.com>
Sent: Friday, April 30, 2021 1:04 PM
To: Susan Affleck-Childs; Bridget Graziano; josephedwinjordan12@gmail.com; Robert Pace
Subject: 42 Highland Street - Project Id 143-21583-20008
Attachments: 42 Highland Street 143-21583-20008.docx

Dear Town of Medway and Robert Pace,

Per the agreement for the development of 42 Highland Street, please find our request and the documentation to support corrective action for the tree destruction caused by the building of the road at 42 Highland Street. Additional photos and videos are available. Also, I have spoken to Bob Pace briefly on the phone about the issue. Please advise of next steps.

Regards,

The Highland Street Community

NOTE from Amy Jordan, 40 Highland Street

The Highland Street Community would like the owner to review the destruction of dozens of trees on the property between 42 Highland and 40 Highland and would like to gain agreement that these tree's roots have been harmed or destroyed and need to be removed and replaced per the agreement below with like trees.

This document includes the following:

- 1) Copy of original town plan and agreement with builder
- 2) Images of tree damage in April (video is available)
- 3) Email correspondence for tree damage in March

8. ***Tree Preservation*** – The Existing Conditions sheet of the plan set shows 262 pine, maple, oak, and other deciduous trees larger than 12 inches in diameter located on the subject property.
- a. The Applicant expects to remove ≈ 115 of these trees for construction of the roadway, infrastructure, house and septic system; these are indicated on the Existing Conditions sheet. The remaining ≈ 147 trees shall be clearly identified in the field and such markings shall be verified by the Town's consulting engineer before site preparation and construction commences.
 - b. The applicant shall make the fullest possible effort to preserve/retain the ≈ 147 remaining trees and prevent their removal, demise or damage during construction including all such trees located in the designated 15' no-cut zones on the non-street perimeter of each lot.
 - c. If any of the above noted trees (minus 5% or 7 trees) designated to be preserved/retained are removed or damaged during construction, the applicant shall be responsible for tree restoration by replacing the removed or damaged trees with nursery grade trees on a one (1) square inch per two (2) square inch replacement basis. The one (1) square inch per two (2) square inch replacement amount is calculated by squaring $1/2$ the established diameter of each tree that is removed or damaged and multiplying that amount by 3.14 to determine its trunk area (tree radius squared x Pi (rounded to 3.14)). The resulting figure is halved, and that square inch total is the amount of required square inches of the replacement tree(s). A 3" caliper tree equals seven (7) sq. inches. The location of the replacement trees on the house lots shall be recommended by the applicant and approved by the Planning and Economic Development Board and Tree Warden. The restoration shall be verified by the Tree Warden as being fully and skillfully performed. The species

of replacement tree(s) shall be reviewed and approved by the Tree Warden, or otherwise will be consistent with the species of the removed tree(s).

- d. In lieu of tree planting on the subdivision property, the Applicant may make a contribution to the Medway Tree Fund in an amount to be determined by the Board upon consultation with the Medway Tree Warden based on wholesale pricing for 3-inch caliper trees from a reputable area landscape supplier. The Applicant may also combine tree planting and a contribution in lieu of tree-planting to be approved by the Board.
 - e. Any such supplemental tree planting shall occur before the occupancy permit is issued for the respective lot. Any contribution in lieu of tree planting shall occur before the occupancy permit is issued for the last of the four houses.
9. **Sidewalk Construction** – In lieu of constructing a sidewalk along the frontage of 42 Highland Street, the applicant shall provide \$10,085 to the Medway Sidewalk Fund. This amount shall be provided before the Building Department issues an occupancy permit for the second house in the subdivision.
10. **Trail** – The Applicant shall construct a 5' winding dirt trail within a 15' wide trail access located along the southern length of Lot #4. The trail and the associated buffer area landscaping along the southern boundary of Lot #4 within the trail easement area shall be completed before the Building Department issues an occupancy permit for the house to be constructed on Lot #4.

Photo Documentation for April Damage:

Please note root damage. Trees are already falling down. We are very worried about the 40+ foot trees that have had their roots removed on one side.







Email Documentation for March Damage – Still waiting for a response from owner.

42 Highland Street

Yahoo/Sent



Amy Jordan <ajordan1@yahoo.com>
To: rpace100@outlook.com

Mon, Mar 22 at 10:28 AM

Hello Bob,

I hope all is well. Please note, when the trees were being taken down at 42 Highland St an evergreen on my side was hit. It was snapped in half and the contractor just left it. I can send you a photo. I am wondering if your contractor let you know this happened and did not know how to contact me? Please advise. Thank you,

Amy Jordan



Robert Pace <rpace100@outlook.com>
To: james@rhinoma.com, Amy Jordan

Mon, Mar 22 at 10:41 AM

Good morning Jamie and Amy,
Jamie, could you please respond to this.
Perhaps knock on the door.
Amy, I am in Florida until Thursday.
Perhaps send Jamie your number

> [Show original message](#)



Amy Jordan <ajordan1@yahoo.com>
To: Robert Pace, james@rhinoma.com

Mon, Mar 22 at 10:48 AM

Thanks for the quick response. Best to call me at 508 533 8938.

[Sent from Yahoo Mail for iPhone](#)

> [Show original message](#)



Amy Jordan <ajordan1@yahoo.com>
To: Robert Pace, james@rhinoma.com

Thu, Apr 8 at 3:20 PM

Bob, Please note I have not hear from Jamie. He can feel free to send me an email as well. -Amy Jordan

> [Show original message](#)

Susan Affleck-Childs

From: Amy Jordan <aljordan1@yahoo.com>
Sent: Friday, April 30, 2021 1:04 PM
To: Susan Affleck-Childs; Bridget Graziano; josephedwinjordan12@gmail.com; Robert Pace
Subject: 42 Highland Street - Project Id 143-21583-20008
Attachments: 42 Highland Street 143-21583-20008.docx

Dear Town of Medway and Robert Pace,

Per the agreement for the development of 42 Highland Street, please find our request and the documentation to support corrective action for the tree destruction caused by the building of the road at 42 Highland Street. Additional photos and videos are available. Also, I have spoken to Bob Pace briefly on the phone about the issue. Please advise of next steps.

Regards,

The Highland Street Community

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Choate Trail – Copper Drive	Date 5/6/2021	Report No. 8
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) Rhino Construction (Site Contractor)	Weather A.M. CLEAR P.M.	Temperature A.M. 55°F P.M.

FIELD OBSERVATIONS

On Thursday, May 6, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) and Bridget Graziano (Medway Conservation Agent) visited the project location in response to a concern regarding damaged trees along an abutter's property line. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Site is firm with some soft areas and puddles due to recent rainfall. Highland Street is clean and free of sediment at the location of the construction entrance. Compost filter sock has been installed throughout the project limit as indicated on the endorsed Plans and appears to be in good condition. Silt fence has also been installed along the western portion of the site adjacent to the existing wetland resource area and appears to be in good condition as well. Temporary sediment basins have been installed at the low points and appear to be functioning.
- B. TT and Medway Conservation on-site with Contractor and Bob Pace to inspect the current condition of trees along the southeast property line. Concerns were presented to the Medway Conservation Agent, however this region is outside conservation jurisdiction. Even so, informative guidance was provided by Conservation to the Contractor for necessary corrective actions. Upon inspection, three pines (all less than 12" in trunk diameter) have either fallen or leaning. One pine tree in particular has fallen into the abutter's property to the east of the project site. All three trees are located on the inside of the project's erosion control limit. Trees appear to have become unstable following the overcut of top soil at this region. Although trees have fallen or are leaning, root structures appear to be in good condition. Contractor intends on lifting fallen trees back to their original locations, stabilizing the trees with additional loam, and placing jute matting above the loam to prevent erosion. Contractor also intends on surveying the property line and will install additional stakes. TT will continue to observe the condition of trees in this region during future inspections.

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

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 5/6/2021	Report No. 8
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to begin installation of water main on Monday (5/10). Followed by water main installation, Contractor plans to install subsurface infiltration system.
- B. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. Lift and stabilize leaning/fallen trees along the southeast property line per discussion with Conservation Agent.

4. PREVIOUS OPEN ACTION ITEMS

- A. Remove existing tree stump adjacent to Highland Street per recommendation from Medway DPW.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. Drainage manholes and headwalls.



Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Friday, May 7, 2021 2:10 PM
To: Amy Jordan; Robert Pace
Cc: Sara White; Brad Picard; Bridget Graziano
Subject: Choate Trail Subdivision - Tree Removal
Attachments: 5-11-21 PEDB mtg agenda.pdf; TT Field Report 08_Choate Trail_2021-05-06.pdf

Hi Amy and Bob,

I am in receipt of Amy's emails about tree removal/damage that has occurred along the southeastern side of Copper Drive adjacent to the Jordan property at 40 Highland Street. Amy has also reported that a tree(s) from the subdivision site has fallen onto her property and needs to be removed.

Yesterday, May 6th, Medway Conservation Agent Bridget Graziano and Tetra Tech engineer Brad Picard visited the site to observe the reported issue. Attached is the Tetra Tech inspection report.

Upon review of the photos and the Choate Trail Subdivision Plan, it does not appear that the trees Amy has noted as being damaged or removed are among those that were specified for preservation in  Choate Trail subdivision decision. The trees marked with an  were identified for removal.

I will be providing Amy's April 30th emails with the associated photos, etc. and the Tetra Tech report to the Planning and Economic Development Board for discussion at next Tuesday night's meeting (May 11th). Attached is the agenda for that meeting; the ZOOM access instructions are included at the end of the agenda. I do not have a specific time for the discussion. We might be able to fit it in around 7:15 or so! You are invited to ZOOM in.

Please let me know if you have any questions.

Best regards,

Susy

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

From: Amy Jordan [mailto:aljordan1@yahoo.com]
Sent: Friday, April 30, 2021 8:38 PM
To: Bridget Graziano <bgraziano@townofmedway.org>; Susan Affleck-Childs <sachilds@townofmedway.org>; Robert Pace <rpace100@outlook.com>
Subject: 42 Highland Street

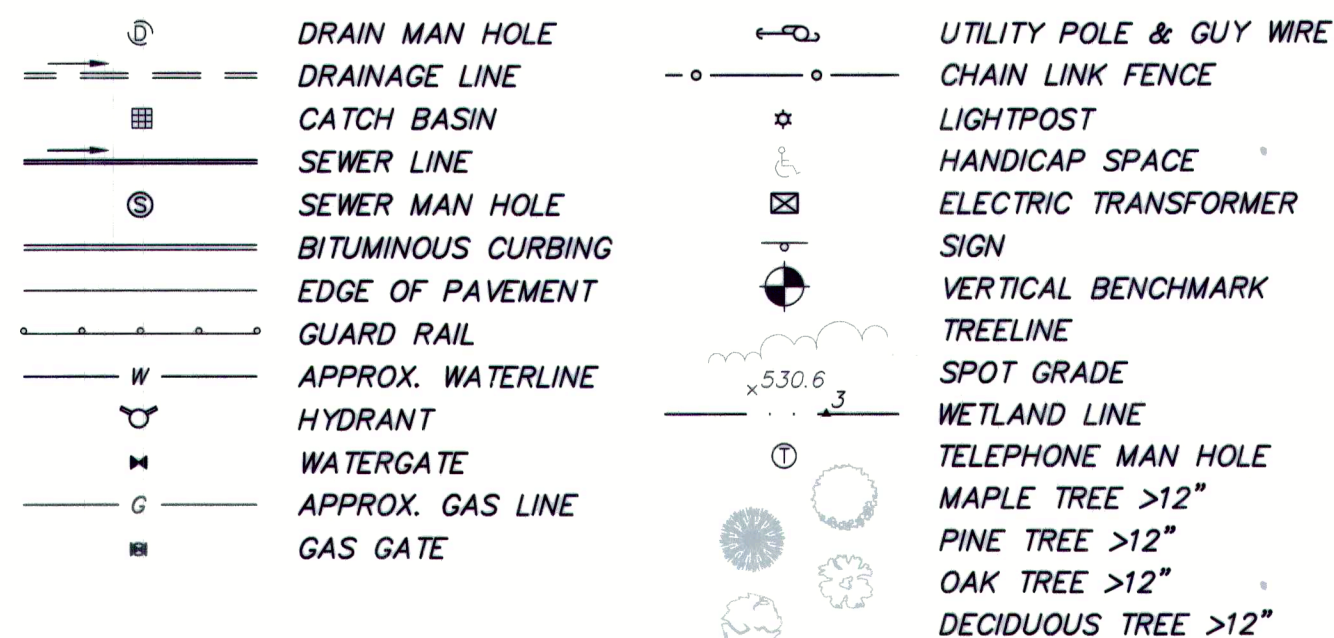
Note additional tree damage today due to root damage from road construction. Please advise of removal and replacement process.





Sent from Yahoo Mail for iPhone

LEGEND



MONUMENTS

- SBDH Fnd. STONE BOUND W. DRILL HOLE FOUND
- CBDH Fnd. CONCRETE BOUND W DRILL HOLE FOUND
- IP Fnd. IRON PIPE FOUND
- IR Fnd. IRON ROD FOUND

ROAD

D-1 (11/7/19)	EL=255.5
0-8" A	SANDY LOAM 10193/2
8-28" B	LOAMY SAND 10196/8
28-62" C1	LOAMY SAND 10196/4
62-122" C2	SANDY LOAM 2.515/4
MOTILES AT 35"	REFUSAL AT 60"

D-2 (11/7/19)	EL=254.8
0-8" A	SANDY LOAM 10193/2
8-30" B	LOAMY SAND 10196/8
30-70" C1	LOAMY SAND 10196/4
70-88" C2	SANDY LOAM 2.515/4
MOTILES AT 26"	REFUSAL AT 72"

D-3 (11/7/19)	EL=256.0
0-10" A	SANDY LOAM 10193/2
10-30" B	LOAMY SAND 10196/8
30-60" C1	LOAMY SAND 10196/4
MOTILES AT 40"	REFUSAL AT 60"

D-4 (11/7/19)	EL=254.0
0-8" A	SANDY LOAM 10193/2
8-30" B	LOAMY SAND 10196/8
30-60" C1	LOAMY SAND 10196/4
MOTILES AT 18"	REFUSAL AT 60"

LOT 1

DTH-1 (7/8/19)		
0-9"	Ap	SANDY LOAM 10YR3/2
9-35"	Bw	LOAMY SAND 10YR6/8
35-57"	C1	LOAMY SAND 10YR6/4
57-122"	C2	SANDY LOAM 2.5YR 4/4

DTH-2 (7/8/19)		
0-17"		FILL
17-35"	Bw	LOAMY SAND 10YR6/8
		LOAMY SAND

56-97"	C2	SANDY LOAM 2.515/4
MOTTLES AT 46" REFUSAL AT 97"		

DTH-3 (7/8/19)	
0-8"	FILL

23-92"	C1	10YR6/8 SANDY LOAM 2.5Y5/4
MOTTLES AT 45" REFUSAL AT 92"		

0-10"	A _p	SANDY LOAM 10YR3/2
10-20"	B _w	LOAMY SAND 10YR6/8
20-44"	C1	LOAMY SAND 10YR6/4
44-113"	C2	SANDY LOAM 2.5Y5/4
MOTTLES AT 37" NO REFUSAL		

PT-1 (7/8/19)	DEPTH 68" 8 MP
PT-2 (7/8/19)	DEPTH 52" 4 MP

LOT 2

DTH-9 (7/8/19)		
0-6"	Ap	SANDY LOAM 10YR3/2
6-32"	Bw	LOAMY SAND 10YR6/8
32-112"	C1	LOAMY SAND 2.5Y5/4

DTH-10 (7/8/19)		
0-6"	Ap	SANDY LOAM 10YR3/2
6-32"	Bw	LOAMY SAND 10YR6/8
		LOAMY SAND

MOTILES AT 84" NO REFUSAL		
DTH-11 (7/8/19)		
0-6"	Ap	SANDY LOAM 10193/2

0-8"	C1	10193/2
8-31"	C1	SANDY LOAM 2.515/4
MOTILES AT 81" NO REFUSAL		
DTH-12		

0-5"	Ap	SANDY LOAM 10YR3/2
5-31"	Bw	LOAMY SAND 10YR6/8
31-88"	C1	LOAMY SAND 2.5Y3/4
NO MOTTLES OR WATER REFUSAL AT 88"		

PT-3 (7/8/19)	DEPTH 68" 8 MP
PT-4 (7/8/19)	DEPTH 48" 4 MP

LOT 3

TH-13 (8/19)		
5"	Ap	SANDY LOAM 10YR3/2
30"	Bw	LOAMY SAND 10YR6/8
100"	C1	LOAMY SAND 2.5Y5/4

TH-14		
8/8/19		
0-6"	Ap	SANDY LOAM 10YR3/2
6-35"	Bw	LOAMY SAND 10YR6/8
		LOAMY SAND

MOTILES OR WATER USAL AT 105"		
TH-15 (8/19)		
6"	Ap	SANDY LOAM 10193/2

104"	C1	LOAMY SAND 2.5YS/4
MOTTLES OR WATER USAL AT 104"		

6"	Ap	SANDY LOAM 10YR3/2
27"	Bw	LOAMY SAND 10YR6/8
81"	C1	LOAMY SAND 2.5Y5/4
MOTTLES OR WATER USAL AT 81"		

PT-5 (7/8/19)	DEPTH 68" 8 MP
PT-6 (7/8/19)	DEPTH 54" 4 MP

LOT 4

-5 (19)		
	Ap	SANDY LOAM 101R3/2
	Bw	LOAMY SAND 101R6/8
5*	C1	LOAMY SAND 2.5Y5/4

-6 (19)		
	Ap	SANDY LOAM 10YR3/2
	Bw	LOAMY SAND 10YR6/8
		LOAMY SAND

BOTTLES OR WATER		
IL AT 97"		

7 (19)	
A0	SANDY LOAM 10193/2

		10196/8
"	C1	LOAMY SAND 2.573/4
S AT 81"		
USAL		

Ap	SANDY LOAM 10YR3/2
Bw	LOAMY SAND 10YR6/8
C1	FINE SAND 10YR7/1
C2	LOAMY SAND 2.5Y3/4

US AT 77", WATER AT 102"
USAL

PT-7 (7/8/19)	DEPTH 68" 8 MP
PT-8 (7/8/19)	DEPTH 51" 5 MP

ZONED: AR-1
AREA = 44,000 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 35 feet
SIDE = 15 feet
REAR = 15 feet

ASSESSOR MAP 37, LOT 67



OWNER / APPLICANT:
THE RESIDENCES AT CHOATE TRAIL, LLC
17 GOLDFINCH LANE
NASHUA, NH 03062

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

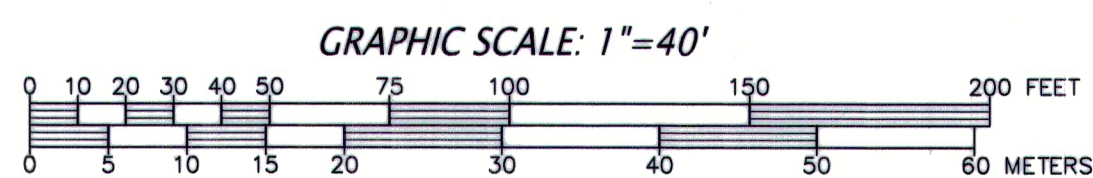
DEFINITIVE SUBDIVISION PLAN
EXISTING CONDITIONS
CHOATE TRAIL WAY
IN
MEDWAY, MASS.

7/23/2020	CONDITIONS OF APPROVAL
4/16/2020	WET FLAG EDITS
3/19/2020	PEER REVIEW COMMENTS
3/9/2020	REVIEW COMMENTS
1/13/2020	REVIEW COMMENTS
1/3/2020	REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 8, 2019	
SCALE: 1"=40'	SHEET 1 OF 8.

NOTE:
PRESENT AND FUTURE OWNERS ARE SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE CHOATE TRAIL SUBDIVISION.

I, Mayne White CLERK OF THE TOWN OF MEDWAY
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON May 18, 2020 AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

⊗ = DENOTES TREES TO BE REMOVED



APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE: August 11, 2020
Andy Good
Robert J. Ryan

THIS PLAN IS SUBJECT TO A COVENANT
TO BE RECORDED HEREWITH.

THIS PLAN IS SUBJECT TO A CERTIFICATE
OF ACTION WHICH SHALL BE RECORDED
WITH THE PLAN AT THE NORFOLK COUNTY
REGISTRY OF DEEDS.



May 11, 2021

**Medway Planning & Economic Development Board
Meeting**

**Boundary Lane Preliminary Subdivision
Plan – Public Briefing**

- Public Briefing Notice dated 4-28-21
- Application for Preliminary Subdivision Plan
- Development Impact Report
- List of Anticipated Waiver Requests
- Preliminary Subdivision Plan dated 4-9-2021
- Colored version of sheet 2 of Preliminary Subdivision Plan
- Emails dated 4-28-21 & 4-29-21 from DPW Director Dave D'Amico and Conservation Agent Bridget Graziano
- Email dated 5-5-21 from abutter Mike Droeske, 1 Pheasant Run Road

NOTES

1. Sara White of Tetra Tech has reviewed the plan and will provide verbal review comments at the meeting.
2. Email comments from Town staff and the abutter have been forwarded to the applicant Zach Lindsey.

Board Members

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



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

**PLANNING AND ECONOMIC
DEVELOPMENT BOARD**

April 28, 2021

PUBLIC BRIEFING NOTICE

Boundary Lane Preliminary Subdivision Plan – 67 and 69 Summer Street
Tuesday, May 11, 2021 @ 7:30 p.m.

