Tuesday, August 9, 2022
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Member	Bob Tucker	Tom Gay	Matt Hayes	Sarah Raposa	Rich Di Iulio	Jessica Chabot
Attendance	Absent with Notice	X	X	X	X	X

PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator

The meeting was called to order by Chairman Hayes.
NOTE – The meeting was held live but also available via Zoom.

There were no Citizen Comments.

PUBLIC HEARING CONTINUATION – PHYTOPIA – 6 INDUSTRIAL PARK ROAD:

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

- Notice dated July 27, 2022, to continue public hearing to August 9, 2022
- Email dated August 4, 2022 from Attorney Ted Cannon requesting a continuation to August 23, 2022.

On a motion made by Jessica Chabot, seconded on Rich Di Iulio, the Board voted unanimously to continue the hearing to August 23, 2022 at 8:45 pm.

SITE PLAN ENDORSEMENT - 288 Village Street Multi-Family Development

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

- Site plan presented for endorsement dated 7-25-22 by Land Planning Inc.
- Certification from Medway Treasurer/Collector's office dated 8-1-22 that taxes are paid on the property
- Certificate of No Appeal dated 8-5-22
- Tetra Tech plan review comments and response email dated 8-4-22 from Steve Balcewicz, EIT at Land Planning

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to endorse the site plan for 288 Village Street.

4 MARC ROAD – SPECIAL PERMIT MODIFICATION PUBLIC HEARING CONTINUATION

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

- Notice dated July 1, 2022 re: Public Hearing Continuation to August 9, 2022
- Email dated August 1, 2022 from NeoOrganics COO Chad Blair withdrawing the modification application.

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to accept the withdrawal for the modification of the special permit and also to close the hearing for NeoOrganics.

Medway Grid BESS – Discussion of Host Community Agreement:

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

- Draft Host Community Agreement (HCA)
- Draft memo with PEDB comments

It was noted that the HCA was drafted out of the Town Manager's office and was circulated to Town staff for comment. The Board discussed it at its July 28th meeting and asked Susy Affleck-Childs to prepare some draft comments for feedback.

The following comments were part of the discussion:

- Within the document who can a resident complain to or who enforces things.
- There should be an establishment of what the ambient noise level is.
- There should be a cap in the zoning bylaw that this should operate within an established level.
- There is a concern for those residents who abut this property and the possible 5-year project effects with the depreciation of their property.
- Create language for a level of protection for environmental concerns.
- Include language from the draft BESS zoning bylaw which the Board has worked on over the last year.
- Include a bigger front buffer within the setback area.

The discussion was open for comments.

Resident Adam Houser, 14 Little Tree Road:
Mr. Houser (in person) would like to see the agreement include issues relating to environmental and noise concerns. The abutter was informed that the Applicant is agreeing to meet the MA DEP provisions regarding noise. There also concerns about the wall and design of this. There is a Design Review Committee who could add input on the wall.

Resident Charlie Myers, 9 Curtis Lane:
Mr. Myers (in person) responded that the Select Board has requested comments and not an approval. The MEPA application is still collecting data on noise. There is nothing at this point which references noise values. These were based on models of a TESLA battery pack unit being installed. We do not know if these are the old or new models. It is the assumption that Medway Grid would exceed the noise levels for a full capacity facility. There needs to be data submitted.

Resident Sarah Houser, 14 Little Tree Rd:
Sarah Houser (via Zoom) is concerned about keeping the rural welcoming feeling of the Town of Medway. She is also concerned with a 20 ft. wall on the main route coming into town. It should also be called out that this Applicant is exempt from zoning which is not fair since the Town has been working on these bylaws for over two years.

Resident, 13 Little Tree (Chad Lemieux?):
This resident attended in person. His concern is that the host agreement was written generically. There needs to be more depth information within the document. There should be a baseline established.

Resident, Paul Yorkis, 7 Independence Lane:
Resident Yorkis communicated his objection to the approval of draft of the host community agreement. This current draft of the agreement is not in the best interest of the community. The notification requirements used by Energy Facilities Siting Board have not been used with the HCA for those businesses, residents, property owners who live within ½ mile of the project. There is a formal process for those residents who should have been part of the discussions. Those parties were not notified or informed about these meetings. He recommended that the proposal be rejected since the proposal did not allow citizens had no chance for input. He also asks the Board to reject the host agreement since there was no discussion with owners about the $25,000.00 which was noted. Who determined this number? Why were the abutters not part of this discussion about their property. The number is identical as noted in the proposal from Exelon. He also wanted to know who made the decision about the dollar amount for the 14 owners in this area. This proposal does not meet the needs of the Master Plan. Mr. Yorkis would like the Board to reject this host community agreement to allow for a public hearing with input from the community.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted to recommend to the Select Board not pursue the HCA until there is input from the community. The motion was approved by a vote of 3 in favor (Chabot, Hayes and Raposa) and 1 against (Di Iulio).

There will be a memo sent to the Select Board with concerns. Susy Affleck-Childs and Matt Hayes will work on it. Comments have been requested by August 15th.

2 MARC ROAD – CommCan Site Plan Modification Public Hearing:

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

- Notice dated July 18, 2022 re: Public Hearing Continuation to August 9, 2022

The Chairman opened the continued hearing for 2 Marc Road.

Project engineer Dan Merrikin was present by Zoom and provided an update. The Applicant is still working with Conservation Commission. A working revised draft plan was shown on the screen. The Conservation Agent wants the interconnecting driveway to the new parking lot to not be paved to reduce the amount of impervious surface on site. This will be gravel. This will be

included on a new revision. Access to the new parking area will be from the end of Industrial Park Road at Jayar Road. Some compact car spaces will be included. There will be a follow up meeting with the Conservation Commission on Thursday. It was suggested that the lighting plan be reviewed and to add some lighting at the north site near entrance driveway when backing out. The Board was also informed that the wetland delineation is being refined. The new odor mitigation equipment has been installed and is operational.

Resident John Lally of 35 Coffee Street was on Zoom and communicated that people from lower Coffee Street are the residents to get input from regarding to the newly installed odor mitigation equipment. Mr. Lally communicated that July 31, 2022 was the last time he smelled marijuana. He also suggested that there be a schedule set up when there is maximum odor noted. Dan Merrikin noted that there is a scheduling of the rotation of the plants within the flowering rooms. There is a rotating cycle. This can be provided to the Board.

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to continue the hearing to September 13, 2022, at 7:15 pm.

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted unanimously to extend the decision action deadline to October 30, 2022.