The Medway Planning & Economic Development Board has received an application from Zachary Lindsey of Medway, MA for approval of a **preliminary subdivision plan to create a 3 lot subdivision out of two properties at 67 and 69 Summer Street**. The property owners are Linda Lindsey (69 Summer Street – 9.77 acres) and David & Renee Sistrand (67 Summer Street - 1.61 acres). The combined 11.38 acre site (*Medway Assessors Map 37, Parcels 033 and 036*) is located on the west side of Summer Street near the Summer Street/Highland Street intersection in the Agricultural Residential I zoning district. The *Preliminary Subdivision Plan of Boundary Lane* is dated April 9, 2021 and was prepared by Connorstone Engineering, Inc. of Northborough, MA. The plan shows the reorganization of the subject properties into three residential lots, one lot with the existing house at 67 Summer Street, one lot with the existing house at 69 Summer Street, and a new lot for construction of a single family house. All properties will have frontage on an approximately 260' long, permanent private road to be known as Boundary Lane.

The applicant will present the proposed Boundary Lane Preliminary Subdivision Plan to the Medway Planning and Economic Development Board on Tuesday evening, May 11, 2021 at 7:30 p.m. The meeting will be held on the ZOOM online platform. The public is invited to attend. Meeting access instructions will be included on the agenda for that meeting. Meeting agendas are posted at: <https://www.townofmedway.org/node/926/agenda/2021>

A copy of the application, the Boundary Lane Preliminary Subdivision Plan and other documents are on file with the Medway Town Clerk and at the Community and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected during regular Town Hall hours on Mondays from 7:30 a.m. to 5:30 p.m., Tuesday - Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. Face coverings are required at Town Hall. The documents have also been posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>

Written comments may be forwarded to the Board at the above address, faxed to us at the number below, or emailed to us at: planningboard@townofmedway.org. Board members will review all submitted correspondence. If you have any questions regarding this matter, please contact Medway Planning & Economic Development Coordinator Susan Affleck-Childs at 508-533-3291. Thank you.

OVER →

NOTE – The filing of a Preliminary Subdivision plan with the Planning and Economic Development Board provides a way for a developer to:

- acquaint the Board, Town staff, and abutters with the applicant's intentions for developing a site;
- discuss the proposed concept plan;
- obtain some feedback on the proposal; and
- identify issues that need to be addressed and clarify additional information that may be needed before submitting a Definitive Subdivision Plan in the future.

A Preliminary Subdivision Plan does NOT serve to formally subdivide land and create new legal lots. That can only be accomplished by the Board's approval of a Definitive Subdivision Plan which is the developer's expected next step after their Preliminary Plan discussion with the Board. A Definitive Subdivision Plan will include considerably more detailed information than a Preliminary Plan; it is fully engineered plan showing all infrastructure and utilities. The Board is required to conduct a formal public hearing on a proposed Definitive Subdivision Plan. Abutters owning property within 300' of the site would be notified of the public hearing. A proposed Definitive Subdivision Plan is reviewed by the Town's consulting engineer and Town staff for compliance with the Board's *Subdivision Rules and Regulations*.

**Application for Approval of a Preliminary Subdivision Plan
Planning & Economic Development Board - Town of Medway, MA**

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Subdivision Rules and Regulations. Please complete this entire Application. Submit three signed originals of this Application, one copy of the Preliminary Subdivision Plan and one copy of the Development Impact Report to the Town Clerk who will date stamp all three Applications.

Submit two signed originals of this Application date stamped by the Town Clerk and one copy of the Preliminary Subdivision Plan to the Board of Health, which will date stamp the two Applications.

Provide one signed original of this Application date stamped by the Town Clerk and Board of Health, eight (8) copies of the Preliminary Subdivision Plan, all other required documents, and the appropriate Preliminary Plan Filing Fee and the advance of the Preliminary Plan Review Fee to the Planning & Economic Development office.

The Board's Consultants will review the Application and Preliminary Subdivision Plan. You or your duly authorized Agent/Official Representative are expected to attend the Planning Board meeting at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

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

_____, 20 21

TO: The Planning & Economic Development Board of the Town of Medway, MA

The undersigned, being the Applicant as defined under Chapter 41, Section 81- L for approval of a Preliminary Subdivision Plan, herewith submits this Preliminary Subdivision Plan of property located in the Town of Medway and makes application to the Medway Planning & Economic Development Board for review of such Preliminary Subdivision Plan.

PRELIMINARY SUBDIVISION PLAN INFORMATION

Title: Boundary Lane

Prepared by: Vito Colonna, PE

Of: Connorstone Engineering, Inc.

Plan Date: March 24, 2021

PROPERTY INFORMATION

Location Address: 67 & 69 Summer Street

The land shown on the plan is shown on Medway Assessor's Map # 37 Parcel # 33 & 36

Total Acreage of Land to be Divided: 11.3 acres

General Description of Property: Two existing lots, each containing a single family home.

APPLICANT INFORMATIONApplicant's Name: Zachary T. Lindsey et. uxApplicant's Address: 69 Summer StreetMedway, MA 02053Name of Primary Contact: Zachary LindseyTelephone: 774-217-0284

FAX: _____

Email address: Zlindsey.04@gmail.com

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

PROPERTY OWNER INFORMATION (if not applicant)Property Owner Name: Same as applicant

Address: _____

Primary Contact: _____

Telephone: _____

FAX: _____

Email address: _____

CONSULTANT INFORMATION**ENGINEER:** Connorstone Engineering, Inc.Address: 10 Southwest Cutoff, Northborough, MA 01532Primary Contact: Vito ColonnaTelephone: 508-393-9727Fax: 508-393-5242Email address: vc@csei.net**SURVEYOR:** Same as Engineer

Address: _____

Primary Contact: _____

Telephone: _____

Fax: _____

Email Address: _____

OFFICIAL REPRESENTATIVE INFORMATIONName: Zachary T. Lindsey et. ux (SAME AS APPLICANT)Address: 69 Summer StreetMedway, MA 02053Primary Contact: Zachary LindseyTelephone: 774-217-0284

Fax: _____

Email address: Zlindsey.04@gmail.com**SIGNATURES**

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. (If applicable, I hereby authorize Zachary T. Lindsey to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this Preliminary Subdivision Plan application.) In submitting this application, I authorize the Board, Town staff and agents, and members of the Open Space Committee and Design Review Committee to access the site during the plan review process.


Signature of Property Owner4-5-21
Date
Signature of Applicant (if other than Property Owner)4-6-21
Date
Signature of Agent/Official Representative4-6-21
Date**PRELIMINARY SUBDIVISION PLAN FEES**

Preliminary Subdivision Plan Filing Fee - \$750

Advance on Plan Review Fee - \$750

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

Fees approved 9-9-09

Date Form B and Preliminary Subdivision Plan Received by Planning & Economic Development office: 4-22-21

Preliminary Subdivision Plan Filing Fee Paid:

Amount: \$750Check # 55954

Advance on Plan Review Fee Paid:

Amount: \$750Check # 59955

Date Form B & Preliminary Subdivision Plan Received by Board of Health

Date Form B & Preliminary Subdivision Plan Received by Town Clerk

PRELIMINARY SUBDIVISION PLAN SUBMITTAL DOCUMENTS CHECKLIST

Town Clerk

- ☒ One (1) signed original Preliminary Plan Application – Form B
- ☒ One (1) copy of Preliminary Subdivision Plan
- ☒ One (1) copy of the Development Impact Report – Form F

Board of Health

- ☒ One (1) signed original Preliminary Plan Application – Form B
- ☒ One (1) copy of Preliminary Subdivision Plan

Planning & Economic Development Board

- ☒ One (1) signed original Preliminary Plan Application date stamped by Town Clerk & Board of Health
- ☒ Eight (8) full size Copies of Preliminary Subdivision Plan prepared in accordance with Section 4.7 of the *Subdivision Rules and Regulations*
- ☒ Electronic Version of the Preliminary Subdivision Plan – pdf or disk.
- ☒ Certified Abutters List – Form E
- ☒ One (1) copy of the Development Impact Report – Form F
- ☒ Preliminary list of expected Waiver Requests
- ☒ Preliminary Subdivision Plan Filing Fee (\$750) – Payable to Town of Medway
- ☒ Advance of Plan Review Fee (\$750) – Payable to Town of Medway

Revised – July 8, 2011

LAND SUBDIVISION - FORM F

Development Impact Report (DIR) PLANNING BOARD – Town of Medway, MA

OVERVIEW

The DIR is intended to serve as a guide to the applicant in formulating their development proposal, as well as a guide to the Planning Board in evaluating the proposed Subdivision Plan in the context of existing conditions and the Town's planning efforts. The DIR should be prepared as early in the design process as possible, even if certain aspects are unknown at that time.

The DIR seeks to raise the broad range of issues generally association with a subdivision development plan in a form and in language that is understandable to the layperson. The DIR shall identify and assess development impacts that could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information that will help the Town plan ahead to provide adequate services in the future.

The DIR shall be filed with an application for approval of a Preliminary and a Definitive Subdivision Plan. It shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment of the surrounding area. In preparing the DIR, a systematic interdisciplinary approach shall be utilized to include professionals in the natural and social sciences and environmental design arts.

April 1, 2021

Date

1. Name of Proposed Subdivision: Boundary Lane
2. Location: 67 & 69 Summer Street
3. Name of Applicant (s): Zachary T. Lindsey et. ux
4. Brief Description of the Proposed Project: _____

3 Lot residential subdivision

Includes one (1) new house lot and two (2) existing house lots

5. Name of Individual Preparing this DIR Vito Colonna / Connorstone Engineering

Address: 10 Southwest Cutoff, Northborough, MA Phone: 508-393-9727

Professional Credentials: Professional Engineer MA #47635

10. Are there any bedrock outcroppings on the site? ☐ Yes ☒ No

If yes, specify: _____

11. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of Site</i>
0 – 10%	93%
10 – 15%	6%
Greater than 15%	1%

12. In which of the Groundwater Protection Districts is the site located?

Zone(s) N/A

Proximity to a public well: 11,000 +/- feet

13. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (*Consult the Massachusetts Heritage Program and the Medway Conservation Commission for information.*) ☐ Yes ☒ No

If yes, specify: _____

14. Are there any unusual site features such as trees larger than 30 inches, bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations or granite bridges?

☐ Yes ☒ No

If yes, specify: _____

15. Are there any established foot paths running through the site or railroad right of ways? ☐ Yes ☒ No

If yes, please specify: _____

16. Is the site presently used by the community as an open space or recreation area? ☐ Yes ☒ No

If yes, please specify: _____

17. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ Yes ☒ No

If yes, please specify: _____

25. Existing street(s) providing access to the proposed subdivision:

Please specify: Summer Street

26. Existing intersection(s) within 1000 feet of any access to the proposed development. Please specify intersection names: Highland Street

27. Location of existing sidewalks within 1000 feet of the proposed site: _____

Sidewalks on Summer Street

28. Location of proposed sidewalks and their connection to existing sidewalks:

None

29. Are there parcels of undeveloped land adjacent to the proposed site:

 Yes X No

Will access to these undeveloped parcels be provided from the proposed subdivision?

 Yes No

If yes, please describe: _____

If no, please explain why: _____

UTILITIES AND MUNICIPAL SERVICES

30. What is the total number of dwelling units proposed? 3

31. What is the total number of bedrooms in the proposed subdivision? 12

32. Stormwater Management

A. Describe the nature, location and surface water body receiving current surface water of the site: _____

(1.) On-site wetland and unnamed stream along rear of site, which flows to the south ultimately tributary to Hopping Brook. (2) Culvert in the front (north east) corner of the site, which flows north to wetland on the east side of Summer Street. These wetlands are ultimately tributary to Chicken Brook.

MEASURES TO MITIGATE IMPACTS

35. *Maximum stormwater infiltration and groundwater recharge.*

Proposed private road has been directed to a stormwater management basin system sized and designed in accordance with DEP Stormwater Standards. The system will maximize infiltration to match the existing recharge conditions.

36. *Prevent surface and groundwater water contamination.*

Stormwater drainage from the roadway will be collected in Low Impact Developemtn (LID) techniques including vegetated swales for pretreatment and directed to a Stormwater Basin for recharge and treatment. The system will be designed to remove a minimum 80% of the TSS, and will be designed in full compliance with the Massachusetts Stormwater Handbook and Stormwater Standards to ensure protection to water quality.

37. *Reduce detrimental impacts to water quality.*

As noted above, the stormwater system will be designed to remove a minimum 80% of the TSS, and will be designed in full compliance with the Massachusetts Stormwater Handbook and Stormwater Standards to ensure protection to water quality.

38. *Maintain Slope Stability and Prevent Erosion*

Proposed vegetated slopes will be limited to 2 horizontal to 1 vertical, which will be dressed with minimum 6 inches of loam and seeded. Any slope greater than 3 horizontal to 1 vertical will be seeded with hydroseed methods including a tackifier. The existing topography is relatively flat with little need to create large cut or fill slopes requiring special slope protection. Construction period erosion control would be implements and provided in the final definitive subdivision plans.

39. *Conserve Energy*

The proposed development and new home would be new construction meeting the current building codes for energy conservation.

40. *Preserve wetlands*

No wetlands or undisturbed areas within 25 feet of any wetland will be altered as part of the project, and sedimentation and erosion controls will be implemented during construction to mitigate potential temporary impacts.

41. *Preserve wildlife habitats, outstanding ecological or biological features*

The wetland areas onsite and the 25 foot buffer zone will not be altered by the proposed work, which will provide habitat for wildlife in the area. There are no mapped areas of estimated or priority habitats within the project limits.

42. *Protect scenic views*

The proposed project would not block or obstruct any existing scenic views or vistas. The existing frontage along Summer Street is currently developed with a single family home.

43. *Retain natural landscape features*

Existing vegetation will be preserved to the extent feasible, and all vegetation within 25 feet of the wetland will also be preserved.

44. *Design street layouts to facilitate southern orientation of houses.*

The proposed street layout options are limited due to the existing homes, and the street generally runs over the existing common driveway in an east west direction. The proposed home would have sun exposure.

45. *Use curvilinear street patterns*

The proposed street layout options are limited due to the currently existing homes, and the street generally runs over the existing common driveway to limit further land disturbance.

46. *Promote pedestrian and bicycle access and safety*

The size and scope of the subdivision with the addition of one house would not increase the pedestrian and bicycle safety. The existing sidewalk along Summer Street would be maintained and proper access provided across the entrance.

47. *Reduce the number of mature trees to be removed*

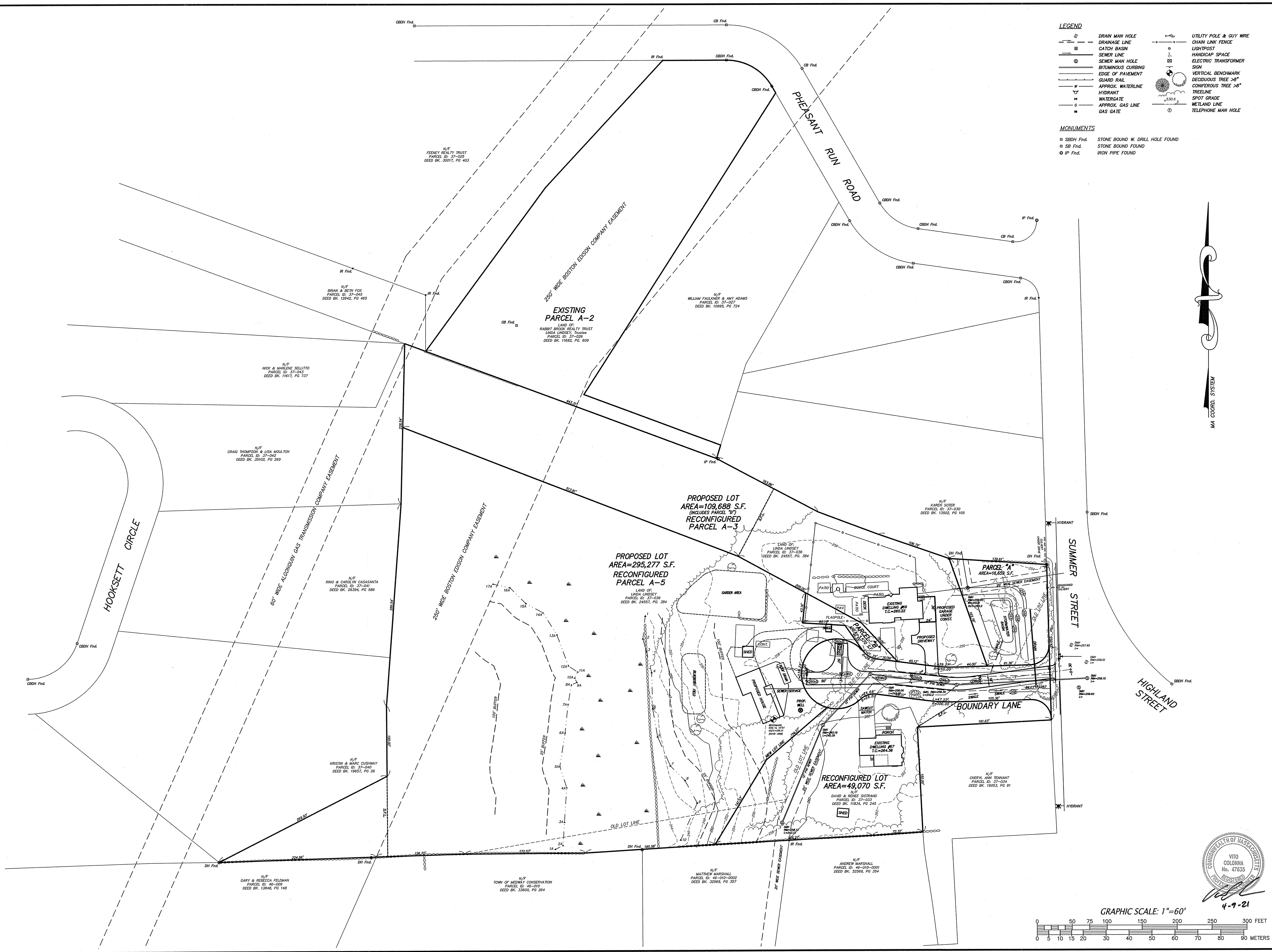
Mature trees would be preserved to the maximum extent feasible. Tree preservation would be reviewed in greater detail during the definitive design phase.

PRELIMINARY LIST OF EXPECTED WAIVERS

- Section 4.6.6** Waiver from the requirement of showing all trees on-site with a diameter of 1-foot or greater.
- Section 7.6.2.b** Waiver to not require installation of an extension of Municipal water within the proposed roadway. Proposed Lot 2 containing the new house would be serviced by an on-site private well.
- Section 7.7.2.p** Waiver to allow less than a 30 foot setback from drainage basins to the proposed private road and Lot 1. The 30 foot buffer would be maintained to both Summer Street and the northerly abutter.
- Section 7.7.4.d** Waiver from the requirement to install an independent drainage system to collect foundation perimeter drains. The only new house would be on Lot 2. This lot would discharge any foundation drainage the rear of the property away from the roadway.
- Section 7.9.2.d** Waiver to allow a reduced pavement radius at the intersection with Summer Street.
- Section 7.9.5.a** Waiver to allow a minimum center line grade of one percent (1%) to reduce the required earthwork and more closely match the existing conditions.
- Section 7.10.1 & 2** Waiver from the requirement curbs and berms. The project has been proposed with low impact development (LID) grassed swales in place of traditional curbs and gutters.
- Section 7.21** Waiver from installation of additional street lighting. The existing utility pole on Summer Street located 50 feet north of the proposed roadway includes a street light.

PRELIMINARY LIST OF EXPECTED WAIVERS

- Section 4.6.6** Waiver from the requirement of showing all trees on-site with a diameter of 1-foot or greater.
- Section 7.6.2.b** Waiver to not require installation of an extension of Municipal water within the proposed roadway. Proposed Lot 2 containing the new house would be serviced by an on-site private well.
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- Section 7.21** Waiver from installation of additional street lighting. The existing utility pole on Summer Street located 50 feet north of the proposed roadway includes a street light.



ZONED: RESIDENCE AR-1
AREA = 44,000 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 35 feet
SIDE = 15 feet
REAR = 15 feet

OWNERS:

LINDA LINDSEY
69 SUMMER STREET
MEDWAY, MA

DAVID & RENEE SISTRAND
67R SUMMER STREET
MEDWAY, MA

**CONNORSTONE
ENGINEERING INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

**PRELIMINARY SUBDIVISION PLAN
OF
BOUNDARY LANE
IN
MEDWAY, MASS.**

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 9, 2021	
SCALE: 1"=60'	SHEET 1 OF 2.