PUBLIC BRIEFING – MASTER'S TOUCH MINOR SITE PLAN (83 MAIN STREET):

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

- Notice dated 7-19-22 to continue the minor site plan public briefing to 8-9-22
- Email dated 8-3-22 from Jacob Gadbois at Master's Touch requesting a continuation of the briefing to the 9-27-22 PEDB meeting.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to continue the briefing for Master's Touch to September 27, 2022 at 8:00 pm.

MODIFICATION TO APPLEGATE SCENIC ROAD WORK PERMIT FOR 63 ELLIS STREET:

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

- Email dated 3/8/22 from architect Alex Siekierski re: change in driveway location at 63 Ellis Street (fieldstone wall) with drawing
- Original Applegate Subdivision Scenic Road Work Permit from 6-8-2006
- Draft proposed scenic road work permit modification
- Updated site plan dated 8-5-22 prepared by Land Planning Inc. showing specific proposed driveway relocation

Tony Leland was present on behalf of homeowners Christine & Mike Miller. A new house will be constructed at 63 Ellis Street where there is a field stone wall along the frontage. They want to locate the driveway in a different spot than what was specified in the 2006 scenic road work

permit. They also want to have a wider driveway. The Board has no problem with the location change.

A draft of a decision was presented to the Board. It was noted that the tennis court on the property will remain. The Board was recommended that removal of the tennis court be discussed with Conservation Agent Bridget Graizoan.to discuss the tennis court with Bridget.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted to approve the change in the scenic road permit for 63 Ellis.

ZONING BYLAW AMENDMENTS:

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

- Revised BESS draft v.5
- Multi-Family housing amendments with comments 7-27-22 from Barbara Saint Andre
- Fall Town Meeting Schedule

BESS Draft V.5:
The Board is in receipt of the most recent version of the BESS Draft. It was displayed using share screen on Zoom. There was language added on page 4 about the 100 ft. setback. There was recommendation to also add language about the buffer area being naturalized. A question was asked if this applies to the current energy zone. There were also noted changes in the Use Table. A tier 2 BESS is not allowed in any area other than the Energy Resource District. There should be language added about a timeline for an emergency operation plan. There should also be language about the noise requirements. The document has decommissioning language. In the section about insurance and liability, it does not define the amount or how this was determined.

There will be a public hearing on the proposed zoning by-law amendments on September 27, 2022.

Multi-Family Housing:
The Board was provided with a draft of proposed Multi-Family Housing amendments with comments by Barbara Saint Andre. There was language added that the minimum lot size for a Multi-Family Building shall be one/half acre. There should also be authority to increase the underlying setback requirements. The formula for acres available for development has been revised to equal the total of the site minus the area subject to upland utility easements and minus 50% of all areas subject to protection under the Wetlands Protection Act and the Town's General Wetland Protection Bylaw. There was also discussion about having a criterion regarding architecture and compatibility with the neighborhood. Barbara Saint Andre suggests putting such language into rules and regs and not having it in the bylaw. It was noted that the DRC does not presently have design guidelines for multifamily housing.

MASTER PLAN DISCUSSION:

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

- Master Plan Report dated July 18, 2022 (draft)

- The Action Plan – July 20, 2022 (draft)

Member Chabot reviewed the status of the master plan project. The most recent revision of the Master Plan Report includes graphics. The implementation strategies were discussed. There needs to be discussion on the establishment of a master plan implementation committee. The committee could meet on an annual/quarterly basis. There also needs to be decisions made on who will serve on this committee. Will the committee be the advocate for data collection and implementation, or will Town staff do this? It was suggested that citizens be part of an audit committee to monitor progress. These appointed representatives would need to have a good grasp on the happenings of the town.

The Action Plan will include the following:

- Main goal strategy helps achieve
- The strategies would be actionable ways that the town will work to achieve one or more of the goals
- There will be a narrative which explains the strategy and what it entails.
- The funding cost of the strategy would need to be determined.

CONSTRUCTION OBSERVATION ESTIMATE BOUNDARY LANE:

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

- Boundary Lane Construction Administration Budget from Tetra Tech, dated 8-1-2022 in the amount of $9,776

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to approve the construction estimate for Boundary Lane.

BRIGHT PATH CHILD CARE (MEDWAY COMMONS) SITE PLAN ENDORSEMENT:

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

- Revised site plan presented for endorsement dated July 25, 2022 by Tighe and Bond
- Certification from Medway Treasurer/Collector's office dated 8-1-22 that taxes are paid on the Property
- Plan approval email dated 8-2-22 from Steve Bouley

The 20-day appeal period concluded August 7, 2022 and the Certificate of No Appeal has been received. Also, the construction services invoice has been paid. It is recommended that the PEDB endorse the site plan.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to endorse the revised site plan for Bright Path Child Care.

PEDB MEETING MINUTES:

- July 26, 2022 regular PEDB meeting

On a motion made by Richard Di Iulio, seconded by Sarah Raposa, the Board voted unanimously to approve the minutes of the July 26, 2022 meeting.

CONSTRUCTION REPORTS:

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

- **William Wallace Village –** July inspection report from Dan Merrikin dated 8-3-2022
- **Cutler Place -** July Inspection Summary from Ron Tiberi dated 7-29-22
- **22 Evergreen Road** – July Inspection Summary from Ron Tiberi dated 7-29-2022

ADJOURN:

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted to adjourn the meeting.

The meeting was adjourned at 10:31pm.

Prepared by,
Amy Sutherland
Recording Secretary

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

August 9, 2022
Medway Planning & Economic Development Board Meeting

Phytopia Public Hearing

- Notice dated July 27, 2022 re: Public Hearing Continuation to August 9, 2022
- Email dated August 4, 2022 from attorney Ted Cannon re: continuation to August 23, 2022

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

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

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
JUL 27 '22 AM10:41

MEMORANDUM

July 27, 2022

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: ***Public Hearing Continuation for Phytopia, Inc - Major Site Plan, Groundwater Protection Special Permit, and Reduced Parking Special Permit***
Continuation Date – Tuesday, August 9, 2022

At its July 26, 2022 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Phytopia, Inc. of Peabody, MA for approval of a major site plan, a groundwater protection district special permit, and a reduced parking special permit for its proposed development at 6 Industrial Park Road to the Board's meeting on Tuesday, August 9, 2022 at 7:00 p.m. at Medway Town Hall, 155 Village Street. The meeting will also be available via Zoom.