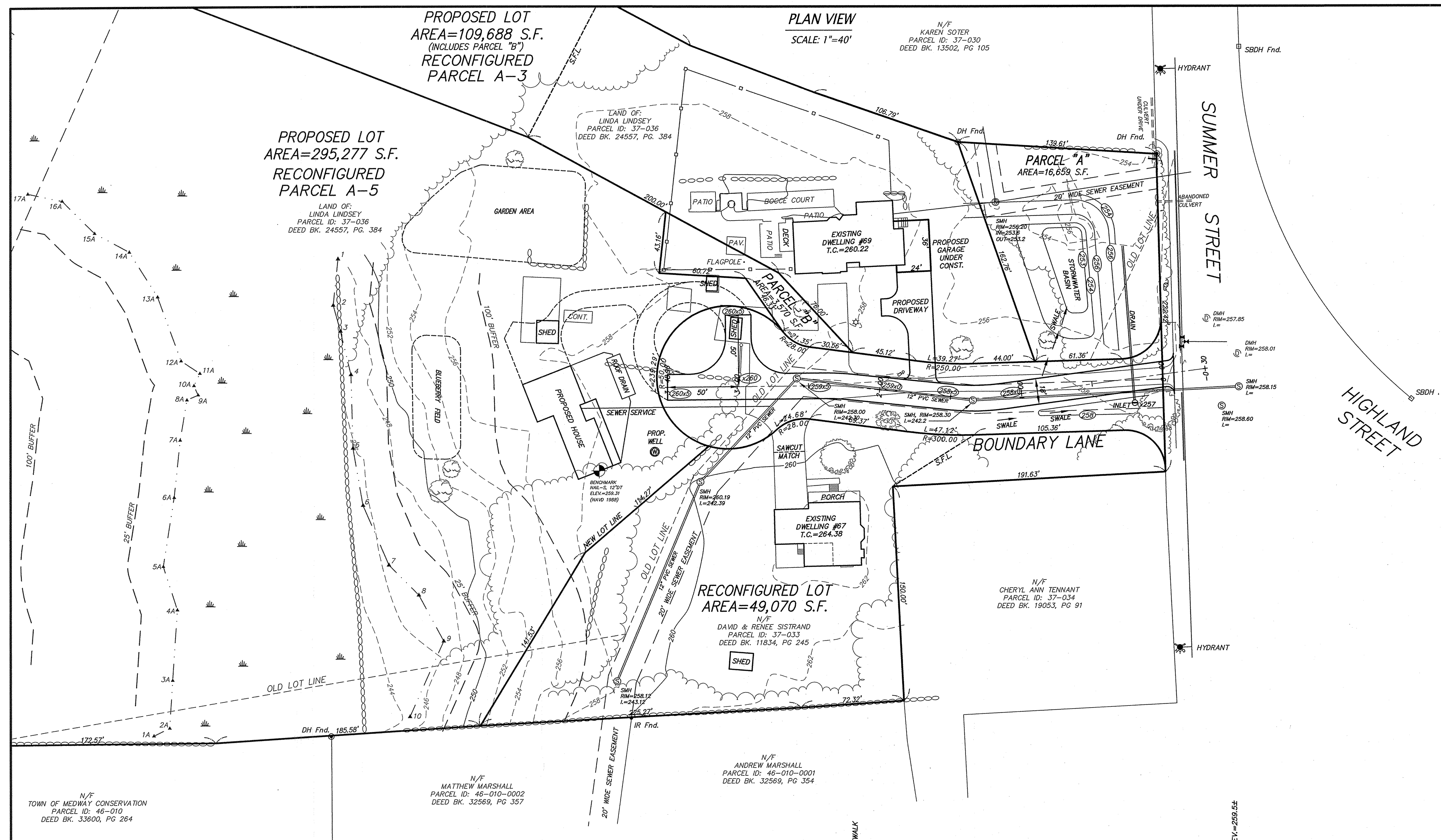
MA COORD. SYSTEM

4-9-21

GRAPHIC SCALE: 1"=60'

0 50 75 100 150 200 250 300 FEET
0 5 10 15 20 30 40 50 60 70 80 90 METERS

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
No. 47633
REGISTERED
PROFESSIONAL LAND SURVEYOR



- LEGEND**
- DRAIN MAN HOLE
 - DRAINAGE LINE
 - CATCH BASIN
 - SEWER LINE
 - SEWER MAN HOLE
 - BITUMINOUS CURBING
 - EDGE OF PAVEMENT
 - GUARD RAIL
 - APPROX. WATERLINE
 - HYDRANT
 - WATERGATE
 - APPROX. GAS LINE
 - GAS GATE
 - UTILITY POLE & GUY WIRE
 - CHAIN LINK FENCE
 - LIGHTPOST
 - HANDICAP SPACE
 - ELECTRIC TRANSFORMER SIGN
 - VERTICAL BENCHMARK
 - DECIDUOUS TREE >8"
 - CONIFEROUS TREE >8"
 - TREELINE
 - SPOT GRADE
 - WETLAND LINE
 - TELEPHONE MAN HOLE

- MONUMENTS**
- SBDH Fnd. STONE BOUND W. DRILL HOLE FOUND
 - SB Fnd. STONE BOUND FOUND
 - IP Fnd. IRON PIPE FOUND

ZONED: RESIDENCE AR-1
AREA = 44,000 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 35 feet
SIDE = 15 feet
REAR = 15 feet

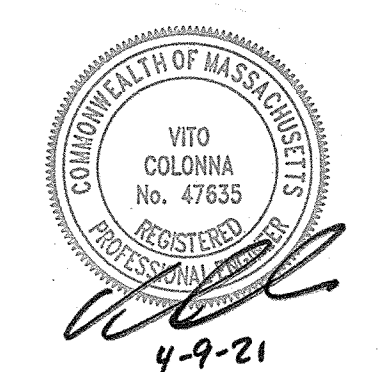
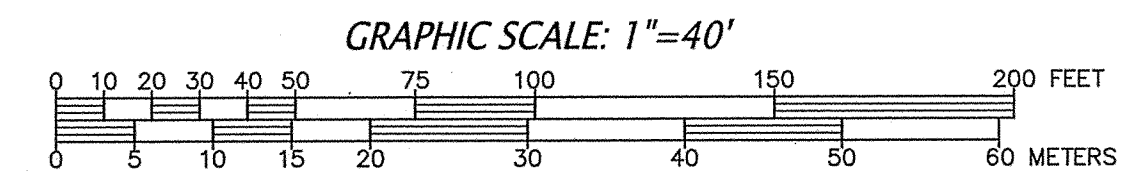
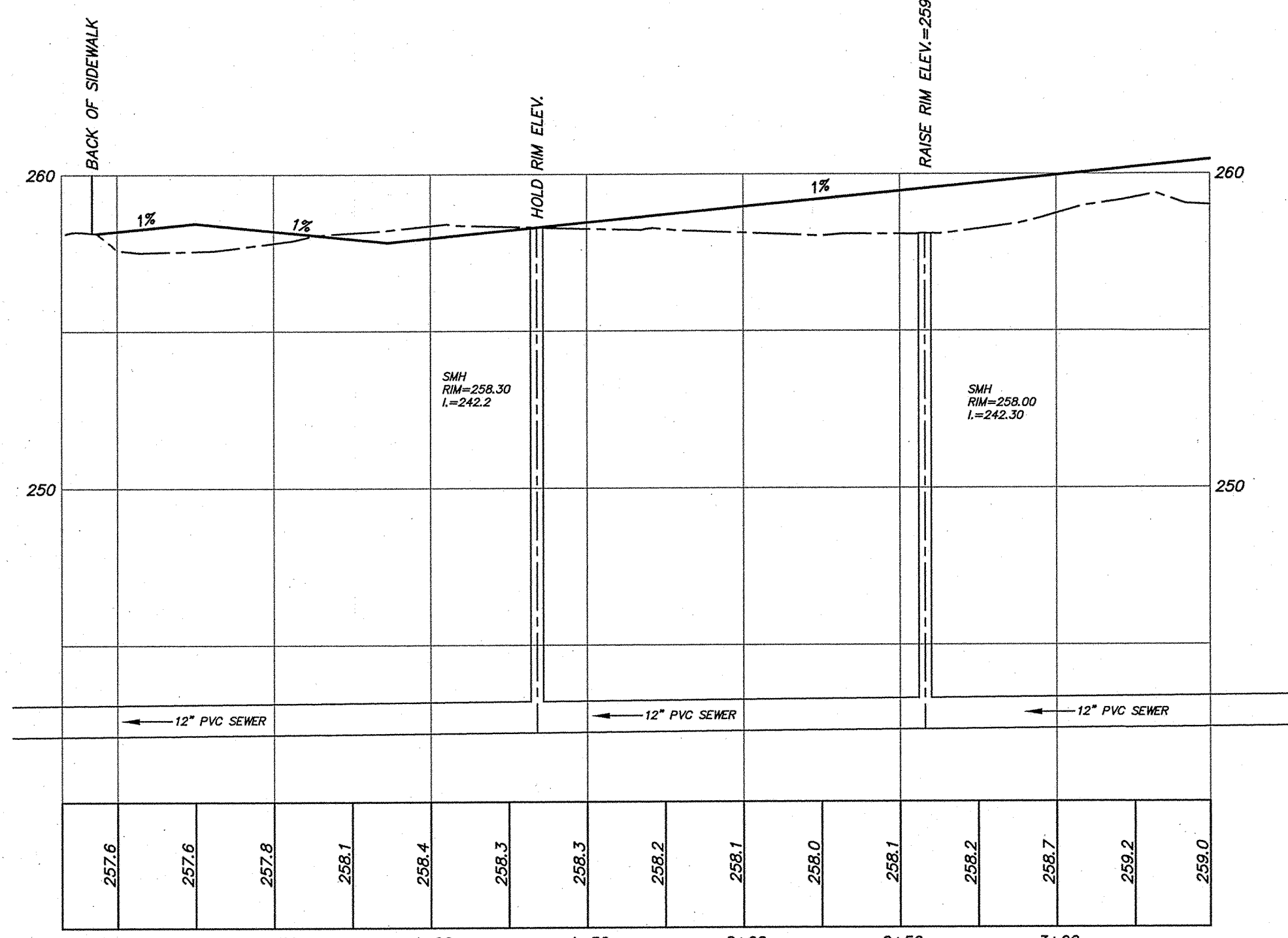
OWNERS:

LINDA LINDSEY
69 SUMMER STREET
MEDWAY, MA

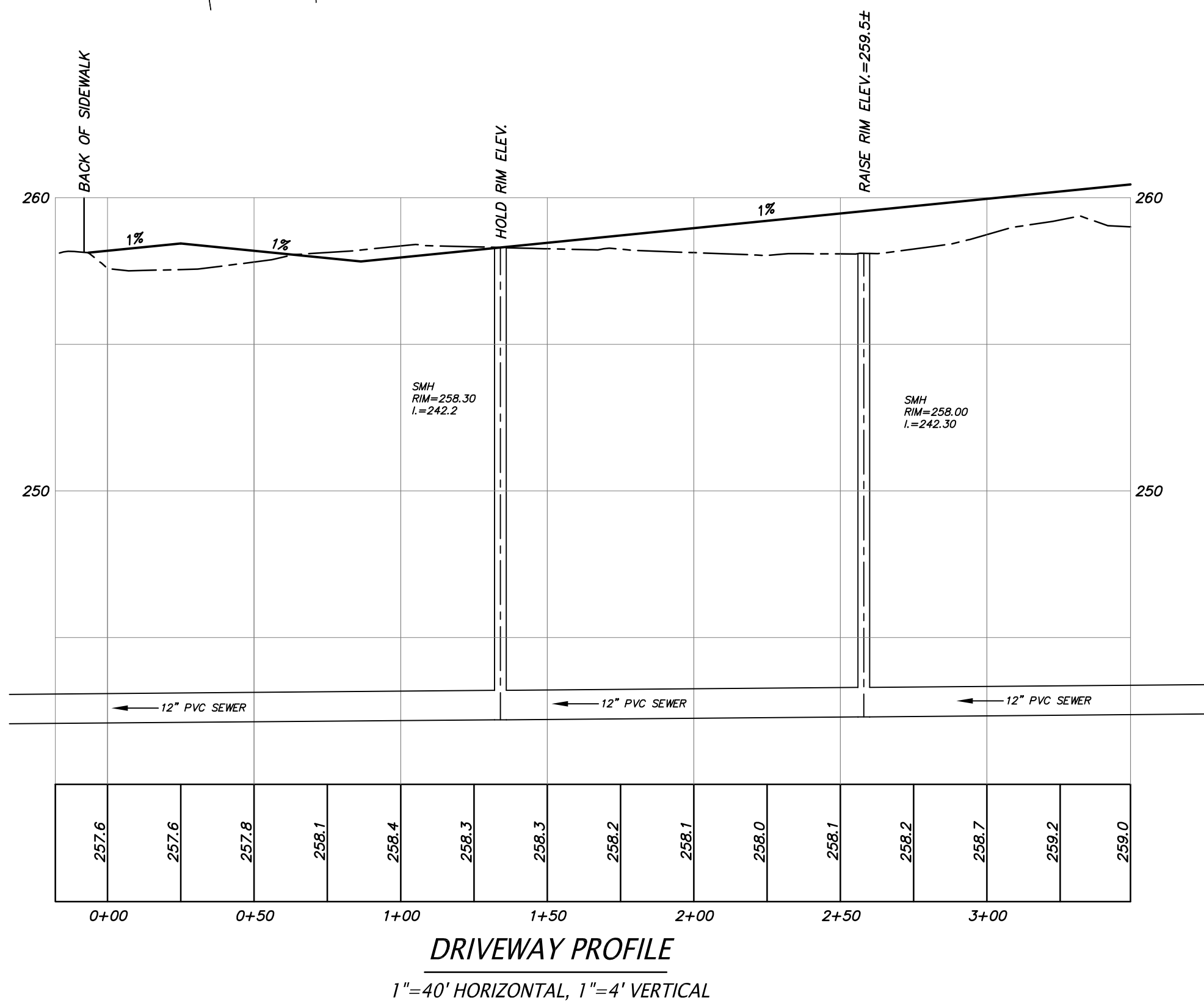
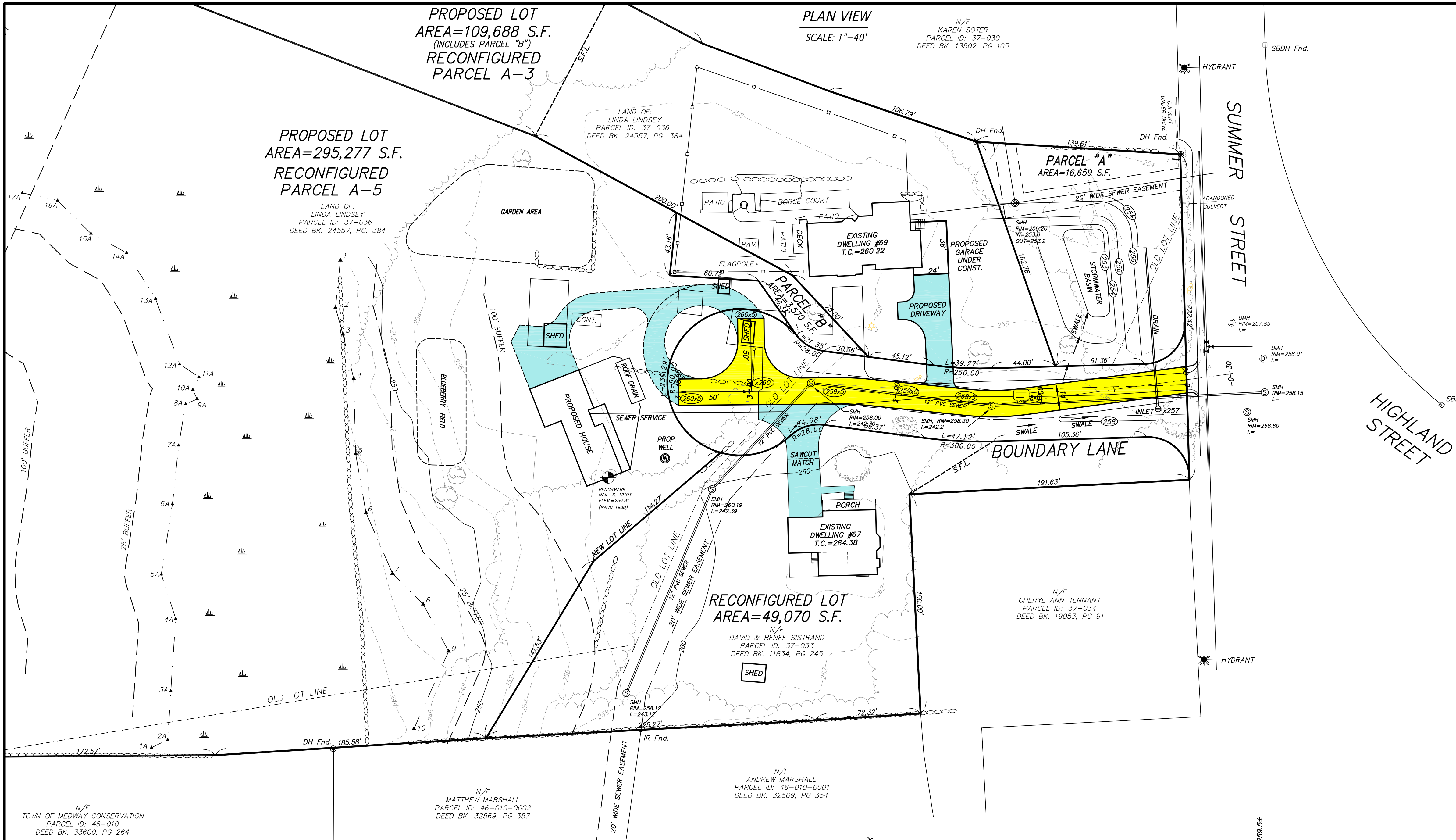
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PHONE: 508-393-9727 FAX: 508-393-5242

PRELIMINARY SUBDIVISION PLAN OF BOUNDARY LANE IN MEDWAY, MASS.



REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 9, 2021	
SCALE: 1"=60'	SHEET 2 OF 2.



OWNERS:	
LINDA LINDSEY 69 SUMMER STREET MEDWAY, MA	
DAVID & RENEE SISTRAND 67R SUMMER STREET MEDWAY, MA	
CONNORSTONE ENGINEERING INC. CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 508-393-9727 FAX: 508-393-5242	
PRELIMINARY SUBDIVISION PLAN OF BOUNDARY LANE IN MEDWAY, MASS.	
REVISED: DESCRIPTION:	
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 9, 2021	
SCALE: 1"=60'	SHEET 2 OF 2.

Susan Affleck-Childs

From: Bridget Graziano
Sent: Thursday, April 29, 2021 1:41 PM
To: David Damico; Susan Affleck-Childs
Subject: RE: Boundary Lane Preliminary Subdivision Plan - Please review

Susy and Dave,

I agree. I have a huge problem with this plan. There is a wetland where the stormwater basin is proposed and im not sure how close the road comes to the wetland (within 25')??? Anyway, I agree I have many, many questions. I will formalize this. I guess I am concerned that no one even looked at the site prior to its design. I was asked by BOH to review the new well and reviewed the wetland line along the western portion of the property. Even if the wetland is isolated it could never be a stormwater basin it will not meet the recharge requirements at all.

I will send comments but this plan is not feasible to me as designed, since the stormwater management standards cannot be met. I recommend that a wetland scientist review and delineated all wetlands, then start locating areas for stormwater and do test pits!!! But the first step is for the ENGINEER TO VISIT THE SITE.

Bridget

From: David Damico
Sent: Thursday, April 29, 2021 11:49 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bridget Graziano <bgraziano@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>; Peter Pelletier <ppelletier@townofmedway.org>; Jeff Lynch <ChiefLynch@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Jack Mee <jmee@townofmedway.org>; jwatson@medwaypolice.com; Beth Hallal <bhallal@townofmedway.org>; Joanne Russo <jrusso@townofmedway.org>
Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>; Morgan Harris <mharris@townofmedway.org>
Subject: RE: Boundary Lane Preliminary Subdivision Plan - Please review

Susy,

Maybe it's just me, but there are way too many lines on here to figure out what exists today and what will the complete developed site be in the end. A colored map would help or just current vs. proposed completed. Looks like many small structures would be demolished perhaps. It's just hard to say. I'm concerned about our sewer easement, I'm concerned about Parcel "A" and it's function, this whole area on either side of Summer Street is wet on both sides so this has implications for decisions on moving water west or east, I have no idea what Parcel "B" is, and on and on.

If I can't get a better map, then I'll just list a boat load of questions. However the applicant wants to proceed.

Thanks,

Dave
Medway DPW Director
Town of Medway
45B Holliston Street
Medway, MA 02053
508-533-3275
Check us out on-line at www.townofmedway.org

Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record.

The information in this e-mail, including attachments, may contain privileged and confidential information intended only for the person(s) identified above. If you are not the intended recipient, you are hereby notified that any dissemination, copying or disclosure of this communication is strictly prohibited. Please discard this e-mail and any attachments and notify the sender immediately.

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

Sent: Wednesday, April 28, 2021 11:15 AM

To: Bridget Graziano <bgraziano@townofmedway.org>; David Damico <ddamico@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>; Peter Pelletier <ppelletier@townofmedway.org>; Jeff Lynch <ChiefLynch@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Jack Mee <jmee@townofmedway.org>; jwatson@medwaypolice.com; Beth Hallal <bhallal@townofmedway.org>; Joanne Russo <jrusso@townofmedway.org>

Cc: Barbara Saint Andre <bsaintandre@townofmedway.org>; Morgan Harris <mharris@townofmedway.org>

Subject: Boundary Lane Preliminary Subdivision Plan - Please review

Good morning,

The PEDB has received a preliminary subdivision plan for a 3 lot subdivision at 67R and 69 Summer Street. The project entails dividing two properties into three, thus creating one new house lot plus the needed roadway for frontage and drainage. The applicant is Zachary Lindsey.

The Board will discuss this at its May 11th meeting.

We welcome your review and comments on this proposal. Use this link to access project information at the Board's web page. <https://www.townofmedway.org/planning-economic-development-board/pages/boundary-lane-subdivision-%C2%A0>. Please forward comments to me by May 6th.

Thanks for your help.

Susy

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

Susan Affleck-Childs

From: Mike D. <mike.droeske@gmail.com>
Sent: Wednesday, May 5, 2021 2:59 PM
To: Planning Board
Subject: Abutter Notice: Preliminary Subdivision Plan - 67 and 69 Summer Street

I've read the applicant's proposal to create another lot. Presumably their plan is to build another home on this lot. I'm assuming their application is in pursuit of economic gain or some personal need. I'm typically not one to get in the way of what folks want to do, I am very concerned about the continued un-checked building in this area. About 10 years ago I attended a Planning Board meeting where I expressed my concern about the continued lack of ability for rain water to naturally soak into the ground. At that time I expressed my concern that the water table in this area is extremely high and the board agreed that it was higher in this area than anywhere else in town. At that meeting an abutter wanted to build a pool. The Board told us it would be an above-ground pool and as such would not raise the water table at all. It seemed doubtful that would be the case since rain water can always cause a pool to overflow but I didn't object any further. But since then the town has allowed more and more building in this area - including a recent approval to allow additional houses to be built near the corner of Summer and Highland streets.

Over the years all of this building has caused the water in the wetlands area along Summer street across from Pheasant Run Road as well as the water in the ditch along the west side of Summer Street to continue to rise. As a result, the water from that area is now flowing into the ditch that runs along Summer street near my home. This is happening despite all of the droughts we have had these past 10 or 12 years. The culvert under Summer Street between Highland and Pheasant Run and the area it's connected to on the west side of the street is now constantly full of water no matter how little rain we get. We have gone several weeks in a row with no rain and yet there is still water on my property near the culvert. Contrast that to years earlier when it would dry out after we would have a rain event. The perimeter drain around the foundation of our house runs out into the ditch along Summer street - right near the culvert. Until recent years our outlet pipe had never been under water but now it is in a constant state of being under water meaning, the water flowing all over the area into the wetlands and into the ditch is backing up into my perimeter drain. Now during every rain storm we get I have water literally sitting on top of the lawn on my property and it takes several days to soak in and there are a few areas where my lawn is wet for a week or so if we receive an extended hard rain. Building yet another structure (essentially in our backyard) will make this condition even worse. Not only will a new home reduce the amount of saturation area for rain water, undoubtedly a long hard-surface driveway (paved or compressed stone/gravel.) will also be built leading up to the home. This will reduce the ability even more for the ground to soak in rain water.

If the town can assure me that the additional run-off from the new lot can somehow be captured and directed into the town's sewer system then I wouldn't object to the application for the new lot.



May 11, 2021

**Medway Planning & Economic Development Board
Meeting**

**Medway Place Shopping Plaza
Public Hearing Continuation**

- Public Hearing Continuation Notice
- Letter dated 4-23-21 from attorney Gareth Orsmond with submittal of revised site plan
- Revised site plan dated 4-22-21 by Howard Stein Hudson
- Letter dated 4-23-21 from Grady Consulting re: drainage plan
- Drainage Improvement Plan dated 3-2-21 by Grady Consulting. NOTE – This is the drainage plan that has been approved by Medway DPW as part of the applicant's MS4 permit.
- Administrative site plan application materials for fencing along the west side of the property. Project was referred to the PEDB from the Administrative Site Plan Review Team
- PGC Associates review letter dated 5-4-21
- Tetra Tech review letter dated 5-6-21
- Susy Affleck-Childs review comments dated 5-7-21

Board Members

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



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

**PLANNING AND ECONOMIC
DEVELOPMENT BOARD**

MEMORANDUM

April 14, 2021

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: **Public Hearing Continuation for Medway Place Shopping Plaza Site Plan**
98, 108 and 114 Main Street
Continuation Date – Tuesday, May 11, 2021 at 8:00 p.m.



At its April 13, 2021 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Medway Realty LLC of Boston, MA for approval of a site plan for proposed site improvements at the Medway Place shopping plaza to Tuesday, May 11, 2021 at 8:00 p.m.

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

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

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

Gareth I. Orsmond

100 Summer Street, 22nd Floor
Boston, MA 02110

617.488.8181 voice
617.824.2020 fax
gorsmond@pierceatwood.com
www.pierceatwood.com

Admitted in: MA, NH

April 23, 2021

By Electronic Mail

Town of Medway Planning and Economic Development Board
c/o Susan Affleck-Childs, Planning and Economic Development Coordinator
Town Hall
155 Village Street
Medway, MA 02053

Re: Medway Place, 98, 108, 114 Main Street, Medway, Massachusetts
Application for Major Site Plan Review dated October 28, 2019 (“Application”)

Dear Chairman Rodenhiser and Board Members:

Enclosed for your consideration, please find the following:

- (1) A plan entitled “Medway Place / 98, 108-114 Main Street (Route 109) / Medway, MA 02053 / Norfolk County,” Sheet C1.00 entitled “Site Plan & Landscape Plan,” and Sheet C2.00 entitled “Temporary Seating Plan”, both dated April 22, 2021 (the “Revised Site Plan,” or “Plan”);
- (2) A letter dated April 22, 2021, from Daren Grady, P.E., Grady Consulting, L.L.C., to Medway Realty LLC, regarding 98, 108, 114 Main Street, Medway / Site Plan and Landscape Plan, Medway Place (the “Grady Letter”); and
- (3) A copy of the application for administrative site plan review for the proposed fencing along a portion of the western property boundary of Medway Place, which was forwarded to the Planning and Economic Development Board (the “Board”) for consideration as part of the changes proposed through the Revised Site Plan.

The Revised Site Plan incorporates many comments made by the Board and members of the public since Medway Realty first filed the Application.

Summary of Changes

The Revised Site Plan – as well as the work approved by the Board of Health and the Department of Public Works (“DPW”) – includes the following changes, among others, to the existing conditions:

- The Plan proposes three electric vehicle charging stations in the southwest corner of the parking lot. Each station has three separate chargers so that nine vehicles can be charging at one time.
- The Plan proposes landscaping along much of the frontage and for the end islands of all parking rows except for the three closest to Ocean State Job Lot. To ensure adequate emergency vehicle turning radii, these three end islands will not be landscaped.
- The Plan proposes 22 Honey Locust trees throughout the parking lot. The exception is the parking area nearest Ocean State Job Lot, which is constrained by contractual obligations.
- Since Medway Realty cannot use town water to irrigate the new landscaping, it installed an irrigation well in a location approved by the Board of Health near the main entrance. The well and related equipment will be housed in a shed, as shown on the Plan.
- Per the request of the Fire Chief, the main entrance on the east will be widened to 20 feet, instead of the 16-foot width put in place by MassDOT. In addition, to provide for secondary emergency access, the western entrance and exit to Medway Place will be widened to 20 feet each.
- The Plan proposes to increase aisle widths to 20 feet and to straighten the individual parking spaces (instead of the existing slanted parking spaces). To prevent customers from driving through parking spaces, the Plan proposes raised landscaped strips between the parking rows throughout the eastern portion of the parking lot.
- Subject to all other necessary approvals, the Plan identifies two areas for flex space. The first is on the western side of the parking lot, near Ocean State Job Lot. This area consists of parking that can be converted for use as outdoor restaurant seating. The second is in the southeastern section of the parking lot and shows an area that can be converted for use by food trucks and for temporary seating, in the event that the town adopts the proposed zoning bylaw amendment allowing for food trucks by special permit.
- Also subject to all other necessary approvals, the Plan shows a proposed 1,600-square foot fenced-in outdoor display area for Medway Place’s newest tenant, Rocky’s Ace Hardware Store. This area is located on the east side of the eastern-most existing building.

- Gutter inlets in the landscaped islands allow stormwater run-off to flow in the existing pattern while the landscaping itself will reduce the peak run-off rate.

While the Revised Site Plan proposes more improvements than proposed in the site plan originally submitted, Medway Realty does not believe that it warrants a change in the waivers requested in the Application. That said, if the Board wants Medway Realty to revisit this list prior to final approval, it will do so.

Stormwater

When Medway Realty filed the Application, it already had determined (through test pits) that stormwater cannot be contained on-site due to extremely poor soil conditions. At the time, the town did not have a process in place for a municipal separate storm sewer system (MS4) connection and discharge permit, and site plan review was the only apparent means of having the proposed connection approved. The town has since developed its MS4 connection and discharge permit requirements in tandem with its review of a permit application submitted by Medway Realty. The DPW issued an approval for Medway Place on March 17, 2021.

Per the Grady Letter, the professional engineer responsible for designing the stormwater discharge system approved by the DPW has reviewed the Revised Site Plan and determined that the proposed improvements will benefit the approved stormwater management system by reducing impervious area and decreasing the peak run-off rate. The Revised Site Plan requires only minor adjustments in the locations of drainage structures to allow for some of the granite curbing shown on the plans, but these adjustments are more desirable than eliminating the granite curbing where necessary and have no impact on the overall intent of the approved stormwater management system.

Fencing

Due to a misunderstanding, a portion of the proposed fencing has been built. As I said at the last hearing, Medway Realty read the DPW's fencing regulations literally – they state that no permit is required for fencing – and did not know that the fence, too, required site plan review. Moreover, because fences do not require a building permit, there was no mechanism in place for catching this mistake prior to construction. When the building commissioner brought the site plan review requirement to Medway Realty's attention, construction stopped, and Medway Realty filed the attached application for administrative site plan review. The site plan review committee voted to refer this application to the Board to take up as part of the Application. While the same type of fencing is proposed, Medway Realty has shortened the length in response to site view concerns, as shown on the Plan. Medway Realty urges the Board to consider the proposed fencing in light of the overall improvements proposed through the Revised Site Plan, rather than as it stands now in the context of existing conditions.

Conclusion

While Medway Realty has attempted to address the issues identified by the Board and others in an effort to improve Medway Place, it continues to reserve the rights and protections afforded lawfully pre-existing, nonconforming uses under M.G.L. c 40A, § 6, and the cases decided thereunder. That said, we feel that the proposed improvements will benefit the town and tenants alike.

As always, we thank you for your courtesy and attention.

We look forward to the May 11th hearing.

Very truly yours,



Gareth I. Orsmond

GIO/smg

Enclosures

Cc: Jack Mee, Building Commissioner (by email with enclosures)
Todd Wilson, Medway Realty LLC (by email with enclosures)
Michael Littman, P.E., Howard Stein Hudson (by email with enclosures)
Daren Grady, P.E., Grady Consulting, L.L.C. (by email with enclosures)

PLANTING AREAS – PLANT LIST				
SHRUB	GENUS/SPECIES	SIZE (HEIGHT)	PLANTING SPECIFICATIONS	QUANTITY
GRASS SOD				
HONEY LOCUST	GLEDITSIA TRIACANTHOS	30'	20'-35' SPREAD	22
GLABRA SHAMROCK	ILEX GLABRA	36"-48"	36" SPACING	54
DAY LILY	HEMEROCALLIS STELLA D'ORO	12"	12"-18" SPACING	
VIRGINIA ROSE	ROSA VIRGINIANA	6-8'	96" SPACING	15
CORONATION GOLD YARROW	ACHILLEA FILIPENDULINA	36"	24" SPACING	19

- NOTES:
- EXISTING CONDITIONS INFORMATION OBTAINED FROM A SURVEY PLAN CONDUCTED BY GRADY CONSULTING LLC ON JUNE 12, 2019.
 - PERMANENT EASEMENT TAKEN BY TOWN OF MEDWAY BY ORDER OF TAKING FILED WITH THE NORFOLK COUNTY LAND COURT ON 8/18/2015, DOC. #1,335,903, AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AT BOOK 33407, PAGE 214.
 - EXISTING SIDEWALK AND GRANITE CURB INSTALLED BY MASSDOT AS PART OF THE ROUTE 109 PROJECT; NOT PART OF THE SITE PLAN.
 - PLANTS SELECTED TO MATCH PLANTINGS INSTALLED BY MASSDOT AS PART OF THE ROUTE 109 PROJECT.
 - ALL PROPOSED CHANGES ARE SUBJECT TO LOCAL APPROVALS REQUIRED UNDER THE ZONING BYLAWS.

PARKING SPACES SUMMARY	
EXISTING	433
TOTAL PROPOSED	433
PROPOSED STANDARD	411
PROPOSED ACCESSIBLE	9
PROPOSED MOTORCYCLE	4
PROPOSED ELECTRIC VEHICLE CHARGING	9
NET CHANGE	0

LEGEND	
VGC	VERTICAL GRANITE CURB
R&R	REMOVE AND RESET
+	LIGHT
+	SIGN
♿	HANDICAP PARKING
10	NUMBER OF PARKING SPACES
---	TEMPORARY EASEMENT LINE
---	PERMANENT EASEMENT LINE
○	HONEY LOCUST
+	DAY LILY
+	GRASS SOD
○	VIRGINIA ROSE
○	GLABRA SHAMROCK
○	CORONATION GOLD YARROW

HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

PREPARED FOR:

MEDWAY PLACE
98, 108-114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

REVISIONS:			
NO	BY	DATE	DESCRIPTION
1	ML	2/11/20	LANDSCAPE PLAN
2	ML	4/22/21	LANDSCAPE PLAN

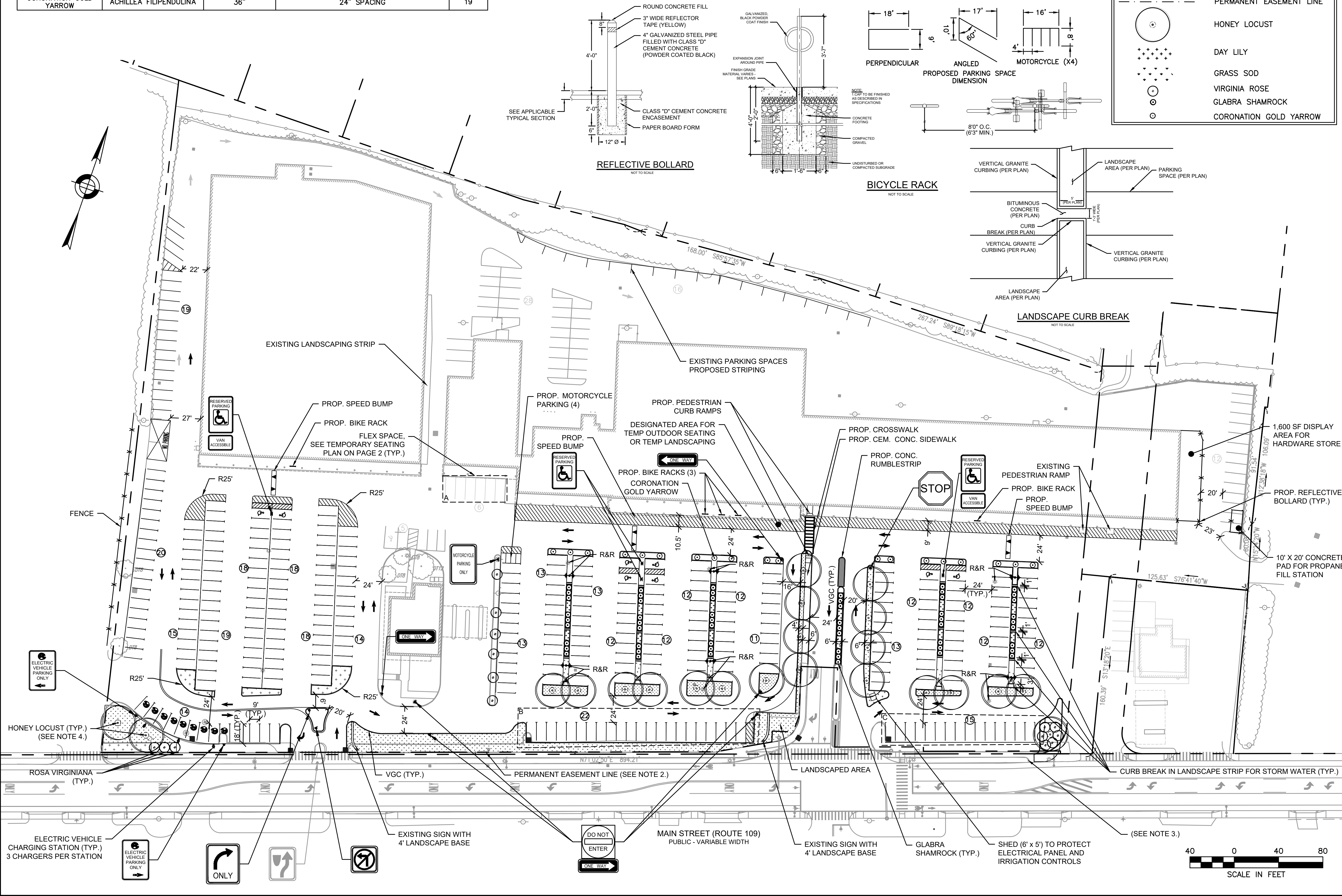
PERMIT SET
NOT FOR CONSTRUCTION

**SITE PLAN &
LANDSCAPE
PLAN**

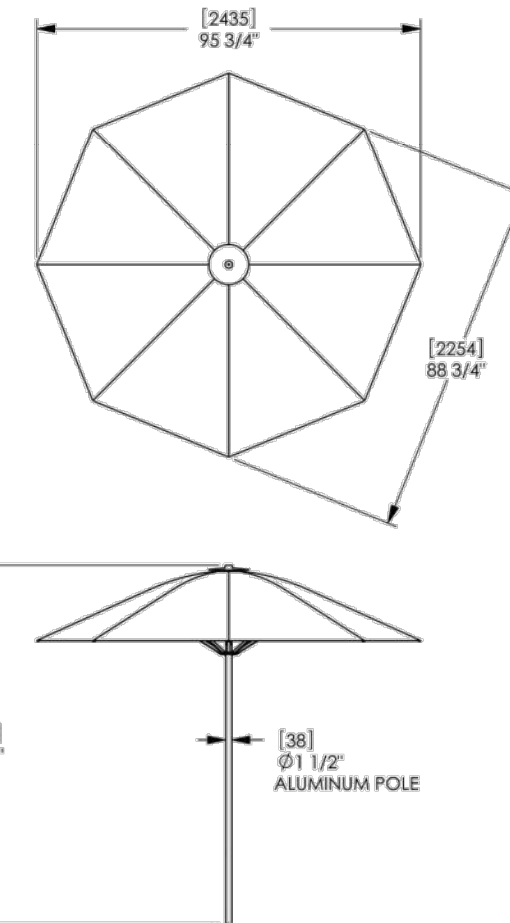
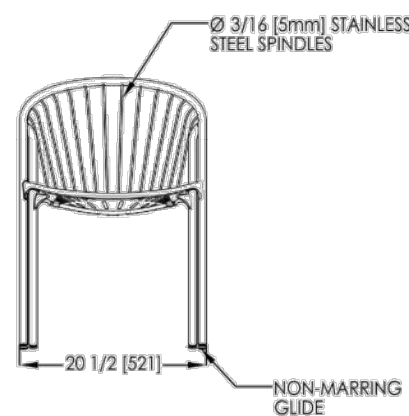
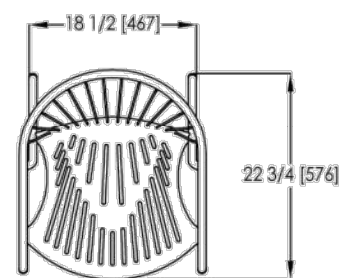
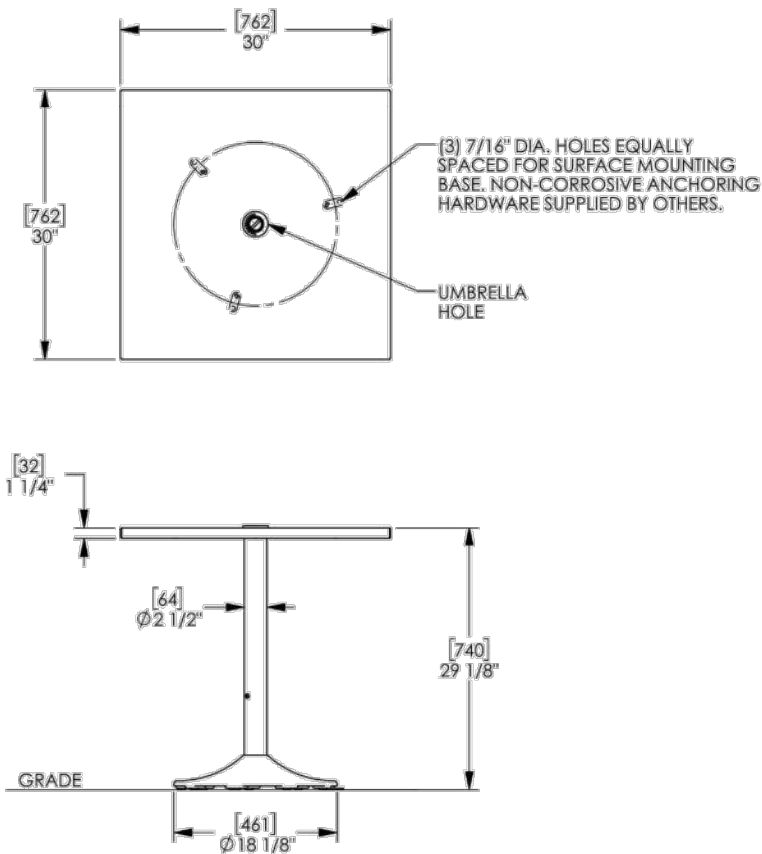
DATE:	4/22/2021
PROJECT NUMBER:	2014041
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL