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

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

The revised site plan titled *Industrial Park Road*, last revised dated May 13, 2022 prepared by Williams & Sparages Engineers, Planners and Surveyors of Middleton, MA. is posted at the Board's page at the Town's web site at: https://www.townofmedway.org/sites/g/files/vyhlif8006/f/uploads/spindustrial6_r10stamped_signed.pdf **Please review the revised site plan and provide any further comments to us by August July 21, 2022. The Board plans to begin work on a decision on this project at the August 9th meeting.**

Please do not hesitate to contact me if you have any questions. Thanks.

Susan Affleck-Childs

From: Edward V. Cannon <evc@ddcrwlaw.com>
Sent: Thursday, August 4, 2022 4:46 PM
To: Susan Affleck-Childs
Subject: [External] Phytopia PEDB Meeting for Aug. 9th

Hi Susy,

As we discussed, since Bob Tucker will not be available for the meeting, Phytopia respectfully requests to continue their matter from Aug. 9th to the Board's next meeting on Aug. 23rd.

Thank you!

Ted

Edward V. Cannon, Jr., Esq.

Doherty, Dugan, Cannon, Raymond & Weil, P.C.

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Franklin, MA 02038

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TEL: 508-541-3000 x218
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EVC@ddcrwlaw.com

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August 9, 2022
Medway Planning & Economic Development Board Meeting

288 Village Street Site Plan Endorsement

- Site plan presented for endorsement dated 7-25-22 by Land Planning Inc.
- Certification from Medway Treasurer/Collector's office dated 8-1-22 that taxes are paid on the property
- Certificate of No Appeal dated 8-5-22
- Tetra Tech plan review comments and response email dated 8-4-22 from Steve Balcewicz, EIT at Land Planning

NOTES

1. The Permittee has paid the construction services invoice in full.
2. We await a revised performance security covenant and sample conveyance deed from the Permittee's attorney Paul Kenney. I am working with him on minor revisions to those documents.

I recommend the Board endorse the plan as presented. A few clarifications are needed regarding the impact of planned site grading on the viability of the existing landscape buffer area along the eastern side of the property.

Site Development Plan

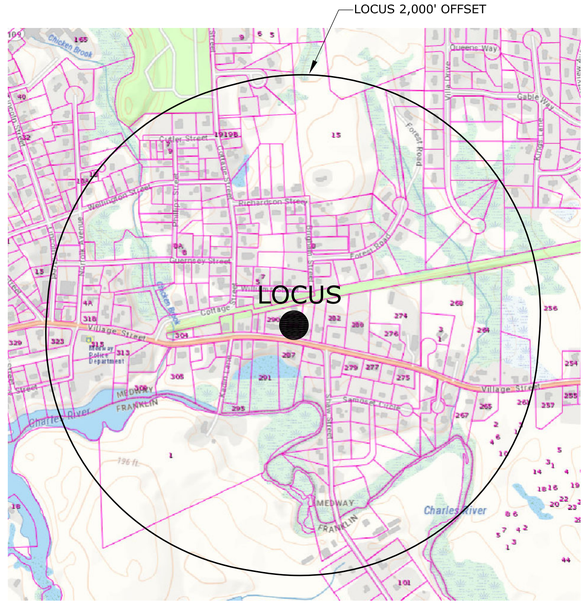
MULTI-FAMILY BUILDING

300' ABUTTERS SCHEDULE		
MAP PARCEL ID	**SITE ADDRESS**	**OWNER***
58-094	6 WILLIAMS ST	LUZIETTI RICARDO A JR
58-074	4 BRIGHAM ST	HOPKINS STEPHEN E
58-100	295 VILLAGE ST	RYAN KEVIN
68-010	4 SHAW ST	MANHNKS DANIEL F
58-105	2 SHAW ST	BRANIGAN MARK E
58-081	284 VILLAGE ST	BARRIOS BLANCA ROSA
58-103	287 VILLAGE ST	POWER MICHAEL F
58-082	286 VILLAGE ST	BOUTLER MEGHAN
58-075	2 BRIGHAM ST	GRAY ROBERT A
58-065	11 WILLIAMS ST	MAHONEY CHRISTOPHER J
58-092	41 COTTAGE ST	GALLIHER PETER F
58-101	293 VILLAGE ST	KAIRIT VIRGINIA B LIFE ESTATE
58-079	282 A VILLAGE ST	HUGHES JANE D
58-095	281 VILLAGE ST	HANDVERGER LIFE ESTATE RICHARD A
58-087	294 VILLAGE ST	KELLEY LIFE ESTATE BRENDA J
58-104	283 VILLAGE ST	JOHNSON CYNTHIA DENISE
58-086	292 VILLAGE ST	NEW ENGLAND TELEPHONE COMPANY
58-102	291 VILLAGE ST	PRATT KEVIN C
51-026	0 VILLAGE ST	MEDWAY TOWN OF
58-085	292 VILLAGE ST	NEW ENGLAND TELEPHONE COMPANY
58-093	4 WILLIAMS ST	SKELTON LEE S
58-066	9 WILLIAMS ST	GOLDEN JOHN R
58-067	7 WILLIAMS ST	HEAVEY MICHAEL J.
58-080	282 VILLAGE ST	MACSWAIN DAVID A
58-084	290 VILLAGE ST	LELAND TONY J SR
58-083	288 VILLAGE ST	LELAND TONY J SR

* NOW OR FORMERLY

ABUTTERS LOCUS MAP
1" = 200'

N



LOCUS MAP

GRAPHIC SCALE
600 0 300 600 1200
(IN FEET)
1 inch = 600 ft.

FINAL APPROVED WAIVER INVENTORY

WAIVER #	TITLE & NUMBER	REQUIREMENT	REQUEST
1	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 1	Full Traffic Impact Assessment	Limit assessment to provided sight distance and trip generation
2	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 2	Full Environmental Impact Assessment	Limit to stormwater report
3	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 3	Neighborhood Impact Assessment	Eliminate - development is consistent with neighborhood
4	Site Plan Rules & Regulations Chapter 200 Section 204-3.H	Construction Project Management Plan	Eliminate - use general residential sequencing and discuss at preconstruction meeting
5	Site Plan Rules & Regulations Chapter 200 Section 204-3. K	Determination of applicability from Conservation Commission	Eliminate
6	Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 8	Landscape Architect Plan	Eliminate - use typical residential plantings by CME, Inc
7	Site Plan Rules & Regulations Chapter 200 Section 204-5 D.10	Color Renderings from 4 directions minimum	Reduce to front façade rendering only
8	Site Plan Rules & Regulations Chapter 200 Section 204-5. D.14	Master signage plan	Eliminate
9	Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 15	Lighting Plan per Section 7.1.2 of the Zoning Bylaws	Eliminate - limit to building mounted lighting, no pole mounted lights
10	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 3	Site Entrance Width of 20 feet	Reduce to 16 feet
11	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 4	Vertical Granite Curbing at entrance	Eliminated curbing requirement
12	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 13	Driveway 15 feet from residential use side lot line	Reduce to 11 feet
13	Site Plan Rules & Regulations Chapter 200 Section 207-11. B.2	Perimeter driveway aisle granite curbing	Eliminate
14	Site Plan Rules & Regulations Chapter 200 Section 207-12. G.3.b	Parking space 15 feet from property line	Reduce to 9 feet
15	Site Plan Rules & Regulations Chapter 200 Section 207-12 H. 1	Parking area perimeter granite curbing	Eliminated curbing requirement
16	Site Plan Rules & Regulations Chapter 200 Section 207-12. H.2	3-foot curb radii in parking area	Eliminate
17	Site Plan Rules & Regulations Chapter 200 Section 207-16.A	Underground utility connection	Overhead wires - existing utility poles are across Village Street