C1.00

SHEET 1 OF 2



* UNIT MUST BE SURFACE MOUNTED WHEN USED WITH UMBRELLA *



landscapeforms Drawing: CT5405 Dimensions are in inches (mm)

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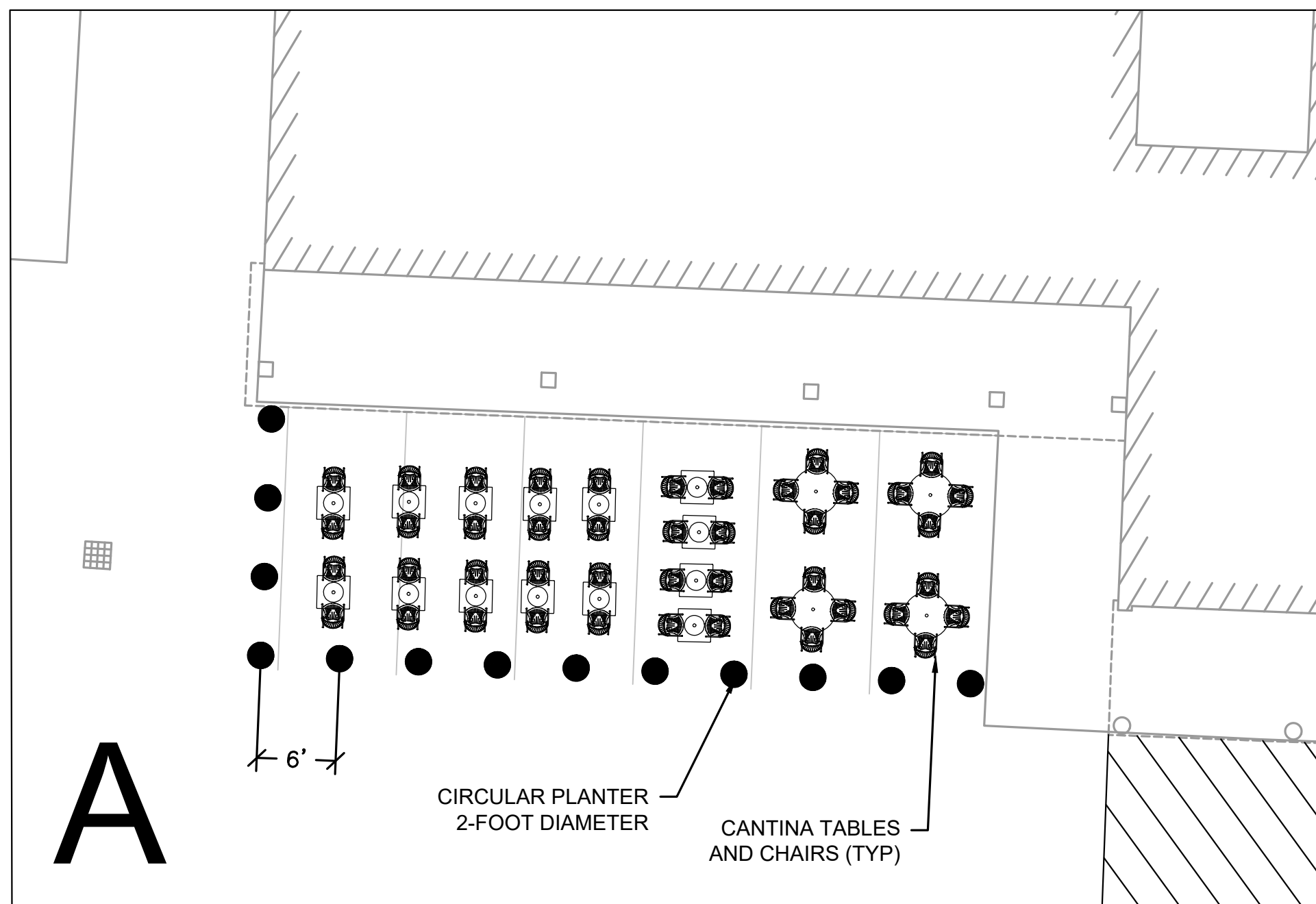
landscapeforms Drawing: CT441-01 Dimensions are in inches (mm) U.S. Patent No.: D335,119

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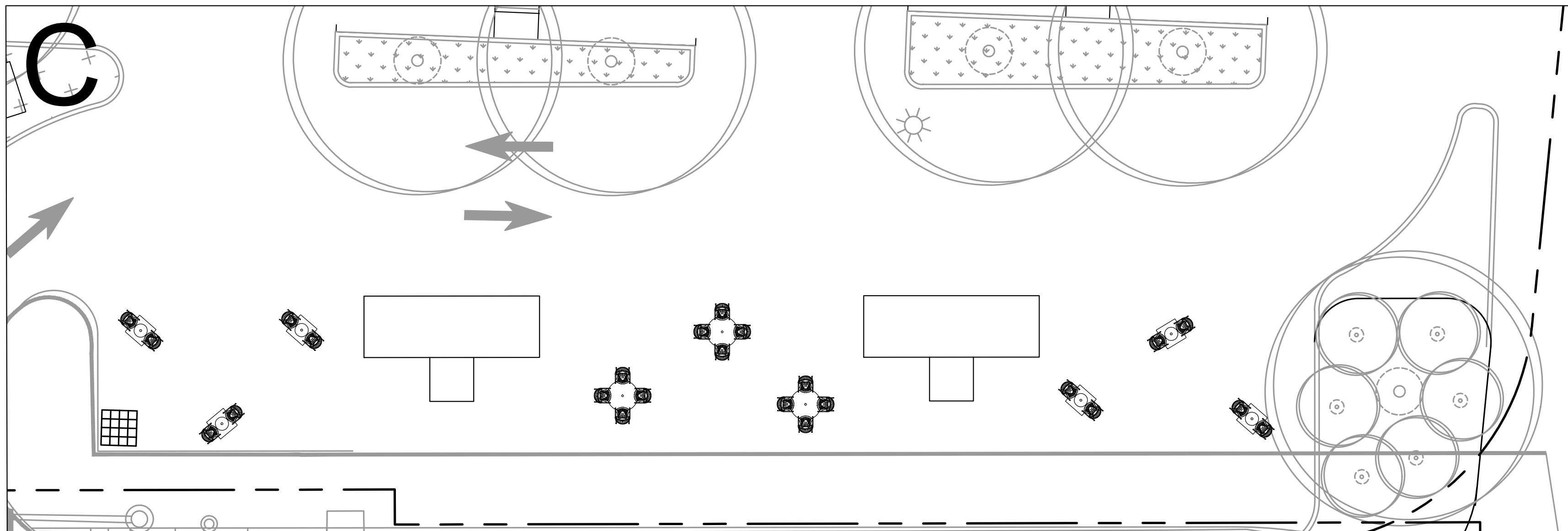
landscapeforms Drawing: EQ106-01 Dimensions are in inches (mm) U.S. Patent No.: D410,142

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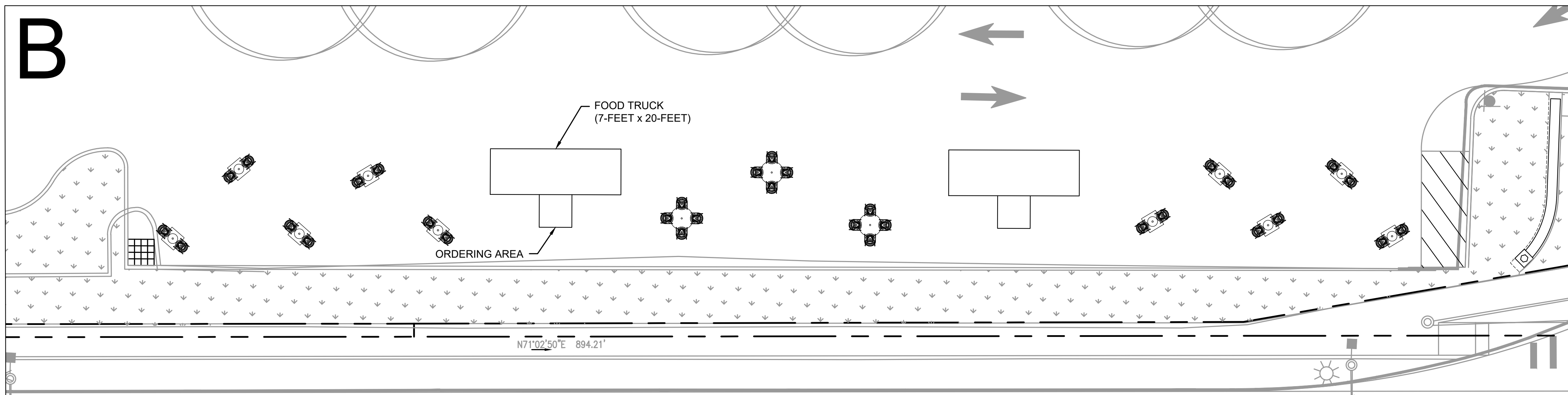
TABLE
NOT TO SCALE



CHAIR
NOT TO SCALE

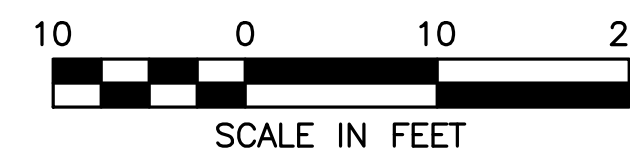


UMBRELLA
NOT TO SCALE



NOTES:

- ALL PROPOSED CHANGES ARE SUBJECT TO LOCAL APPROVALS REQUIRED UNDER THE ZONING BYLAWS.



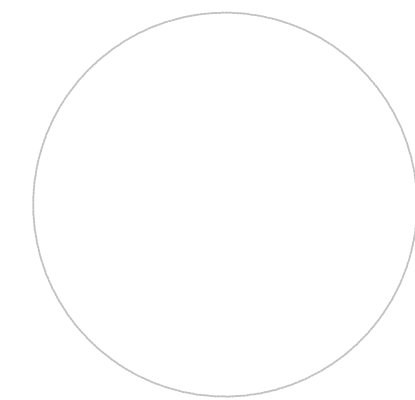
HOWARD STEIN HUDSON
11 Beacon Street, Suite 1010
Boston, MA 02108
www.hshassoc.com

PREPARED FOR:

MEDWAY PLACE
98, 108-114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	ML	4/22/21	TEMP SEATING



PERMIT SET
NOT FOR CONSTRUCTION

**TEMPORARY
SEATING
PLAN**

DATE:	4/22/2021
PROJECT NUMBER:	2014041
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL

C2.00



GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

April 22, 2021

Medway Realty, LLC
63 Atlantic Avenue
Boston, MA 02110
Email: TWilson@dfi.cc , gorsmond@PierceAtwood.com

RE: 98, 108, 114 Main Street, Medway
Site Plan and Landscape Plan, Medway Place

Dear Todd:

I have reviewed the plans prepared by Howard Stein Hudson, dated April 22, 2021 regarding the site improvements at Medway Plaza. The plans show improvements to the site access, circulation, and parking by adding vertical granite curb, pavement markings, signage, and landscaping to the existing parking areas.

These improvements will also benefit the stormwater management system by reducing the amount of impervious area at the site and adding landscaping. The benefit will result in a decreased peak rate of run-off. The gutter inlets through the landscape islands will allow stormwater run-off to maintain the flow pattern of the existing site and watershed areas used to design the drainage improvements.

I understand that a few adjustments to the locations of the drainage structures will need to be coordinated to allow for the installation of the vertical granite curb shown on the plans. These adjustments are very minor and will not affect the intent of the Drainage Improvement Plan, revised March 1, 2021, and approved by the Department of Public Works.

If you have any questions please do not hesitate to call.

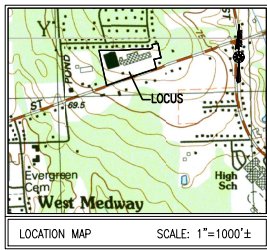
Sincerely,

GRADY CONSULTING, L.L.C.

Darren Grady, P.E.
Principal

Enc.

J:\2019\19-015\2021-04-22 Medway Plaza Site Improvements.docx



NOTES:

1. PROPERTY LINE COMPRISES LOTS NUMBERED 1 AND 2 ON A PLAN DRAIN BY BOWE ENGINEERING CO., SURVEYORS DATED MAY 19, 1972 FILED IN THE NORFOLK REGISTRY OF DEEDS, LAND COURT PLAN NO. 36413A, LOT 66, 3, AND 4 ON PLAN DRAIN BY RUSSELL S. BOWE, CIVIL ENGINEER, DATED FEBRUARY 26, 1956 RECORDED IN THE NORFOLK REGISTRY OF DEEDS, LAND COURT PLAN NO. 26706A, LOT 69 ON PLAN DRAIN BY BOWE ENGINEERING COMPANY, SURVEYORS, DATED NOVEMBER 8, 1962, RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS LAND COURT PLAN NO. 26706B.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON FEBRUARY 22, 2019.
3. SUBJECT SITE IS IN THE CB CENTRAL BUSINESS DISTRICT AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
5. DRAINAGE STRUCTURES SHOWN ON MAIN STREET ARE COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND MEDWAY MAIN STREET DRAINAGE & UTILITY PLANS SHEET 106 AND 107. AT THE TIME OF THIS TOPOGRAPHIC SURVEY MAIN STREET IMPROVEMENTS WERE UNDER CONSTRUCTION. THE PLANS SHOWING THESE IMPROVEMENTS WERE PROVIDED IN JUNE 2020 AND CONSTRUCTION IS COMPLETED. THE STRUCTURES SHOWN ARE BASED ON THE PLANS PROVIDED AND HAVE NOT BEEN VERIFIED IN THE FIELD.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X, AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25021C 0143E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

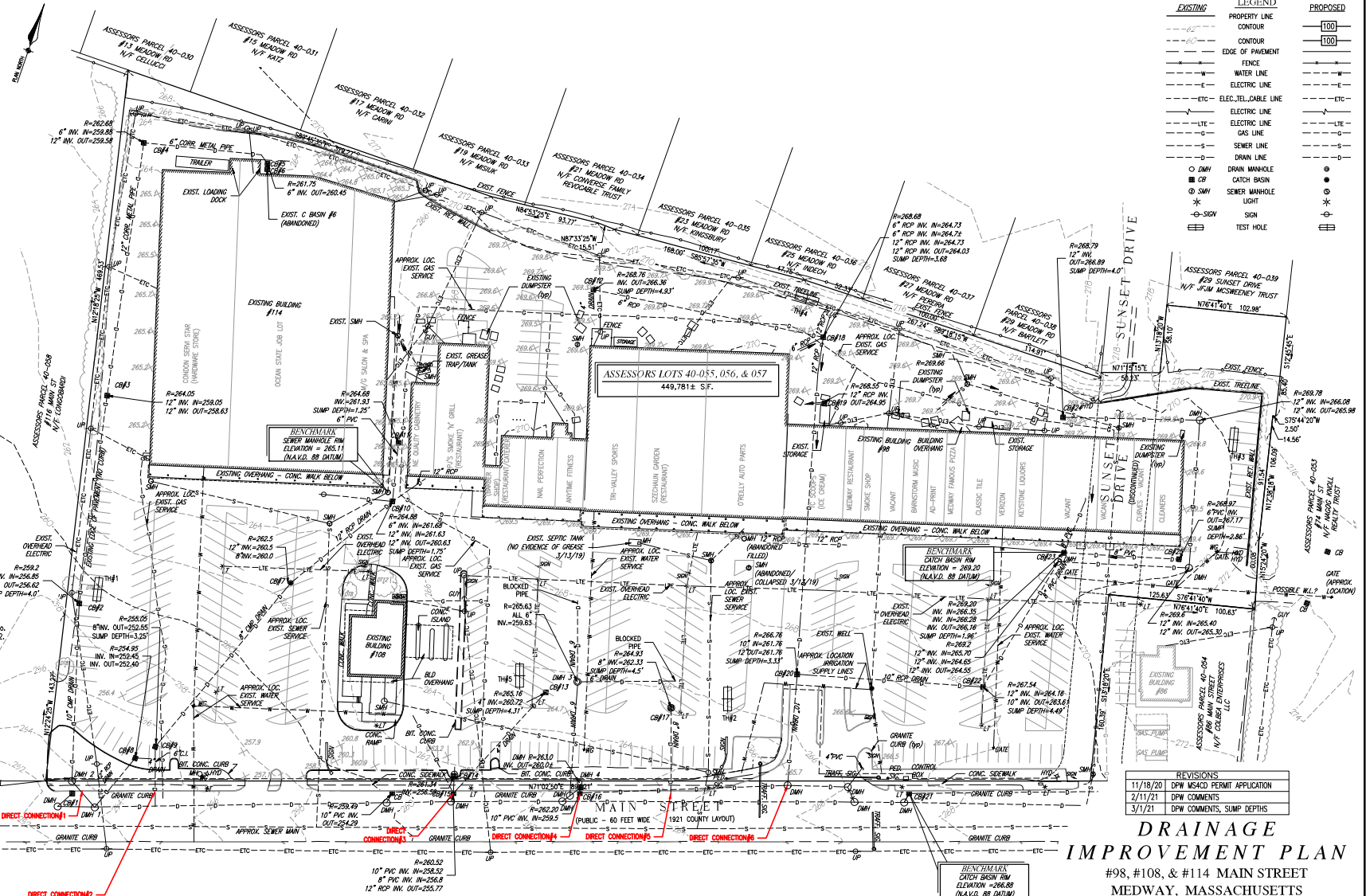
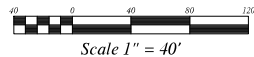
RECORD OWNER:

ASSESSOR LOTS 40-055, 056, & 057

MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110
CERTIFICATE #161308
LOTS 1 AND 2, LAND COURT PLAN #36413A
LOTS 3, 4, AND 66, LAND COURT PLAN #26706A
LOT 69, LAND COURT PLAN #26706B

PLAN REFERENCES:

1. LAND COURT PLAN #36413A
2. LAND COURT PLAN #26706A
3. LAND COURT PLAN #26706B
4. 1921 COUNTY LAYOUT - MAIN STREET
5. PLAN BOOK 641 PAGES 1-17

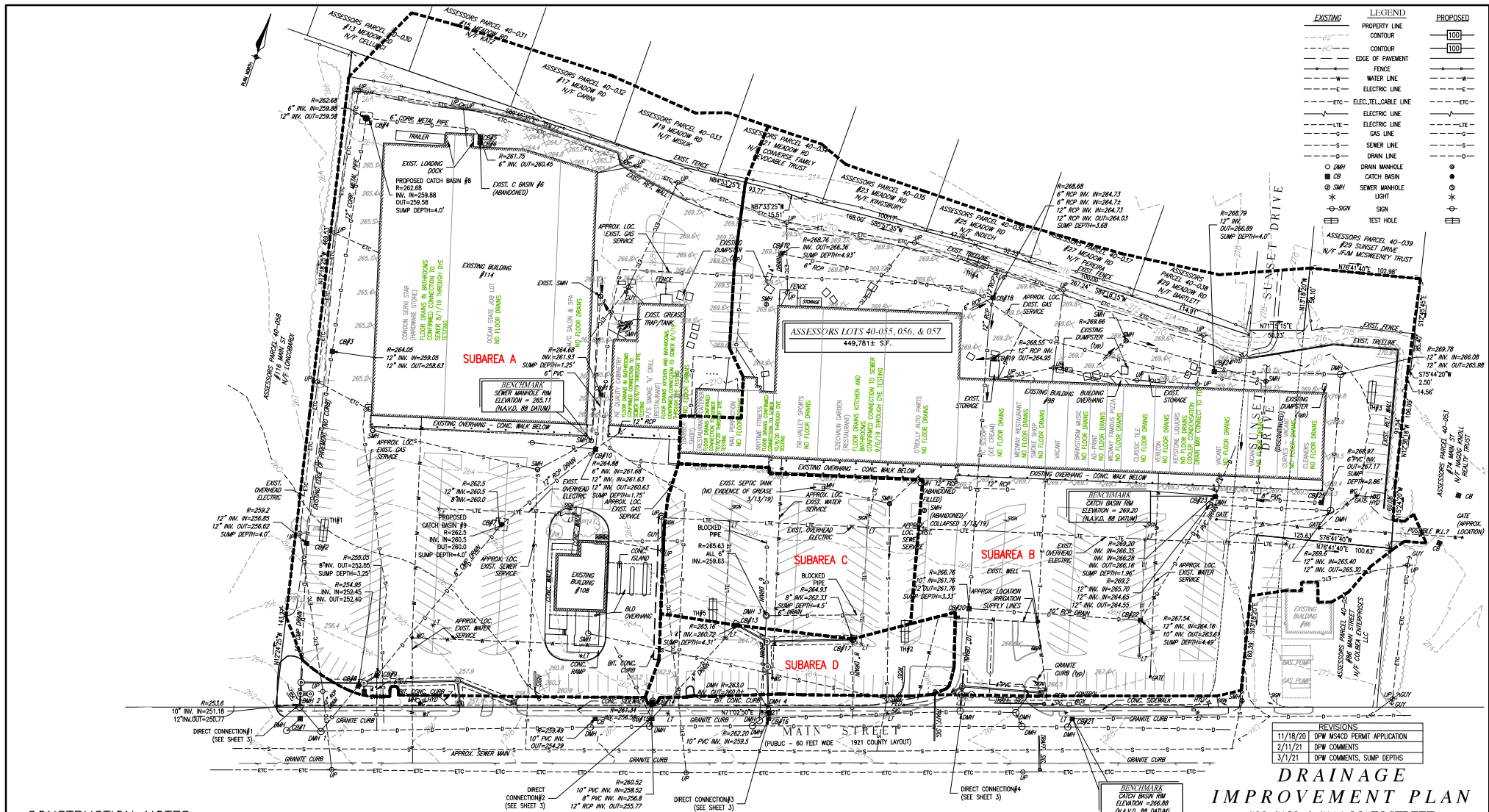


DRAINAGE IMPROVEMENT PLAN
#98, #108, & #114 MAIN STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110

SEPTEMBER 7, 2019
SCALE: 1"=40'
JOB NO. 19-015

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



CONSTRUCTION NOTES

GENERAL:

1. CONTRACTOR SHALL VERIFY INVERTS PRIOR TO CONSTRUCTION.
2. THE ACCURACY OF EXISTING UTILITY LOCATIONS, DIMENSIONS AND LINES IS FROM EXISTING INFORMATION OF RECORD AND IS NOT WARRANTED.
3. CONTRACTOR TO VERIFY PRIOR TO INITIATING CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL AND OTHER UTILITY PERMITS AND VERIFY THE PROPOSED LOCATIONS OF UTILITIES.
5. DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH THE TOWN OF MEDWAY STANDARDS OR APPROVED EQUIVALENT.
6. CONTRACTOR SHALL NOTIFY "DIG SAFE" (1-888-344-7233) AT LEAST 4 DAYS PRIOR TO CONSTRUCTION.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE DEPARTMENT OR COMPANY.
8. THE CONTRACTOR SHALL NOTIFY THE MEDWAY D.P.W. AT LEAST 4 DAYS PRIOR TO CONSTRUCTION OF DRAINAGE & WATER SYSTEMS.
9. CONTRACTOR SHALL COORDINATE WITH OWNER WITH REGARDS TO CLOSING ANY DRIVEWAY ENTRANCES.
10. CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL DEVICES TO ENSURE SAFETY AT THE ENTRANCES WHILE PERFORMING WORK.
11. EXISTING FRAMES, COVERS, & GRATES SHALL BE REMOVED & RESET WHERE NECESSARY.



Scale 1" = 40'

NOTE:

THIS DESIGN PROVIDES ADDITIONAL TREATMENT PRIOR TO DISCHARGE TO THE TOWN'S SYSTEM. PIPE SIZES WERE NOT ANALYZED DUE TO THE LIMITED SIZE OF THE EXISTING CONNECTIONS.

REVISIONS	
11/18/20	DPW MAILED PERMIT APPLICATION
2/11/21	DPW COMMENTS
3/1/21	DPW COMMENTS, SUMP DEPTHS

DRAINAGE IMPROVEMENT PLAN

#98, #108, & #114 MAIN STREET
MEDWAY, MASSACHUSETTS



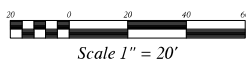
PREPARED FOR:
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110

SEPTEMBER 7, 2019
SCALE: 1"=40'
JOB NO. 19-015

GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02624
Phone (781) 585-2300 Fax (781) 585-2378

(SITE PLAN) - SHEET 2 OF 4



REVISIONS	
11/18/20	DPW MS4CD PERMIT APPLICATION
2/11/21	DPW COMMENTS
3/1/21	DPW COMMENTS, SUMP DEPTHS

DRAINAGE IMPROVEMENT PLAN

#98, #108, & #114 MAIN STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110

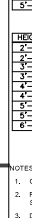
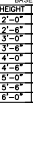
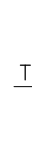
SEPTEMBER 7, 2019
SCALE: 1"=40'
JOB No. 19-015

SEPTEMBER 7, 2019
SCALE: 1"=40'
JOB No. 19-015

GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

(SITE PLAN) SHEET 3 OF 4




ALL DESIGN SPECS CONFORM TO ASTM
REINFORCED CONCRETE MANHOLE
HOODS SHALL BE INSTALLED ON

78 SPEC FOR
CTIONS."

ATCH BASIN OUTLETS

REVISIONS



0"-4"	PAVEMENT
4"-40"	FILL
40"-96"	C SANDY LOAM
D=8'-0"	MOTTLES D 4'-0"
	(E.S.H.W.C.)

0"-12"
FILL

12"-48"
C
SANDY LO
(COMPACT)

D=4"-0"
MOTTLES
Ø
1"-0"
(E.S.H.W.)
(EL.=269)

**DRAINAGE
IMPROVEMENT**
#98, #108, & #114 MAIN
MEDWAY, MASSACHUSETTS
PREPARED FOR:
MEDWAY REALTY, LLC
63 PLUMMER AVENUE
BOSTON, MA 02110
GRADY CONSULTANTS
Civil Engineers, Land Surveyors &
71 Evergreen Street, Suite 1, King
Phone (781) 585-2300 Fax (781) 585-2301



Town of Medway, MA
Community and Economic Development
Medway Town Hall – 155 Village Street – Medway, MA 02053
508-321-4915

Application for Administrative Site Plan Review

Administrative Site Plan Review is for small construction and site improvement projects as defined in Section 3.5.3.A.3 of the Zoning Bylaw.
Administrative Site Plan Review is handled by the Town's Administrative Site Plan Project Review Team.

INSTRUCTIONS TO APPLICANT and OWNER

This Application is made pursuant to Section 3.5 of the *Medway Zoning Bylaw* and the Planning and Economic Development Board's *Rules and Regulations for the Submission and Review of Site Plans (Regulations)*.

You are advised to contact the Medway Community and Economic Development office at 508-321-4915 to schedule an appointment to discuss your project and submittal requirements before you prepare and submit this application.

_____, 20____

APPLICANT INFORMATION

Applicant Name: **Medway Realty LLC**

Mailing Address: **63 Atlantic Ave**
Boston MA 02110

Name of Primary Contact: **Todd Wilson**

Relationship to Applicant: **Management**
Representative _____

Telephone: **Cell: 781-760-8230**

Email address: **twilson@dfi.cc**

Check one of the following:

- ☒ **X** You own the subject property
☐ You are the purchaser on a purchase and sales agreement
☐ You are a tenant of the subject property

Please note, if you are not the owner, the owner must sign this application as well.

PROPERTY INFORMATION

Property Address: **114 Main Street, Medway**

Medway Assessors' Map and Parcel #: **Map 40 Parcel 057**

Total Acreage of Land Area: **Parcel 40-057 is 3.62± acres and is owned in common with Parcels 50-056 and 40-057. The total area of all three contiguous parcels is 10.31± acres.**

General Description of Property: **Shopping Center known as Medway Plaza**

Medway Zoning District Classification: **Central Business**

Current Use of Property: **Shopping Center**

Setbacks for Existing Structure (if applicable): **Not applicable to this application**

Front: _____ Side: _____
Back: _____ Side: _____

Scenic Road:

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

____ Yes ☒ No If yes, please name street: _____

Historic District:

Is any portion of this property located within a Medway National Register Historic District? **No**

____ Yes - Rabbit Hill

____ Yes - Medway Village

Wetlands:

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

Groundwater Protection:

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

Flood Plain:

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

Zoning Board of Appeals:

Will this project require a variance or special permit? ____ Yes ☒ No

Explanation: _____

PROPOSED PROJECT INFORMATION

Development Name: **Replacement of Fence along Ocean State Job Lot Property Line**

Project Description: Medway Realty LLC (Medway Realty) proposes to replace a 30±-year-old fence that runs along the western-most property line near Ocean State Job Lot. The proposed

fence is a six-foot-high quality PVC fence that runs approximately 224 feet. In accordance with the DPW's regulations, the fence will be installed approximately (but no less than) 17" from the western property line, which was marked out in a stakeout plan prepared by Grady Consulting, LLC, and attached to application for review.

SITE PLAN INFORMATION

Plan Title: Stakeout Plan

Plan Date: January 19, 2021

Prepared by:

Name: Darren Grady

Firm: Grady Consulting, LLC

Telephone: Office: 781-585-2300 Cell: 781-254-6559

Email address: darren@gradyconsulting.com

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner: **Medway Realty LLC**

Mailing Address: **63 Atlantic Ave
Boston MA 02110**

Primary Contact: **Todd Wilson**

Telephone: **Cell: 781-760-8230**

Email address: **twilson@dfi.cc**

The owner's title to the land that is the subject matter of this application is derived under deed from: **Medway Realty Trust to Medway Realty LLC** dated **December 21, 2001** and recorded in Land Court Certificate of Title Number **161308**, Land Court Case Numbers **26706 and 36413**, registered in the Norfolk County Land Registry District Volume **807**, Page **108**.

DESIGNATED REPRESENTATIVE INFORMATION

Name: **Same As Above**

Address: _____

Telephone: Office: _____ Cell: _____

Email address: _____

SIGNATURES

The undersigned, being the Applicant for Administrative Site Plan review and approval and Owner of the property, herewith submits this application, Site Plan and other required documents to the Medway Community and Economic Development office. I (we) hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development and site improvements.

(If applicable, I hereby authorize _____ to serve as my Designated Representative to represent my interests with respect to this application.)

I (we) understand that the Administrative Site Plan Project Review Team will review the application at a posted meeting during regular Town Hall hours. I (we) understand that Town staff may request additional information which I (we) am responsible for providing to assist them in reviewing the proposed development. In submitting this application, I (we) authorize Town staff to access the site during the plan review process.

Signature of Property Owner

Date

Signature of Applicant (if other than Property Owner)

Date

Todd Wilson

Signature of Designated Representative

3/16/2021

Date

**TOWN OF MEDWAY
ADMINISTRATIVE SITE PLAN REVIEW
APPLICATION SUBMITTAL REQUIREMENTS**

Complete the application, see Section 206-3 of the *Site Plan Rules and Regulations*, and submit with the following documents to:

Town Clerk

- _____ One signed original *Administrative Site Plan Application*
- _____ One copy of the *Site Plan*, 11" x 17" or larger, showing all planned improvements. See attached for list of items to be included on the *Site Plan*.

Community and Economic Development office

- _____ One signed original *Administrative Site Plan Application*
- _____ One written *Project Description*
- _____ One 24" x 36" site plan and three copies of the *Site Plan*, 11" x 17" or larger showing all planned building and site improvements. See attached for list of items to be included on the *Site Plan*.
- _____ One copy of a *Stormwater Drainage Evaluation* report. This shall include a letter signed by a Professional Engineer licensed in the Commonwealth of Massachusetts. This report shall:
 - describe the existing stormwater drainage patterns and system on the site;
 - identify how the proposed site plan work will impact the existing stormwater drainage patterns and system; and
 - describe the location and design of proposed stormwater management measures to be used to dispose of added surface water resulting from the proposed site changes.
- _____ One copy of all relevant approvals received from other Town departments, boards, agencies and committees
- _____ List of Requested Waivers from the *Site Plan Rules and Regulations*
- _____ Electronic version of all application materials. Provide CD, flash drive or email.
- _____ \$350 Administrative Site Plan Filing Fee – Payable to Town of Medway

NOTE

Electronic submittals of all Application materials should also be emailed to:
CommDev@townofmedway.org.

PROJECT DESCRIPTION

Medway Realty LLC (Medway Realty) proposes to replace a 30±-year-old fence that runs along the western property line near Ocean State Job Lot. The existing fencing has fallen into disrepair. The fence will prevent people from trampling over existing and future landscaping .

The proposed fence is a six-foot-high quality PVC fence. In accordance with the DPW's fence regulations, the fence will be installed approximately and no less than 17" from the property line, which was marked out by Grady Consulting, LLC, as shown on the Stakeout Plan dated January 19, 2021, included with this application.

The fence will be approximately 224 feet long, running from the northernmost property line to the approximate location of the off-street driveway connecting Medway Plaza and the adjacent property on the west. The fence will not obstruct this driveway.

The proposed design of the fence is shown on the attached photograph.

Reservation of Rights

Medway Realty submits this application for administrative review under reservation of rights, including those stated in its letter dated February 6, 2020, from Gareth Orsmond, Esq., with respect to the Major Site Plan Application and Medway Plaza's status as a lawfully nonconforming, pre-existing use, a copy of which is on file with the Community and Economic Development Office, and those arising from the DPW's fence regulations, which state that no permit is required for a fence, and Section 202-3 of the Rules and Regulations for Submission, Review and Approval of Site Plans, which state, "No building permit shall be issued for any use, site or building alteration, or other improvement ... unless an application for Site Plan Review has been prepared...." No building permit is required for fencing.

REQUEST FOR WAIVERS

In accordance with Section 202-5 of Rules and Regulations for Submission, Review and Approval of Site Plans, Medway Realty requests waivers from the following requirements for administrative site plan review:

- Section 206-3.A.2, requiring a 24" x 36" site plan.
- Section 206-3.B.2, to the extent it requires another 24" x 36" site plan.
- Section 206-3.B.3, to the extent the project description requires anything more than the description included with this application.
- Section 206-3.B.4, which requires a stormwater drainage evaluation report. Stormwater drainage is addressed at length in the reports and plans submitted for the application for a Municipal Stormwater Connection and Discharge permit pending with DPW for the Medway Plaza.
- Section 206-3.B.6, to the extent it requires that waivers be requested on a form provided by the Planning and Economic Development Board other than this application form.
- Sections 206-4 and 206-5, which set forth standards for site plan preparation and site plan content. Instead of a site plan as set forth in those requirements, Medway Realty proposes to substitute the January 19, 2021 Stakeout Plan prepared by Grady Consulting, LLC, the project narrative, and the photograph of the proposed fence included with this application.
- The requirements of Article VII and elsewhere in the Rules and Regulations for "development projects." There is no definition of what constitutes a development project. Medway Realty submits that the proposed fencing is not a development project.

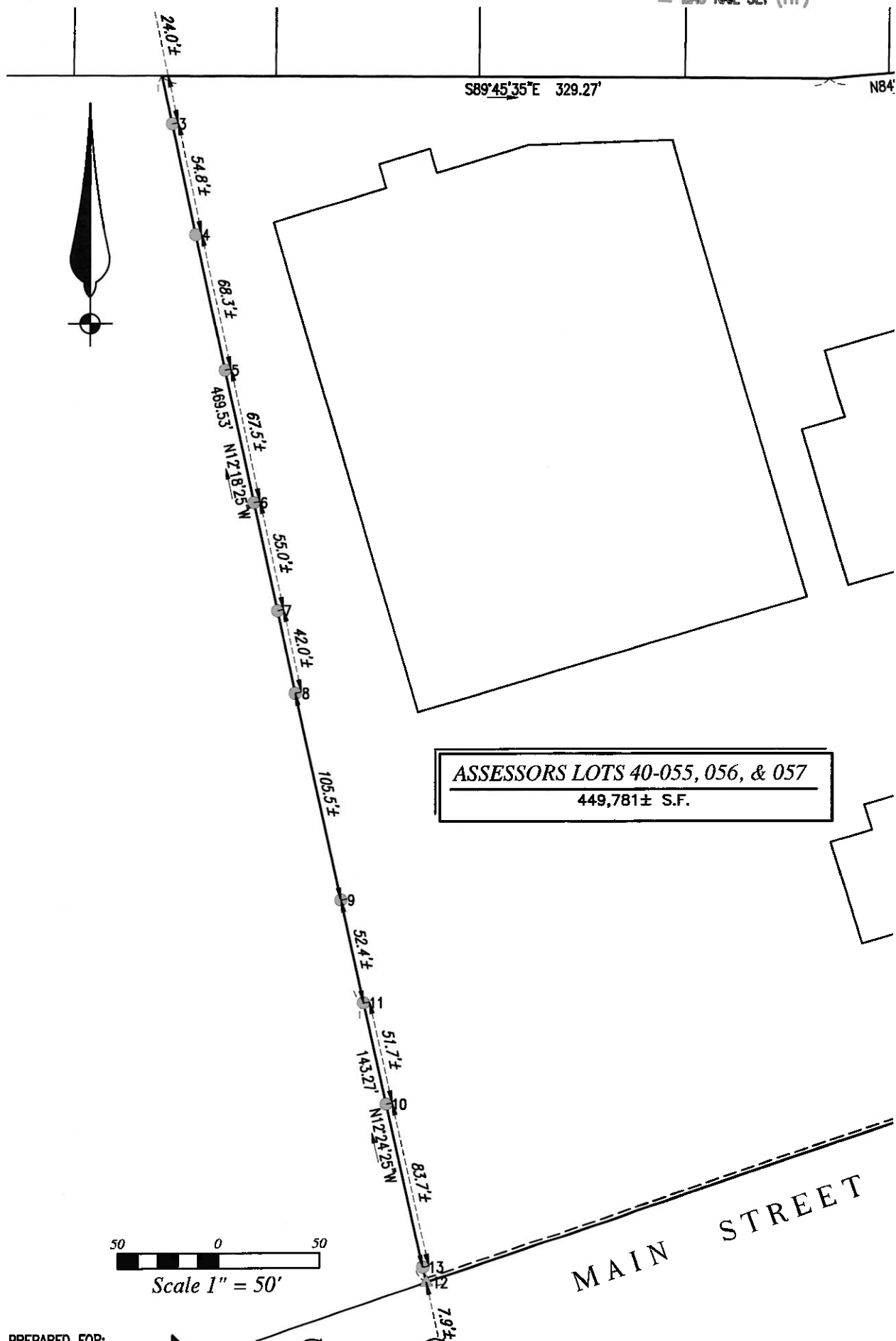
Medway Realty submits that the requested waivers meet the requirements for waiving strict compliance with the Rules and Regulations as set forth in Section 202-5. In particular, the rule or regulation requested to be waived does not apply to the situation under review, and a waiver will have no significant detriment to the achievement of any of the purposes of site plan review and approval and is consistent with the purpose and intent of the Zoning Bylaw and the Rules and Regulations.



104 MAIN STREET, MEDWAY

● BEANPOLE SET (TYP)

▲ MAG NAIL SET (TYP)



ASSESSORS LOTS 40-055, 056, & 057

449,781± S.F.

50 0 50
Scale 1" = 50'

PREPARED FOR:
MEDWAY REALTY, LLC
63 ATLANTIC AVENUE
BOSTON, MA 02110



GRADY CONSULTING, L.L.C.

Civil Engineers and Land Surveyors

JANUARY 19, 2021
SCALE: 1"=50'
10R No. 10-015

PGC ASSOCIATES, LLC

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
gino@pgcassociates.com

May 4, 2021

Mr. Andy Rodenhiser, Chairman
Medway Planning Board
155 Village Street
Medway, MA 02053

RE: MEDWAY PLACE SITE PLAN REVIEW

Dear Mr. Rodenhiser:

I have reviewed the revised site plan for parking lot alterations and drainage improvements at Medway Place under the Site Plan Rules and Regulations adopted by the Planning and Economic Development Board on October 8, 2019. The owner/applicant is Medway Realty, LLC of Boston.

The proposal is to restripe and install drainage improvements within the existing parking lot. According to the applicant, the number of parking spaces remains the same at 433. I counted 424. According to the applicant based on its mix of uses, this still exceeds the number required. Also 4 motorcycle spaces will be added. Landscaping has been significantly expanded from the initial proposal. The Site Plan and Landscape Plan was prepared by Howard Stein Hudson of Boston and is dated April 22, 2021. The comments from my December 5, 2019 letter are repeated with new comments in **bold** as follows:


1. The project qualifies for major site plan review since it involves “The redesign of the layout/configuration of an existing parking lot of forty or more parking spaces,” as specified in Section 3.5.3.c of the Zoning Bylaw.
2. Section 204-5-A of the Site Plan Rules and Regulations requires a cover sheet. The applicant has requested a waiver. However, a cover sheet could consolidate the separate sheets that have been submitted into a cohesive set, as well as list waivers and provide other identifying information.
3. Section 204-5-D (8) specifies the contents of a landscape plan. A waiver has been requested. Most of the required information has been presented. A waiver of the requirement for a Landscape Architect may be appropriate, but another requirement that should be complied with is a maintenance program to ensure the viability of the new plants. **I haven’t seen a maintenance program, but an irrigation well has been installed to ensure the plants are watered.**
4. Section 205-5-D (13) requires details of certain site amenities. Among these are bike racks. Details of the proposed bike racks should be provided. **A detail of the bike racks has now been provided.**
5. Section 205-5-D (14) requires a master signage plan. While new signage is not proposed, one element of the signage plan is “standards for tenant signs.” These could be established. **Directional and instructional signage within the parking lot is shown.**

6. Section 207-13-G (3)(a) requires parking drive aisles to be 24 feet wide. Most of the aisles are one-way for angle parking and those aisles are 18 or 19 feet wide. Section 207-13-G (2)(b) allows for angle parking if the applicant can show proper maneuverability can be achieved. However, pull through angle parking is not allowed. It is not clear if this is achieved. **The aisles are now 24' wide except for one-way aisles.**
7. Section 207-13-I requires electric charging stations. Under the formula, 9 charging stations are required for 400-500 spaces. **Electric charging stations providing 9 charging ports are now included in the plan.**
8. Section 207-19-B (2) requires perimeter landscaping around the entire site. **The plan now shows perimeter landscaping along most of the Main Street frontage. The areas are labeled as "Landscaped area", but details of the landscaping are not provided.**
9. Section 207-19-C (1) (a) requires that a minimum of 10% of internal parking area shall be provided as landscaped island areas, exclusive of perimeter landscaping. 207-19-C (1)(b) requires landscape islands at the ends of rows with more than 15 parking spaces. The plan shows striping rather than islands. Section 207-19-C (1)(d) requires at least 1 deciduous shade tree per 6 parking spaces. At 446 car spaces, 75 trees are required. The plan shows 11. **The plan says there are 433 spaces so 72 trees would be required. There are 22. The parking rows now have landscaped islands except for the three rows in front of Ocean State Job Lot. The applicant says that contractual obligations preclude the islands at these locations.**
10. Section 207-19-C (2) requires perimeter landscaping to screen parking areas to prevent direct views of parked vehicles from streets and sidewalks. **Perimeter landscaping is now provided. The details are not shown so it is not clear if screening of parking areas is achieved. The row along Main Street on the easterly side of the sight does not have landscaping. It should be noted that two of the three parking rows along Main Street are also proposed to serve as temporary outdoor dining sites.**
11. Section 207-19-F specifies the allowable species of trees. The proposed honey locusts are not on the list. However, alternatives are allowed to be proposed if they are more suitable to the site. The Board may seek advice from the Tree Warden on this issue. **Honey locusts are still proposed and may be acceptable.**
12. Section 207-19-I specifies that tree size shall be at least 2 ½" caliper and 12 feet in height upon planting. No specifications for the proposed trees are provided. **The plan does not indicate the caliper or height upon planting.**
13. **A fence along the westerly property boundary has been added. It has been partially constructed due to a misunderstanding of permit requirements. It is proposed to run from approximately a few feet back from the façade of the Ocean State Job Lot building to just short of the vehicular connection to DryBridge Crossing.**
14. **The 19 parking spaces west of Ocean State Job Lot are accessed via a one-way driveway that requires vehicles to exit by traveling the full length of the rear of the buildings. These spaces plus the 44 spaces that are behind the buildings should be limited to employees. The 12 spaces across from the hardware store outdoor display area also appear to be accessible only from behind the buildings since it has a 20' aisle.**

15. Section 207-9 B (2) says that sidewalks that are proposed to be used for outdoor display shall be 5' wider to allow pedestrian passage. The proposed outdoor display area appears to be fenced and accessible only from the interior of the store, so this isn't applicable. However, Section 207-22 regarding outdoor storage says such areas shall be screened from streets and adjacent properties. Since its labeled as "display" rather than storage, it's not clear if this will be (or needs to be) screened.