Located at
288 Village Street
Medway, MA

SHEET INDEX

SHEET NO.	TITLE
G1	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	PROPOSED SITE & UTILITIES PLAN
C3	PROPOSED DRAINAGE & GRADING PLAN
C4	SEDIMENT & EROSION CONTROL PLAN
C5	LONG TERM OPERATION & MAINTENANCE PLAN
C6	DETAILS & NOTES
C7	DETAILS & NOTES
T1	CME ARCHITECTS, INC TITLE SHEET
A1	FRONT AND LEFT ELEVATIONS
A2	REAR AND RIGHT ELEVATIONS
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	FOUNDATION PLAN
A6	FIRST FLOOR FRAMING
A7	SECOND FLOOR FRAMING
A8	CEILING FRAMING
A9	ROOF FRAMING
A10	BUILDING SECTIONS DEMISING WALL DETAIL
A1	FRONT ELEVATION PLANTING PLAN
S17964-1	STRUCTURAL WOOD SYSTEMS - FIRST FLOOR
S17964-2	STRUCTURAL WOOD SYSTEMS - SECOND FLOOR
S17964-3	STRUCTURAL WOOD SYSTEMS - ATTIC
S17964-4	STRUCTURAL WOOD SYSTEMS - ROOF

OWNER/ APPLICANT (S):
TONY J. LELAND, SR. & DAWN M. LELAND
290 VILLAGE STREET
MEDWAY, MA

ARCHITECT:
CME ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762
(508) 809-2509

ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL II

	REQUIRED	EXISTING	PROPOSED
AREA:	22,500 S.F.	22,600 S.F.	22,600 S.F.
FRONTAGE:	150 FT.	133.22 FT.	133.22 FT.
FRONT YARD:	35 FT.	24.7 FT.	30 FT.
SIDE YARD:	15 FT.	25.6 FT.	17 FT.
REAR YARD:	15 FT.	75.0 FT.	73 FT.
LOT COVERAGE	30% MAX.	8.5%	15%
BLDG. HEIGHT	35 FT.	-	30 FT.
IMPERVIOUS COVERAGE	40% MAX.	21%	39.5%
PARKING	1.5 SPC./UNIT	N/A	9 SPC

THIS PROPERTY IS IN THE MULTI-FAMILY HOUSING OVERLAY DISTRICT

ZONING DISTRICT: MULTI-FAMILY HOUSING OVERLAY DISTRICT

	REQUIRED	PROPOSED
LOT FRONTAGE:	50 FT.	133.22 FT.
BLDG. HEIGHT:	40 FT.	30 FT.
OPEN SPACE:	15%	60.5%
PARKING SPACES:	6	9

PLANNING AND ECONOMIC DEVELOPMENT BOARD ENDORSEMENT

SIGNATURE _____ DATE _____

APPROVED BY PLANNING _____

THE DEVELOPMENT IS SUBJECT TO A PERFORMANCE SECURITY COVENANT TO BE EXECUTED BY THE BOARD AND RECORDED WITH THE SPECIAL PERMIT AND PLAN.

I, _____, CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED APPROVAL FROM THE PLANNING AND ECONOMIC DEVELOPMENT BOARD OF THIS PLAN AND ITS CORRESPONDING DECISION ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY (20) DAYS, THEREAFTER.

SIGNATURE:_____

DATE:_____

THIS PROJECT IS SUBJECT TO A PERFORMANCE SECURITY COVENANT TO BE RECORDED HEREWITH.

COVER SHEET

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LOCUS REFERENCES

Deed (Book / Page):	36356 / 499
Plan (Plan Book / Plan):	676 / 87
Assessors:	58 - 083

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER

Norman G. Hill, P.E.

Date: 7-28-2022

Norman G. Hill, PE #31887

REVISIONS

Date	Description
5/25/22	Revised per Tetra Tech review
6/21/22	Revised per Tetra Tech review
6/30/22	Revised per PEDB mtg
7/25/22	Revised per PEDB decision 7/12/22

Field By:	SB/DL	1/26/2022
Designed By:	SB	2/10/2022
Drawn By:	SB	2/10/2022
Checked By:	NGH	2/18/2022

Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

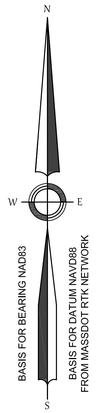
Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Date	Sheet No.
April 1, 2022	G1
Job No. B1483	