If there are any questions about these comments, please call or email me.

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", with a stylized flourish at the end.

Gino D. Carlucci, Jr.



December 10, 2019
(revised January 29, 2020)
(revised May 6, 2021)

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

**Re: Medway Plaza
Site Plan Review
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 98, 108, and 114 Main Street (Route 109) in Medway, MA. Proposed Project includes re-stripping of an existing parking lot, landscaping installation, and stormwater infrastructure installation.

TT is in receipt of the following materials:

- A plan (Plans) titled "Drainage Improvement Plan, #98, #108, & #114 Main Street, Medway, Massachusetts", dated September 7, 2019, prepared by Grading Consulting, LLC (GC).
- A stormwater report (Stormwater Report) titled "Stormwater Report, #98, 108, #114 Main Street, Medway, Massachusetts" dated October 2, 2019, prepared by GC.
- An Application for Major Site Plan Approval, dated October 25, 2019.
- A Drainage Improvement Plan, dated September 7, 2019, prepared by GC.
- A cover letter dated October 28, 2019, prepared by Pierce Atwood, LLP.
- A project narrative detailing project summary, current and proposed uses, and requested waivers.
- A waiver request package dated October 24, 2019, prepared by Joel Quick, Esq.

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations) and good engineering practice. Review of the project for zoning, stormwater and wetland related issues was not completed as these reviews are conducted by separate consultants/town permitting authorities.

TT 1/29/20 Update

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

- A Cover Letter dated January 13, 2020, prepared by Lawson & Weitzen (LW).
- A plan titled "Drainage Improvement Plan", dated September 7, 2019, prepared by GC.
- A Response to Comments Letter dated January 10, 2020, prepared by GC.
- Email correspondence from David D'Amico, Medway DPW Director dated January 22, 2020.

TT 5/6/21 Update

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

- A Cover Letter dated April 23, 2021, prepared by Pierce Atwood, LLP.
- A plan titled "Site Plan & Landscape Plan", dated April 22, 2021, prepared by Howard Stein Hudson.
- A plan titled "Temporary Seating Plan", dated April 22, 2021, prepared by Howard Stein Hudson.
- A letter dated April 22, 2021, prepared by GC regarding 98, 108, 114 Main Street, Medway/Site Plan and Landscape Plan, Medway Place.
- A copy of the Application for Administrative Site Plan Review for the proposed fencing along a portion of the western property boundary of Medway Place.
- A plan set (Plans) titled "Drainage Improvement Plan, #98, #108 & #114 Main Street, Medway, Massachusetts", dated September 7, 2019, revised March 1, 2021, prepared by GC.

The revised Plans and supporting information were reviewed against our previous comment letter (January 29, 2020) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

SITE PLAN REVIEW

1. A Development Impact Statement has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-3.F)
2. The applicant has requested a waiver from providing Stormwater Documentation. However, a Report has been provided and contains the necessary documents. (Ch. 200 §204-3.G)
3. A Construction Management Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-3.H)
4. Earth Removal Calculations have not been provided. It does not appear this regulation is applicable to this site. A waiver has been requested from this Regulation. (Ch. 200 §204-3.I)
5. Earth Fill Estimates have not been provided. It does not appear this regulation is applicable to this site. A waiver has been requested from this Regulation. (Ch. 200 §204-3.J)
6. A copy of an Order of Resource Area Delineation (ORAD) from the Medway Conservation Commission has not been provided. It does not appear this regulation is applicable to this site. A waiver has been requested from this Regulation. (Ch. 200 §204-3.K)
7. A cover sheet has not been provided. (Ch. 200 §204-5.A)
8. A Site Context Sheet has not been provided. However, the Plan provides the necessary information that would be present in the Site Context Sheet. A waiver has been requested from this Regulation. (Ch. 200 §204-5.B)
9. An Existing Conditions Sheet has not been provided. However, due to the nature of work proposed, the Plan clearly shows the existing infrastructure on the project site and abutters. A waiver has been requested from this Regulation. (Ch. 200 §204-5.C)
10. Site grading has not been provided on the Plan. It does not appear this regulation is applicable to this site as existing grades are being maintained at the site. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.2)

11. An Erosion and Sediment Control Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.5)
12. A Post Construction Stormwater Management Plan has not been provided. However, an operations and maintenance plan has been provided during construction and post-construction for the proposed drainage system in the Report. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.6)
 - *GC 1/10/20 Response: The Drainage Improvement Plan may be considered a Post Construction Management Plan since it shows the improvements to the drainage system.*
 - TT 1/29/20 Update: In our opinion, this item has been resolved.
13. A Site Utilities Plan has not been provided. It does not appear this regulation is applicable to this site as existing utilities will remain. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.7)
14. A Landscape Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.8)
15. Applicant is requesting waivers from Ch. 200 §204-5.D.9 through Ch. 200 §204-5.D.20. It does not appear these regulations are applicable to the scope of work for this Project.

STORMWATER REVIEW

MA DEP Stormwater Standards

16. The Applicant shall provide third-party testing to confirm Total Suspended Solids (TSS) removal rates for the proposed Stormceptor Water Quality Units (Stormceptors) as well as removal efficiencies for nutrients and heavy metals as described in the Stormwater Report. Consistent rainfall data shall also be used to size the structures, Blue Hill and Worcester were both used in the sizing. (Standard 4, Vol. 2, Ch. 4, Pg. 5)
 - *GC 1/10/20 Response: Third party testing and the revised sizing report for the STC 450i #1 are attached.*
 - TT 1/29/20 Update: The Applicant shall provide sizing calculations for the Stormceptor units based on MassDEP's *Standard Method to Convert Required Water Quality Volume to a Discharge Rate for Sizing Flow Based Manufactured Proprietary Stormwater Treatment Practices*. Additionally, correspondence from Medway DPW Director further requires the treatment practices to be sized to fully treat (without bypass) one-inch of runoff from the entire site due to town's required conditions of the NPDES MS4 permit and associated Town Stormwater Bylaw (Article 26).
 - TT 5/6/21 Update: The Applicant has provided the sizing information for Contech Cascade water quality units in the Municipal Separate Storm Sewer System Connection and Discharge (MS4CD) Permit Application. **Comment resolved.**

PEDB Stormwater Regulations Review (Ch. 200 §207-14)

17. The Applicant has not incorporated Low Impact Development Techniques into the design of the drainage modifications. Subarea D does not appear to be captured and treated in the proposed plan. This portion of the site slopes toward Route 109 and the landscaped islands adjacent to the

roadway which could be used as rain gardens or other LID treatment with careful design. (Ch. 200 §207-14.B)

- *GC 1/10/20 Response: We have reviewed the soils on the site. Infiltration is not a viable alternative due to poor soils and high groundwater. The soils could not meet the criteria for “Rules for Groundwater Recharge” presented in Volume 1 of the Stormwater Handbook including minimum infiltration rate of 0.17 inches per hour and the minimum setback to the property line of 10 feet. Soil logs are presented on Sheet 2. The rain garden adjacent to the roadway and or sidewalk would also be located in an area currently used for snow storage during winter months. Snow storage is not allowed within rain gardens.*
 - TT 1/29/20 Update: Comment unresolved. We believe with careful planning and coordination with the Town that snow storage areas could be relocated on-site in order to accommodate BMP's to mitigate flow from the site to the MS4. Subarea D is required to be treated since it is an indirect connection to the MS4.
 - TT 5/6/21 Update: The Applicant has provided a water quality unit for Subarea D in the Municipal Separate Storm Sewer System Connection and Discharge (MS4CD) Permit Application. **Comment resolved.**

Town Stormwater Management and Land Disturbance Bylaw Review (Article 26)

18. The proposed plan does not appear to be disturbing greater than 20,000 sf and would not apply to the Bylaw. However, it appears the intention of the Project is to address disconnection of illicit discharges to the Municipal Separate Storm Sewer System (MS4).
 - *GC 1/10/20 Response: We agree.*
 - TT 1/29/20 Update: Although the project does not meet the thresholds for the land disturbance portion of the Bylaw it is required to meet provisions related to stormwater connections to the MS4 in Section 26.4 Illicit Discharges. See correspondence from Town of Medway DPW Director David Damico dated January 22, 2020.
 - TT 5/6/21 Update: The Applicant has coordinated with Medway DPW and TT and submitted a MS4CD Permit Application. **Comment resolved.**

General Stormwater Comments (Article 26)

19. There is no mention in the Stormwater Report if the site could reduce peak rate impacts to the MS4. The site is nearly entirely impervious, and soil and groundwater elevation encountered during the test pitting do not completely rule out providing subsurface recharge at the site. We believe the Applicant could provide recharge and/or detention through use of rain gardens or subsurface infiltration systems to help reduce peaks, increase water quality and delay discharge to the MS4 to help reduce impact to the system.
 - *GC 1/10/20 Response: We have reviewed the soils on the site. Infiltration is not a viable alternative due to poor soils and high groundwater. The soils could not meet the criteria for “Rules for Groundwater Recharge” presented in Volume 1 of the Stormwater Handbook including minimum infiltration rate of 0.17 inches per hour and the minimum setback to the property line of 10 feet. Soil logs are presented on Sheet 2. The rain garden adjacent to the roadway and or sidewalk would also be located in an area currently used for snow storage during winter months. Snow storage is not allowed within rain gardens.*

- TT 1/29/20 Update: Comment unresolved. We believe with careful planning and coordination with the Town that snow storage areas could be relocated on-site in order to accommodate BMP's to mitigate flow from the site to the MS4. Additionally, we believe lined stormwater detention is also an option to support peak runoff reduction to the MS4. Subarea D is also required to be treated since it is an indirect connection to the MS4.
- TT 5/6/21 Update: The Applicant has provided a water quality unit for Subarea D in the Municipal Separate Storm Sewer System Connection and Discharge (MS4CD) Permit Application. **Comment resolved.**

GENERAL COMMENTS

20. The proposed striping and berm addition are not included on the Plans provided.
 - GC 2/6/20 Response: *The proposed striping and berm addition are on the Site Plan. At the time it made this comment, Tetra Tech apparently did not have a copy of the October 15, 2019 site plan accompanying the Application; regardless, the revised Site Plan supersedes the prior version.*
 - TT 5/6/21 Update: Proposed striping and curb locations are shown on the Site Plan & Landscape Plan. **Comment resolved.**
21. We recommend the Applicant provide erosion control measures to protect existing catch basins from sediment-laden stormwater that may develop during excavating. If excavated material is anticipated to be stockpiled within the existing parking lot, we recommend the applicant to also provide stockpile control measures that will prevent sediment from traveling off-site.
 - GC 2/6/20 Response: *Medway Realty will provide appropriate erosion control in consultation with the Town during the excavation, most of which will occur when stormwater controls are constructed. Aside from the implementation of stormwater controls very little excavation is anticipated.*
 - TT 5/6/21 Update: Comment unresolved. The excavation associated with the proposed curbing, landscaping and stormwater controls may generate sediment-laden stormwater. We recommend the Applicant provide an Erosion and Sediment Control Plan that shows how the existing catch basin will be protected and measures that will prevent sediment from traveling off-site.

ADDITIONAL COMMENTS

22. The Applicant has not provided an Erosion and Sediment Control Plan associated with construction activities for the improvements. (Ch. 200 §204-5.D.5)
 - TT 5/6/21 Update: Comment unresolved. Refer to comment #21.
23. The scope of pavement restoration is unclear on the plans. During a site visit TT observed that the overall condition of the pavement is in poor condition. We recommend the Applicant mill and overlay the parking lot.
24. The Applicant has provided three (3) electric vehicle charging stations in the southwest corner of the parking lot however proposed utility work associated with the charging stations has not been provided on the plans.

25. We recommend the Applicant provide a plan showing all proposed work to ensure that the proposed curbing and landscaping is not in conflict with the proposed drainage improvements.

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 him/her 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,
Tetra Tech



Sara J. White, P.E.
Project Manager



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

P:\21583\143-21583-20006 (PEDB MEDWAY PLZ)\DOCS\MEDWAY PLAZA-PEDBREV(2021-05-06).DOCX

Susan E. Affleck-Childs

Planning and Economic
Development Coordinator



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT OFFICE

MEMORANDUM

May 7, 2021

TO: Planning and Economic Development Board members
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Revised Site Plan- Medway Place shopping plaza

I have reviewed the revised site plan for Medway Place dated April 22, 2021 prepared by Howard Stein Hudson. I offer the following comments:

1. The proposed landscaping for the parking area shows 22 honey locust trees with ten of those to be planted on islands at the southern end of 5 double sided parking rows. The caliper of the trees is not noted on the landscaping table. The caliper should meet or exceed the required caliper specified in the *Site Plan Rules and Regulations*. Further, the quantity of parking area trees to be installed falls far short of the 72 required. The applicant should be asked to revise the landscape plan further to include some more trees to provide some additional shade in the main parking area.
2. The previous review letter offered by PGC Associates from December 2019 noted the absence of a master signage plan for the property as required by the *Site Plan Rules and Regulations*. The recent submittal did not include any such document. This is an opportune time for the plaza owners to establish some standards for tenant façade signs for the center. The applicant should be asked to prepare such a signage plan as part of this project.
3. The revised site plan indicates that there will be a 4' landscaped base around the two curved, previously installed monument located at the entrances to Medway Place. However, no details are provided except to indicate that the area will be sodded. That is not a sufficient or acceptable landscaping plan. This should be remedied.
4. The plan shows the location for a 6' by 5' shed to cover the irrigation controls and electrical panel. However, no details are provided. The shed is to be located at the front of the property, near the main entrance and will be readily visible to all Main Street traffic. A drawing to depict the type and design of the shed cover should be provided for review.
5. Details are not provided for the fencing around the 1,600 square foot outdoor display area associated with the operation of the Rocky's Hardware store at the eastern end of the building.

6. The fence installation at the western edge of the site has been referred to the PEDB by the Administrative Site Plan Review Team. As installed, the solid fence appears as a barricade. Further its height poses safety concerns for pedestrians and vehicular traffic moving between Medway Place and Drybridge Crossing. A preferable fence style would be something that has openings and is fabricated from a natural color, non-shiny product. Applicant should check the *Design Review Guidelines* for further guidance. In addition, the site plan shows an area to the east of the fence that includes two existing trees. That stretch of fencing could be enhanced with some additional form of landscape treatment.
7. The plan shows the installation of electric vehicle charging stations. However, they are all sited in one location at the southwest corner of the parking area. It would be helpful to consumers if some EVC stations were installed at other locations on the site as well.

NOTE – For the Board’s benefit, I have included photos to illustrate the various plantings proposed.



Glad Shamrock (Shamrock Inkberry) (54)



Virginia Rose (15)



Coronation Gold Yarrow (19)



Honey Locust (22)



Stella D'oro Day Lilly (quantity not specified)



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street
Medway MA 02053
508-533-3291
drc@townofmedway.org

May 10, 2021

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chair
RE: DRC Comments – Medway Place 98, 108-114 Main Street

Dear Members of the Medway Planning and Economic Development Board

The Medway Design Review Committee [DRC] is pleased to provide a comment letter for the proposed site plan improvements for Medway Place at 98, 108-114 Main Street. On May 3, 2021, the DRC met with Michael Litman of Howard Stein Hudson and Todd Wilson representing the property owner. The DRC reviewed a plan set dated on **2/4/2020** and listened to the related presentation. The site plan details improvements to the parking areas at Medway Place

The DRC is pleased that many efforts have been made to bring this portion of the site into line with the Medway *Design Review Guidelines*. Medway Place is an integral part of the new Central Business District zone and the opportunity to incorporate every improvement available should be taken. The goal of creating a cohesive layout in this central space has been the desire of many in Medway, residents and business owner alike. The improvements proposed for the site achieve much of this, but are partial with some major details not fully conceived. The DRC strongly recommends that each potential improvement be delineated and planned for the future to avoid a hodge-podge of site elements that appear over time.

The DRC provides the following recommendations and comments:

- The DRC is pleased with the layout of parking islands and incorporation of vegetation. There are concerns regarding the relationship of traffic flow of delivery vehicles and tree canopies that should be discussed with the PEDB.
- The DRC also agreed with the inclusion of the patio area by the BBQ restaurant and striping along the larger main building heading to the east. These areas need to be more well defined and planned.
- The DRC recommends the inclusion of larger safety barriers along these areas to protect patrons from delivery trucks who will follow this route.
- The DRC recommends the use of concrete planters in this area to create attractive and secure buffers. (See Cumberland Farms for similar examples.)

- The DRC recommends to create a master signage program for the site. Incorporate the monument signs and wayfinding signs with a codified façade sign plan to create a cohesive appearance for the site. This will also create a more efficient process for new tenants processing sign permit and sign design review applications.
- The monument signs at the site entry driveways should have landscaped beds and lighting incorporated at this time. This was detailed in the sign application when the signs were installed and is a requirement of the Sign Bylaw.
- The proposed shed to cover irrigation controls should be designed to be attractive and relate to site elements, like monument signs. The DRC requests the chance to review the structure.
- The DRC requests the fencing at the west property line should be of a natural color and texture. Include intermittent landscaping features on each side to break up this great length of fencing.
- Fencing at new hardware store was not shown but described as black pool fencing. The DRC requested to see illustrations. The DRC also requests that no additional signage by tenant appear on this fence or any other within the site.
- A proposed propane filling area was discussed. The DRC notes that no additional signage should appear in this area, aside from safety indicators. Also, no signage should appear on filling tanks. The DRC requests to see detailed plans of this aspect of the site.
- The DRC agreed that the food truck area at the front of the site would be a welcome improvement. The DRC suggests that site amenities like benches or pocket parks be added to reinforce this gathering spot and bring walking customers to the site.
- The DRC raised a concern that snow storage would impinge on these food truck areas. No designated snow storage areas are included on the current site plan. The DRC notes that the snow storage areas which have been traditionally positioned at the front of the site, block visibility of tenants and their façade signs.
- While pleased to see electric vehicle charging stations, the DRC recommends that they be distributed throughout the site for better usage. The DRC also notes that the proposed location is too traditionally a snow storage area and would interfere with charging.
- The DRC recommends that all sight lighting be made consistent and compliant with photometric regulations. All light poles should be powered through underground conduit and exterior draped wires should be eliminated. It was explained that some light poles will be moved to align with new parking scheme but exterior wiring will remain.

- The DRC recommends that plans be proposed for both EV stations and lighting. The DRC understands that these elements are not to be incorporated immediately but plans should be developed so they may be implemented as the site work progresses.
- The applicant indicated that repaving will only occur in disturbed areas of the site and not the entire surface. The DRC strongly recommends that the entire site be paved to create a clear and cohesive appearance. Restriping pavement over a patchwork of surfaces will create a confusing pattern and the appearance of disarray.

The DRC recognizes a very good effort has been made to improve this site. In this plan, a number of items remain to be included for review and others need further refinement. The DRC remains available to review any of these elements or subsequent changes and will gladly provide feedback in the most effective manner that will assist these proceedings.

Sincerely,

A handwritten signature in black ink, reading "Matthew J. Buckley". The signature is written in a cursive style with a large, stylized "M" and "B".