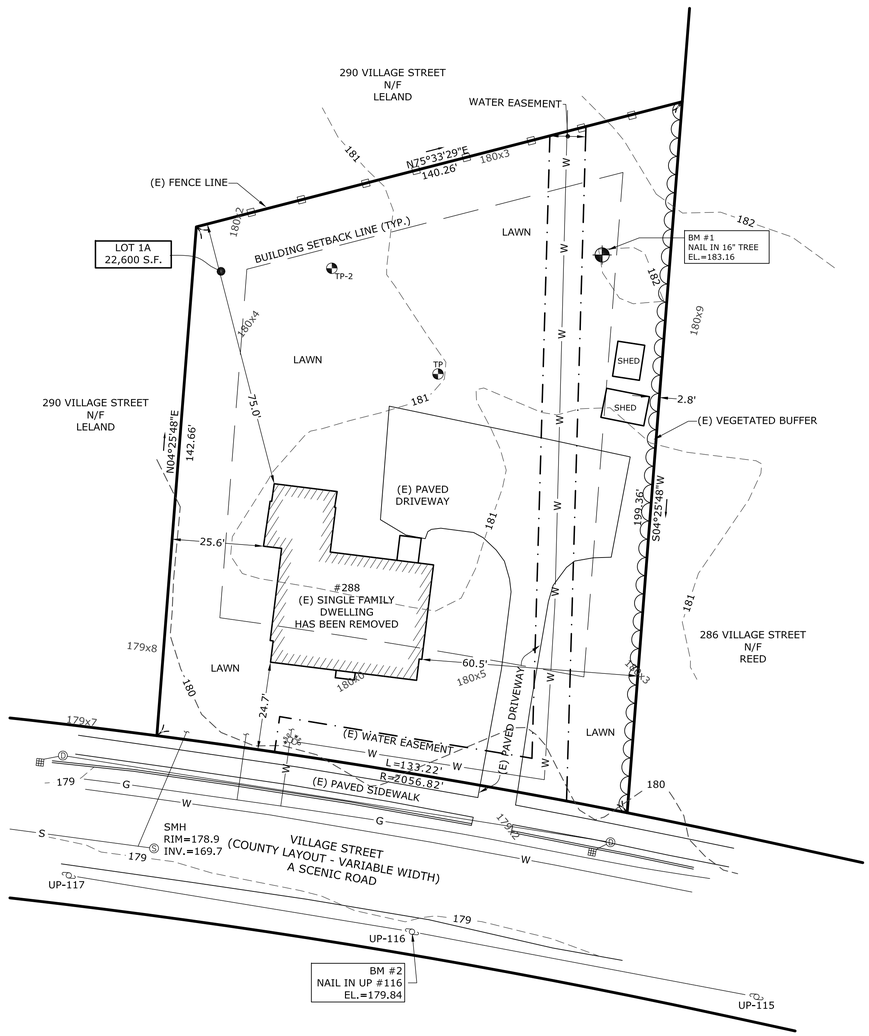


TEST PIT RESULTS- TP

DEPTH (IN.)	HORIZON	TEXTURE	COLOR
0 - 4	FILL	-	-
4 - 28	B	LOAMY SAND	10YR 6/8
28 - 112	C	SAND	7.5YR 7/2
MOTTLES:N/A	STANDING:N/A		WEEPING: 100"

TEST PIT RESULTS- TP-2

DEPTH (IN.)	HORIZON	TEXTURE	COLOR
0 - 4	FILL	-	-
4 - 24	B	LOAMY SAND	10YR 6/8
24 - 108	C	SAND	7.5YR 7/2
MOTTLES:N/A	STANDING:N/A		WEEPING: N/A



IMPERVIOUS COVERAGE

EXISTING AREA:	4,784 S.F.
EXISTING COVERAGE	21% (40% ALLOWABLE)

GRAPHIC SCALE
20 0 10 20 20 80
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

1. TOPOGRAPHY DETERMINED BY AN ON-THE-GROUND SURVEY BY LAND PLANNING, INC. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
2. THE ENTIRE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FIRM MAP #25021C0143E DATED JULY 17, 2012.
3. CONSERVATION COMMISSION APPROVAL IS NOT REQUIRED.
4. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD EVIDENCE AND RECORDS PROVIDED TO LAND PLANNING, INC.. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT FOUND. THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES AND "DIG SAFE" (888-DIG-SAFE) BEFORE EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

EXISTING CONDITIONS PLAN

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

	BENCHMARK
(E)	EXISTING
(P)	PROPOSED
(F)	FOUND
(S)	SET
	BOUND (BND)
	IRON ROD (IR)
	IRON PIPE (IP)
	DRILL HOLE (DH)
000	EXISTING CONTOUR
000x0	EXISTING SPOT GRADE
	ZONING SETBACK

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER

Norman G. Hill, PE
Date: 7-28-2022
Norman G. Hill, PE #31887

REVISIONS

Date	Description
5/25/22	Revised per Tetra Tech review
6/21/22	Revised per Tetra Tech review
6/30/22	Revised per PEDB mtg
7/25/22	Revised per PEDB decision 7/12/22

Field By:	SB/DL	1/26/2022
Designed By:	SB	2/10/2022
Drawn By:	SB	2/10/2022
Checked By:	NGH	2/18/2022

Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

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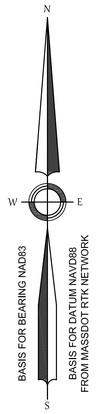
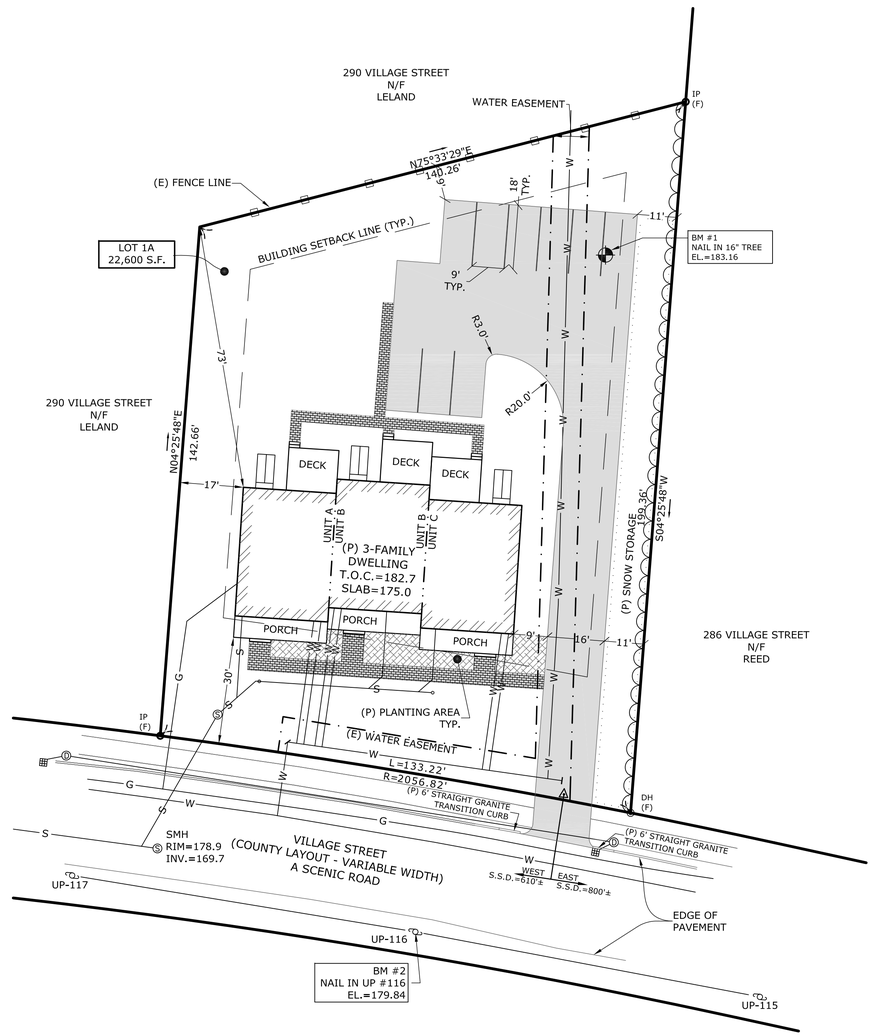
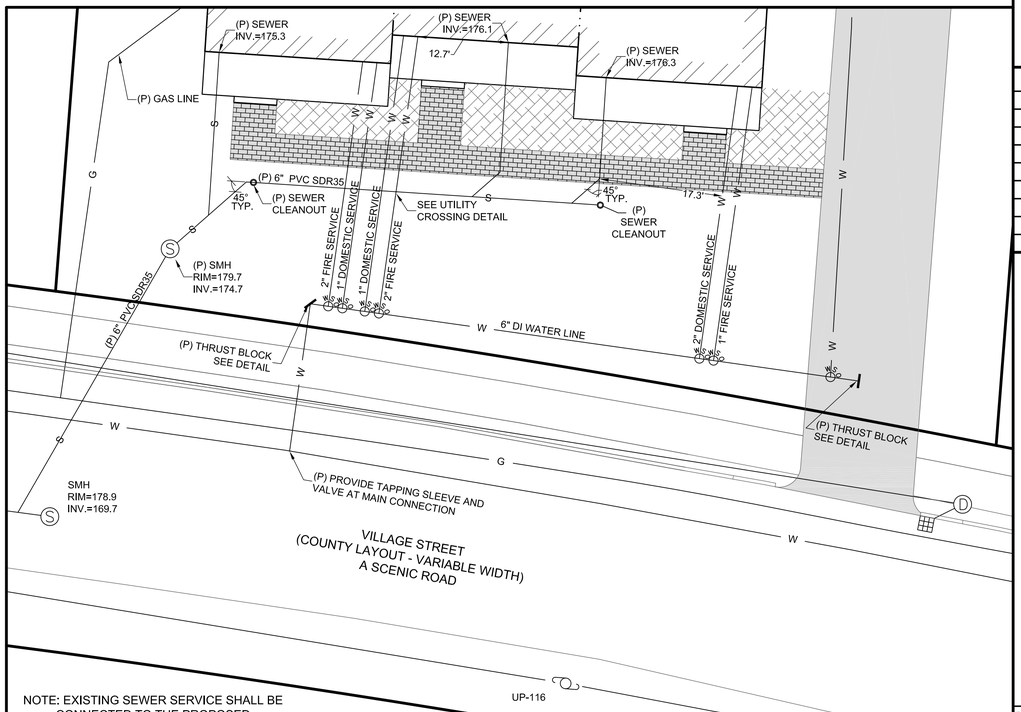
Date	Sheet No.
April 1, 2022	C1
Job No. B1483	







NOTE: EXISTING SEWER SERVICE SHALL BE CONNECTED TO THE PROPOSED MANHOLE. ALL SEWER ELEVATIONS SHALL BE VERIFIED AND SET DURING CONSTRUCTION.

UTILITY CONNECTION DETAIL
1"=10'

IMPERVIOUS COVERAGE

EXISTING AREA:	4,784 S.F.
PROPOSED AREA:	8,510 S.F.
PROPOSED COVERAGE	38% (40% ALLOWABLE)

GRAPHIC SCALE
20 0 10 20 20 80
(IN FEET)
1 inch =20ft.

PROPOSED SITE & UTILITIES PLAN

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

	BENCHMARK
(E)	EXISTING
(P)	PROPOSED
(F)	FOUND
(S)	SET
	BOUND (BND)
	IRON ROD (IR)
	IRON PIPE (IP)
	DRILL HOLE (DH)
000	EXISTING CONTOUR
000x0	EXISTING SPOT GRADE
000	PROPOSED CONTOUR
000x0	PROPOSED SPOT GRADE
	PROPOSED TREE
	SEDIMENT BARRIER
	ZONING SETBACK

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER

Norman G. Hill, PE
7-28-2022
Date:
Norman G. Hill, PE #31887

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Drawn By:	SB	2/10/2022
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Date: April 1, 2022	Sheet No. C2
Job No. B1483	