Matthew Buckley
Chair

Susan Affleck-Childs

From: Jeff Lynch
Sent: Tuesday, May 11, 2021 3:03 PM
To: Susan Affleck-Childs; Jack Mee
Cc: Mike Fasolino
Subject: RE: REVISED Medway Place Shopping Plaza Site Plan

Hi Susy, We are still researching the propane fill station. It will need to comply with applicable Fire Codes. I am concerned about how filling will be accomplished at the proposed location. It appears that while filling, the laneway around the side of the building will be blocked, as well as the passage from this plaza to Gould's Plaza. I need additional information as to how the filling operation would be handled. Regarding the landscaping along the building with Ocean State, the owner's rep stated he suggested we go to an appeals board and his expert's interpretation differed from mine. His expert's interpretation has no weight on my decision. I conclude, as I have from the beginning when I told them not to put it there, that it is an existing fire lane and must be maintained as such. It is also not my job to request a hearing at an appeals board. If the owner would like, I would go to one, but I am not the one that is going to initiate the request. I will let you know when we get more information regarding the fill station, however, you can go with it must comply with all applicable Fire Codes and a permit will not be issued until it does and all concerns are satisfactorily dealt with. Thanks. Jeff

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

Mailing address;
44 Milford Street
Medway, MA 02053

From: Susan Affleck-Childs
Sent: Tuesday, May 4, 2021 12:23 PM
To: Jack Mee <jmee@townofmedway.org>; Jeff Lynch <ChiefLynch@townofmedway.org>
Subject: RE: REVISED Medway Place Shopping Plaza Site Plan

Hi Jack,

I will contact the applicant's representative and request the information.

If we don't get anything back that I can forward to you and Chief Lynch, he should put whatever comments and questions he has into an email to me so I can share with board members. He and you are welcome to zoom in for the hearing as well on May 11th.

Thanks.

Susy

From: Jack Mee
Sent: Tuesday, May 4, 2021 11:50 AM

To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: FW: REVISED Medway Place Shopping Plaza Site Plan

Susy,
Could you help get the information that the Chief is looking for here?

Thanks,
Jack

From: Jeff Lynch <ChiefLynch@townofmedway.org>
Sent: Tuesday, May 4, 2021 11:26 AM
To: Jack Mee <jmee@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>
Subject: RE: REVISED Medway Place Shopping Plaza Site Plan

Good morning Commissioner, Sorry for the delay. The landscape strip I think I will have to get the Fire Marshal's Office involved in. We need more information on the propane filling station. They have not given us plans yet so we don't know what, exactly, they are putting there. Is it going to be a large tank that they fill the smaller tanks with, or just a tank exchange station? Can you either have them forward plans to us with an explanation of what they're doing or forward their contact information and we will reach out to them? If it is a filling station with a large tank I have concerns with separation distances, as well as the filling operation of the larger tank from a tank truck. Let me know if you need anything else. Thanks. Jeff

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From: Jack Mee
Sent: Thursday, April 29, 2021 11:34 AM
To: Jeff Lynch <ChiefLynch@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>
Subject: FW: REVISED Medway Place Shopping Plaza Site Plan

Chief,
This is the plan that I had mentioned to you yesterday. A couple of things that jumped out to me;
"Existing landscape strip" listed between the 2 buildings in the area that I have always thought of as a required Fire Lane
The 1,600 square foot expansion on the east side of the building for Rocky's "Outdoor Garden Area"
The proposed 10 X 20 pad for propane fill station also on the east side of the property

Jack

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, April 29, 2021 9:55 AM
To: Alison Slack <slack_alison@hotmail.com>; Chief Tingley <amtingley@medwaypolice.com>; Allison Potter <apotter@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>; Ann Sherry <asherry@charlesriverbank.com>; Armand Pires <apires@medwayschools.org>; Barbara Saint Andre <bsaintandre@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>; Beth Hallal

<bhallal@townofmedway.org>; Select Board <SelectBoard@townofmedway.org>; Bridget Graziano <bgraziano@townofmedway.org>; carey.bergeron@gmail.com; David Damico <ddamico@townofmedway.org>; David Travalini <dtravalini@verizon.net>; DRC <DRC@townofmedway.org>; Aicardi, Donald <daicardi@medwayschools.org>; Donna Greenwood <dgreenwood@townofmedway.org>; Doug Havens <dhavens@townofmedway.org>; Erika Robertson <erobertson@townofmedway.org>; Fran Hutton Lee <fhuttonlee@townofmedway.org>; Gino Carlucci <gino@pgcassociates.com>; Glenn Trindade <glenntrindade@gmail.com>; Jack Mee <jmee@townofmedway.org>; Jeanne Johnson <j22johnson2001@yahoo.com>; Jeff Lynch <ChiefLynch@townofmedway.org>; Jennifer Kendall <jennifer.l.kendall@gmail.com>; Jess Chabot <jesswchabot@gmail.com>; Jim Wickis <jbwickis@verizon.net>; Joanne Russo <jrusso@townofmedway.org>; jwatson@medwaypolice.com; Kristen Mucciarone <kmucciarone@charlesriverpcd.org>; Liz Langley <llangley@townofmedway.org>; Liz Taglieri <ltaglieri@charlesriverpcd.org>; Mark Cerel <mcerel@franklin.ma.us>; Matt Buckley <matt_buckley2@yahoo.com>; Michael Boynton <mboynton@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Morgan Harris <mharris@townofmedway.org>; Paul Atwood <atwood.paul@gmail.com>; Peter Pelletier <ppelletier@townofmedway.org>; Rindo Barese <rbarese@townofmedway.org>; Rori Stumpf <rori@rori.me>; Sandy Johnston <sjohnston@townofmedway.org>; White, Sara <sara.white@tetrattech.com>; Stefany Ohannesian <sohannesian@townofmedway.org>; Stephanie Carlisle <scarlisle@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>; Sue Rorke <srorke00@gmail.com>; Tina Wright <tina.wright@aleragroup.com>; Zach Knowlton <zknowlton@comcast.net>; CommDev2 <CommDev2@townofmedway.org>

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Good morning,

The owners of the Medway Place shopping plaza have provided an updated site plan to the PEDB. See attached. Also attached is a letter that summarizes the changes they have made from the previously submitted version.

The next public hearing with the PEDB is Tuesday, May 11, 2021. The revised site plan is being reviewed by the Board's planning and engineering consultants.

We invite your review and would appreciate receiving any comments from you by Thursday, May 6th.

Thanks.

Susy

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

Susan Affleck-Childs

From: Jeff Lynch
Sent: Tuesday, May 11, 2021 3:09 PM
To: Susan Affleck-Childs; Jack Mee
Cc: Mike Fasolino
Subject: RE: REVISED Medway Place Shopping Plaza Site Plan

Susy, I also have a concern with the trees that are being planted along the entrance driveway. I'm all for trees but they need to be sure the lowest branches are at least 13 ½ feet above the ground. We prefer at least 15 as the branches get weighted down with snow, especially when there are still leaves on the trees. Thanks.

Jeffrey P. Lynch
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Mailing address;
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<kmucciarone@charlesriverpcd.org>; Liz Langley <llangley@townofmedway.org>; Liz Taglieri <ltaglieri@charlesriverpcd.org>; Mark Cerel <mcerel@franklin.ma.us>; Matt Buckley <matt_buckley2@yahoo.com>; Michael Boynton <mboynton@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Morgan Harris <mharris@townofmedway.org>; Paul Atwood <atwood.paul@gmail.com>; Peter Pelletier <ppelletier@townofmedway.org>; Rindo Barese <rbarese@townofmedway.org>; Rori Stumpf <rori@rori.me>; Sandy Johnston <sjohnston@townofmedway.org>; White, Sara <sara.white@tetrattech.com>; Stefany Ohannesian <sohannesian@townofmedway.org>; Stephanie Carlisle <scarlisle@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>; Sue Rorke <srorke00@gmail.com>; Tina Wright <tina.wright@aleragroup.com>; Zach Knowlton <zknowlton@comcast.net>; CommDev2 <CommDev2@townofmedway.org>

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155 Village Street
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508-533-3291
sachilds@townofmedway.org



May 11, 2021

**Medway Planning & Economic Development Board
Meeting**

Construction Reports

- Salmon Health – Tetra Tech Field Reports dated 04-26-21 and 04-27-21
- Choate Trail – Tetra Tech Field Reports dated 04-26-21 and 05-06-21
- Choate Trail Subdivision – CSEI Inspection Report dated 04-30-21
- William Wallace Village – Merrikin Inspection Report dated 05-04-21
- Evergreen Village – Ron Tiberi Inspection Report dated 04-29-21

FIELD REPORT

Project	Date	Report No.
Salmon Health and Retirement Community (The Willows)	04/26/2021	65
Location	Project No.	Sheet 1 of
Village Street, Medway, MA	143-21583-15011	2
Contractor	Weather	Temperature
Rubicon Builders (General Contractor)	A.M.	A.M.
Marois Brothers, Inc. (Site Contractor)	P.M. CLEAR	P.M. 50 °F

FIELD OBSERVATIONS

On Monday, April 26, 2021, Bradley M. Picard, E.I.T. from Tetra Tech (TT) 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 and dry. 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. Silt fence barrier (SFB) throughout the site appears to be recently maintained and is in good condition.
- B. TT on-site to inspect fine grading activities within the unpaved limit of Willow Pond Circle. Aggregate Industries on-site performing fine grading, grade stakes are present throughout the length of Willow Pond Circle referencing proposed finish grade elevations and proposed subbase elevations. Spotter is assisting grader operator by marking out necessary cut and fill adjustments to ensure roadway subbase meets proposed elevations. As proposed subbase grades are met, compaction of the roadway is performed.
- C. Mercier Electric on-site installing electrical wiring and light posts along the shoulders of Willow Pond Circle.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		Aggregate Industries	Fine Grading
Laborers	2	Loader	1	Vib. Roller	1	Mercier Electric	Light Post Installation
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	2	Skid Steer		Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader	1	Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	5+	Water Truck			
		Tri-Axle Dump Truck		Crane Truck			
		Trailer Dump Truck		Lull			
		Art. Dump Truck		BOMAG Remote Comp.			
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	2:30 P.M. – 3:00 P.M.

Project Salmon Health and Retirement Community	Date 04/26/2021	Report No. 65
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Binder course installation scheduled for Tuesday (4/27).
- B. Contractor to perform CCTV inspections of drainage infrastructure within Waterside Run.
- C. TT will maintain communication with contractor and will inspect the site as construction progresses.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Contractor to compact the 1.5" stone and to place 3/8" stone along the driveway to the canoe put-in.
- B. Contractor to coordinate with Conservation Commission on drainage modification at the mechanical area south of Infiltration Trench 20.
- C. Contractor to repair and replace erosion controls and silt sacks as needed throughout the site. Contractor to also reseed or protect all slopes that are not permanently stabilized.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. Dense grade for roadway subbase.

FIELD REPORT

Project Salmon Health and Retirement Community (The Willows)	Date 04/27/2021	Report No. 66
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. CLOUDY P.M.	Temperature A.M. 45 °F P.M.

FIELD OBSERVATIONS

On Tuesday, April 27, 2021, Bradley M. Picard, E.I.T. from Tetra Tech (TT) 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 and dry. 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. Silt fence barrier (SFB) throughout the site appears to be recently maintained and is in good condition.
- B. TT on-site to inspect binder course installation on Willow Pond Circle. Thompson & Lichtner (T&L) on-site to perform compaction testing prior to binder course placement, no concerns were identified by T&L representatives. Aggregate Industries begins paving operations at approx. STA 7+50, working towards the site entrance on Willow Pond Circle. Contractor placed approximately 3" (loose) of bituminous concrete asphalt to achieve a final compacted depth of 2 1/2". Binder course temperatures range from 280 °F – 310 °F out of the paver screed. Asphalt is partially placed over the current paved driveway apron along Village Street. To provide a smooth transition into the site, the existing driveway apron and the recently placed asphalt in this region will be sawcut, removed, and repaved when the Contractor begins milling/overlying operations on Village Street.
- C. Mercier Electric continues to install electrical wiring and light posts along the shoulders of Willow Pond Circle.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		Aggregate Industries	Binder Course
Laborers	2	Loader	1	Vib. Roller	1	Mercier Electric	Light Post Installation
Drivers		Rubber Tire Backhoe/Loader		Static Roller		Thompson & Lichtner Co.	Compaction Testing
Oper. Engr.	2	Skid Steer		Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader	1	Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	5+	Water Truck			
		Tri-Axle Dump Truck		Crane Truck			
		Trailer Dump Truck		Lull			
		Art. Dump Truck		BOMAG Remote Comp.			
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	7:30 A.M. – 10:45 A.M.

Project Salmon Health and Retirement Community	Date 04/27/2021	Report No. 66
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Top course installation, as well as milling and overlay on Village Street, to be performed at a future date.
- B. Contractor to perform CCTV inspections of drainage infrastructure within Waterside Run.
- C. TT will maintain communication with contractor and will inspect the site as construction progresses.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Contractor to compact the 1.5" stone and to place 3/8" stone along the driveway to the canoe put-in.
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- C. Contractor to repair and replace erosion controls and silt sacks as needed throughout the site. Contractor to also reseed or protect all slopes that are not permanently stabilized.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. Dense grade for roadway subbase.

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Choate Trail – Copper Drive	Date 4/26/2021	Report No. 7
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) Rhino Construction (Site Contractor)	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 50°F

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On Monday, April 26, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) 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: Site is generally firm with some soft areas in regions where vehicle traffic is minimal. Puddles present on site due to recent rainfall. Highland Street is clean and free of sediment at the location of the construction entrance. Compost filter sock has been installed throughout the project limit as indicated on the endorsed Plans and appears to be in good condition. Silt fence has also been installed along the western portion of the site adjacent to the existing wetland resource area and appears to be in good condition as well. Temporary sediment basins have been installed at the low points and appear to be functioning.
- B. TT on site to witness and inspect drainage infrastructure installation. Upon arrival, Contractor has installed approximately 24"-deep stone bedding for upstream headwall of 18" cross culvert. Contractor verifies bottom of excavation elevations and drainage inverts using a rotary laser level. Contractor verifies location and orientation of headwall using GPS system. Contractor has also completed installation of 12" RCP drain along the south side of the proposed roadway, pipe appears to be bedded and backfilled sufficiently with processed gravel. Flared ends have not been installed on the drain pipe, contractor intends on having them delivered to the site and will install once delivered. TT recommended rip rap be placed on the downstream end of the pipe to reduce stormwater velocities and to reduce erosion prior to stormwater entering the 18" cross culvert.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer	1	Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers		Loader		Vib. Roller	1		
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	3	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
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			
		Pickup Truck	3	Rock Truck	1		
		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	1:15 P.M. – 2:15 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 4/26/2021	Report No. 7
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to begin installation of water main this week. Followed by water main installation, Contractor plans to install subsurface infiltration system.
- B. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Remove existing tree stump adjacent to Highland Street per recommendation from Medway DPW.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. Drainage manholes and headwalls.

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Choate Trail – Copper Drive	Date 5/6/2021	Report No. 8
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) Rhino Construction (Site Contractor)	Weather A.M. CLEAR P.M.	Temperature A.M. 55°F P.M.

FIELD OBSERVATIONS

On Thursday, May 6, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) and Bridget Graziano (Medway Conservation Agent) visited the project location in response to a concern regarding damaged trees along an abutter's property line. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Site is firm with some soft areas and puddles due to recent rainfall. Highland Street is clean and free of sediment at the location of the construction entrance. Compost filter sock has been installed throughout the project limit as indicated on the endorsed Plans and appears to be in good condition. Silt fence has also been installed along the western portion of the site adjacent to the existing wetland resource area and appears to be in good condition as well. Temporary sediment basins have been installed at the low points and appear to be functioning.
- B. TT and Medway Conservation on-site with Contractor and Bob Pace to inspect the current condition of trees along the southeast property line. Concerns were presented to the Medway Conservation Agent, however this region is outside conservation jurisdiction. Even so, informative guidance was provided by Conservation to the Contractor for necessary corrective actions. Upon inspection, three pines (all less than 12" in trunk diameter) have either fallen or leaning. One pine tree in particular has fallen into the abutter's property to the east of the project site. All three trees are located on the inside of the project's erosion control limit. Trees appear to have become unstable following the overcut of top soil at this region. Although trees have fallen or are leaning, root structures appear to be in good condition. Contractor intends on lifting fallen trees back to their original locations, stabilizing the trees with additional loam, and placing jute matting above the loam to prevent erosion. Contractor also intends on surveying the property line and will install additional stakes. TT will continue to observe the condition of trees in this region during future inspections.

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

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 5/6/2021	Report No. 8
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to begin installation of water main on Monday (5/10). Followed by water main installation, Contractor plans to install subsurface infiltration system.
- B. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. Lift and stabilize leaning/fallen trees along the southeast property line per discussion with Conservation Agent.

4. PREVIOUS OPEN ACTION ITEMS

- A. Remove existing tree stump adjacent to Highland Street per recommendation from Medway DPW.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. Drainage manholes and headwalls.

CONNORSTONE ENGINEERING, INC.

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

Construction Observation Report

Project Information

Project Name: Choate Trail
Location: Copper Drive (off Highland Street) Medway, MA
Report Number: 1
Inspection Date: 4/30/2021
Inspection Time: 1:00 pm

On Friday April 30, 2021, Vito Colonna, PE, from Connorstone Engineering, Inc. (CSEI) performed a progress inspection in accordance with the Definitive Subdivision Approval Condition VII.B.5.c. The following report summarizes the observations made during the site visit.

Recent Precipitation Events:

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

- Previous 24 hours: 0.8 inches
- Previous 72 hours: 0.9 inches

Completed / On-Going Work

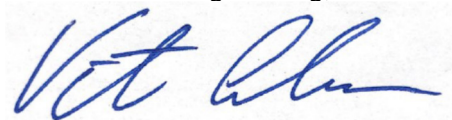
Time Period: Start of construction to 4/30/2021

- The site has been cleared/stumped/grubbed to the limit of work. Flagging was left in place.
- Perimeter erosion controls have been installed (compost filter sock with silt fence) along with the stone construction entrance.
- A temporary sediment basin/trap was present at the low point.
- Compacted fill within the roadway had been placed up to approximately the 18-inch culvert crossing. The fill had been paced up to approximate elevation 257 to 258.
- Installation of drainage infrastructure has begun including placement of the Outlet Control Structure (OCS), DMH 2+98, 18-inch headwall including riprap apron, and 18-inch RC pipe between the three structures (see attached photo). The 12-inch RC pipe along the right shoulder of the road has also been installed and backfilled, excluding the flared ends.
- There was no site work was on-going at the time of inspection

Site Conditions / Recommendations:

1. The overall site condition was generally stable, with no observed erosion from recent overnight rainfall.
2. The perimeter erosion barriers appeared in good condition and functioning as intended. No sediment or erosion was observed beyond the barriers or limit of work.
3. The entrance showed no signs of tracking onto Highland Street. Maintenance of the construction entrance and street sweeping should be continued as required.
4. Materials were stockpiled on-site including precast concrete drainage structures, reinforced concrete drainage pipe, ductile iron water pipe, and hydrants (2).
5. Stump stockpile was located on future Lot 1.
6. Stockpiles of loam, soil, and boulders were located on future Lots 3 and 4.

Vito Colonna, PE
Connorstone Engineering, Inc.





Staging Area



Typical Erosion Control Installation



Drainage Installation at Station 3+00 (OCS, DMH2+98, Headwall)



Outlet Control Structure with Baffle Wall



12-inch Culvert Installation



Material Stockpiles



Stump Stockpile Lot 1



Stockpile Areas on Lot 4



dan@legacy-ce.com

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

CONSTRUCTION INSPECTION REPORT

Date of Inspection: 4/30/2021 **Time On-Site:** 11:00 am **Weather:** 55F, P. Cloudy

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

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

Date of Report: 5/4/2021

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

Activity Summary:

At the time of inspection, it was noted that Building 1 construction and work on the original house structure is ongoing.

Note the following site construction activities since our last inspection.

- Roof downspout piping around Building 1 was installed.
- Stormwater Basin 2 was excavated to subgrade and on-site sand borrow was used to bring it to proposed subgrade.
- The infiltration field was excavated to subgrade and ready for on-site sand borrow to be installed at the base to bring it to design subgrade.

Erosion Controls:

Perimeter erosion controls were inspected and found to be in good condition. Two temporary sediment basins have been excavated and appear to be functioning well. The construction entrance driveway was stable.

Recommended Improvements:

1. None
-







Progress Report

Project Details

Project name	Evergreen	
Location	22 Evergreen Road	Medway MA
Owner	Sampson Pond Development	Medway MA
Reporting period	3-20-2021 thru 4-29 2021	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	4/29/21	

Summary

Site contractor Mobilized; construction controls established. Erosion controls installed. Road rough graded to subgrade. Phase 1 Structure foundation installed, framing completed.

Activities

Activity 1 Construction Controls

Status	Achieved
Objective	Layout & Construction controls set and Provided by Cheney Engineering
Activity dates	
Progress	Set- grade stakes & offsets Building foundations
Comments	Sanitary Facilities on-site, No construction trailers

Activity 2 Erosion Controls

Status	Achieved
Objective	Erosion controls implemented and approved on site Temporary sedimentation basins installed & maintained
Activity dates	During Month
Progress	Completed & Maintained
Comments	

Activity 3 Access Road

Status	In progress
Objective	Subgrade, Base material installed to subgrade
Activity dates	
Progress	Partially completed 70%, Base materials partially stock-piled on-site
Comments	

Activity 4 Water & Sewer Utilities

Status	Achieved
Objective	Sewer line and water lines connected at Evergreen and complete with stubs to end of access road
Activity dates	
Progress	Completed
Comments	

Activity 5 Building

Status	In Progress
Objective	Building completely framed & Enclosed
Activity dates	During Month
Progress	
Comments	

Photographs

#1



Closed out Building

#2



Temporary drainage swale

#3



Temporary Sediment Basin