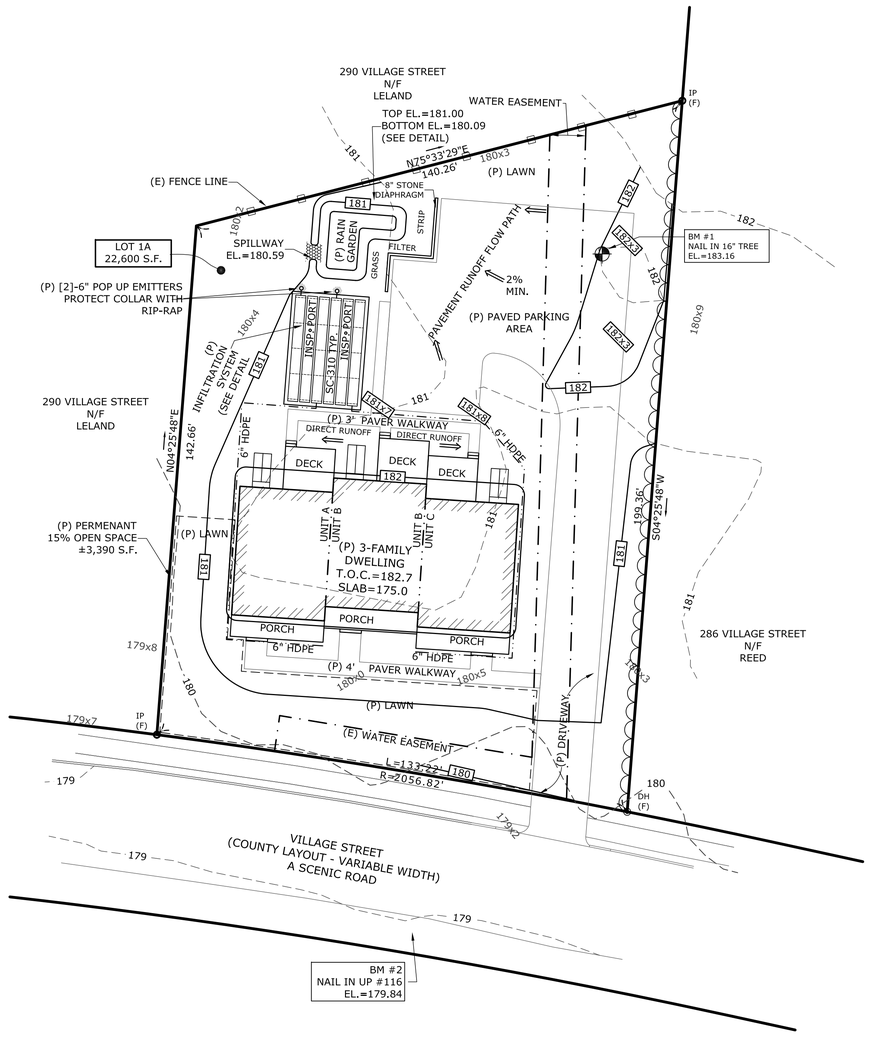
N

W E

S

BASIS FOR BEARING NAD83

BASIS FOR DATUM NAVD88
FROM MASSDOT RTK NETWORK



EARTHWORKS CALCULATIONS (CUBIC YARDS)

CUT (C):	±745 CYS
FILL (F):	±200 CYS
TOTAL:	(C) 545 CYS

GRAPHIC SCALE

20 0 10 20 20 80

(IN FEET)
1 inch = 20 ft.

PROPOSED DRAINAGE & GRADING PLAN

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

	BENCHMARK
(E)	EXISTING
(P)	PROPOSED
(F)	FOUND
(S)	SET
	BOUND (BND)
	IRON ROD (IR)
	IRON PIPE (IP)
	DRILL HOLE (DH)
000	EXISTING CONTOUR
000x0	EXISTING SPOT GRADE
000	PROPOSED CONTOUR
000x0	PROPOSED SPOT GRADE
	PROPOSED TREE
	SEDIMENT BARRIER
	ZONING SETBACK

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER

Norman G. Hill, P.E.

Date: 7-28-2022

Norman G. Hill, PE #31887

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Drawn By:	SB	2/10/2022
Checked By:	NGH	2/18/2022

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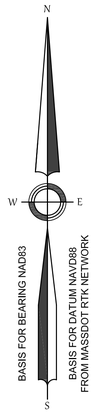
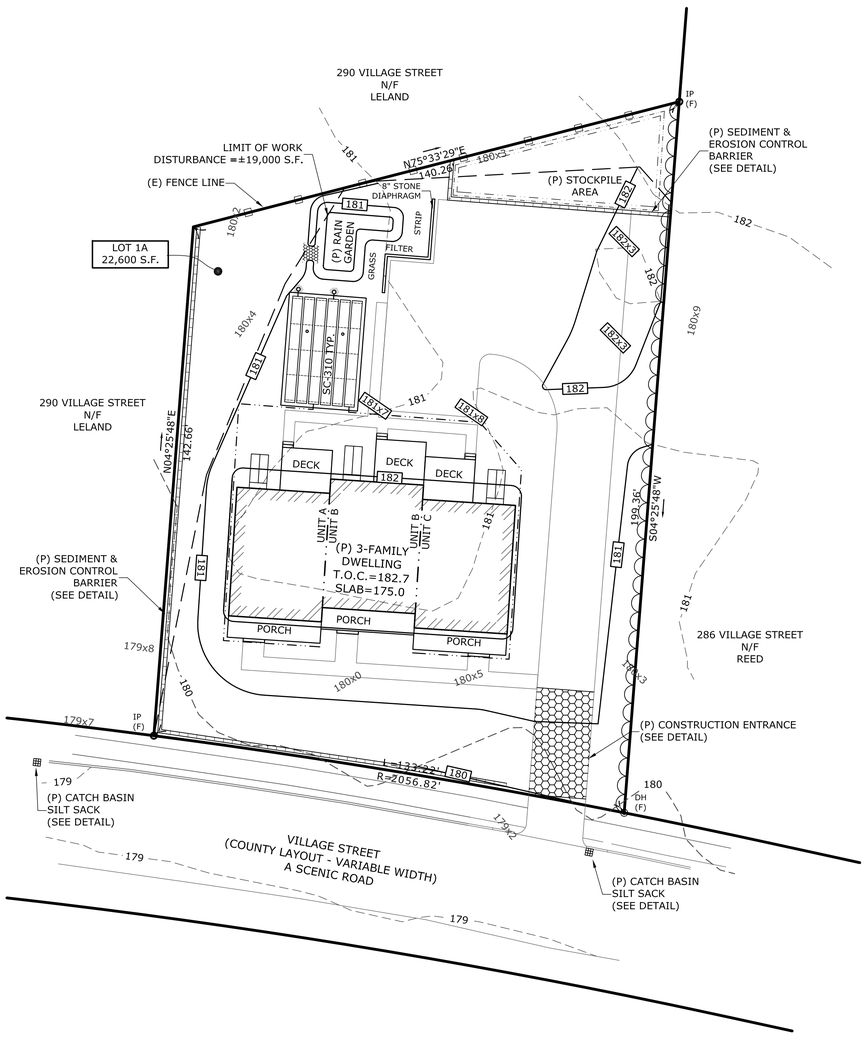
Date	Sheet No.
April 1, 2022	C3
Job No. B1483	



APPROXIMATE CONSTRUCTION SEQUENCING

1. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES
2. CONSTRUCT TEMPOARY CONSTRUCTION ENTRANCE
3. SET UP TEMPORARY CONSTRUCTION UTILITY SERVICES
4. CONSTRUCT/ INSTALL ALL UTILITIES WITHIN R.O.W. UP TO PROJECT SITE
5. GENERAL SITE WORK
6. ERECT MULTI-FAMILY DWELLING UNITS AND CONNECT UTILITIES
7. INSTALL ALL STORMWATER MANAGEMENT FACILITIES
8. CONSTRUCT DRIVEWAY AND PARKING AREA
9. COMPLETE ALL REMAINING SITEWORK, LANDSCAPING, ETC.
10. REMOVE ALL MEANS OF EROSION AND SEDIMENT CONTROL ONCE SITE IS STABILIZED

CONSTRUCTION ACTIVITIES AND DELIVERIES SHALL BE CONDUCTED AS PERMITTED BY THE TOWN OF MEDWAY BUILDING DEPARTMENT.



GRAPHIC SCALE
20 0 10 20 20 80
(IN FEET)
1 inch = 20 ft.

SEDIMENT & EROSION CONTROL PLAN

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

	BENCHMARK
(E)	EXISTING
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(F)	FOUND
(S)	SET
	BOUND (BND)
	IRON ROD (IR)
	IRON PIPE (IP)
	DRILL HOLE (DH)
000	EXISTING CONTOUR
000x0	EXISTING SPOT GRADE
000	PROPOSED CONTOUR
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	PROPOSED TREE
	SEDIMENT BARRIER
	ZONING SETBACK

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER

Norman G. Hill, P.E.
Date: 7-28-2022
Norman G. Hill, PE #31887

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	Designed By:	SB 2/10/2022
	Drawn By:	SB 2/10/2022
	Checked By:	NGH 2/18/2022

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www.landplanninginc.com

Date: April 1, 2022
Job No.: B1483
Sheet No.: C4

Operation & Maintenance Plan

Property Owner
Tony J. Leland, Sr. & Dawn M. Leland
290 Village Street
Medway, MA

Site Operator
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Facility Location
288 Village Street
Medway, MA

This Operation & Maintenance Plan is transferable to future property owners and operators. The above information shall be updated as required should a change in ownership or operation occur.

BMPs & Structural Controls

Subsurface Infiltration System

A subsurface infiltration system consisting of StormTech SC-310 chambers within a field of washed stone is provided to recharge roof runoff to groundwater. The system is provided with access ports at the ground surface to provide for inspection and maintenance. A copy of the manufacturers operation and maintenance plan is attached to this report.

Subsurface Infiltration System	
Activity	**Frequency**
Check inlets for clogging	Two times per year
Other maintenance	See attached manufacturers operation and maintenance manual

Rain Garden

Subsurface Infiltration System	
Activity	**Frequency**
Inspect and remove trash	Monthly
Mow	2 to 12 times per year
Mulch	Annually
Fertilize	Annually
Remove dead vegetation	Annually
Prune	Annually

Non-Structural Controls and Housekeeping

Snow Removal

Snow shall be plied along the easterly side of the driveway and at the northerly end of the parking facility as necessary.

Deicing Chemicals

Application of deicing chemicals shall be done sparingly as needed to ensure the safety of the vehicles and pedestrians. Exterior storage of deicing materials on this property is prohibited.

Fertilizers, Pesticides, Herbicides

Organic, slow-release fertilizers should be used within the landscaped areas and maintained lawn areas. Use of pesticides and herbicides is discouraged. Outside storage of fertilizers, pesticides, and herbicides is prohibited.

Landscape Maintenance

Leaves, trimmings, and grass clippings shall be properly disposed of. If these materials are to be composted on-site, it shall be done outside of any wetland resource area or buffer zone.

Street Sweeping

The driveway shall be swept as necessary with a minimum frequency of twice per year. The first sweeping shall take place in early spring after the snow has melted. The second sweeping should be done in autumn.

Maintenance and Inspection Log

Inspections for year _____

BMP	Action	Date	Comment	By
Rain Garden	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Mulch			
	Mow			
	Fertilize			
	Prune			
Subsurface Infiltration System	Inspect			
	Inspect			
	Inspect			
	Inspect			
	Other			
	Other			

Isolator Row Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row for sediment.
A) Inspection ports (if present)
i. Remove lid from floor box frame
ii. Remove cap from inspection riser
iii. Using a flashlight and stadia rod,measure depth of sediment and record results on maintenance log.
iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
B) All Isolator Row
i. Remove cover from manhole at upstream end of Isolator Row
ii. Using a flashlight, inspect down Isolator Row through outlet pipe
1. Mirrors on poles or cameras may be used to avoid a confined space entry
2. Follow OSHA regulations for confined space entry if entering manhole
iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

Step 2

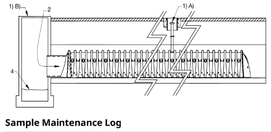
Clean out Isolator Row using the JetVac process.
A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
B) Apply multiple passes of JetVac until backflush water is clean
C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi-ment Depth (1)–(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/16/11	6.3 ft	none		New installation. Fixed point is C1 frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
StormTech® and the Isolator® Row are registered trademarks of StormTech, Inc.
© 2022 Advanced Drainage Systems, Inc. #11011 2/22 CS

adspipe.com
800-821-6710

ADS StormTech

LONG TERM OPERATION & MAINTENANCE PLAN

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 VIllage Street
Medway, MA

Prepared For
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290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

	BENCHMARK
(E)	EXISTING
(P)	PROPOSED
(F)	FOUND
(S)	SET
	BOUND (BND)
	IRON ROD (IR)
	IRON PIPE (IP)
	DRILL HOLE (DH)
— —000— —	EXISTING CONTOUR
000x0	EXISTING SPOT GRADE
—000—	PROPOSED CONTOUR
000x0	PROPOSED SPOT GRADE
	PROPOSED TREE
	SEDIMENT BARRIER
— — —	ZONING SETBACK

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER

Norman G. Hill, P.E.
Date: 7-28-2022
Norman G. Hill, PE #31887

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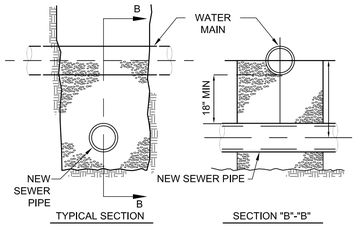
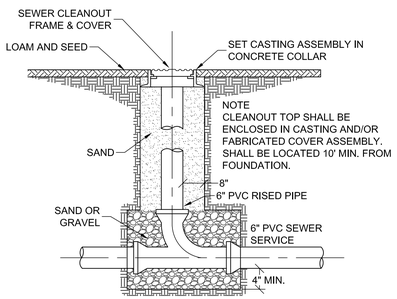
Date: April 1, 2022
Job No.: B1483
Sheet No.: C5



NOTE: IN THE EVENT OF A SEWER MAIN OR SEWER SERVICE CROSSING A WATER MAIN OR WATER SERVICE CLOSER THAN 10', THE SEWER MAIN OR SERVICE SHALL BE COMPLETELY ENCASED IN 6" OF 3,000 P.S.I. CONCRETE FOR A DISTANCE OF 10' ON EACH SIDE OF THE CROSSING.

UTILITY CROSSING DETAIL
not to scale



SEWER CLEANOUT
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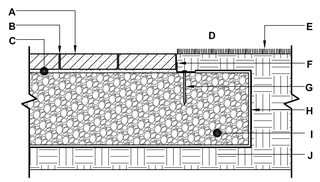
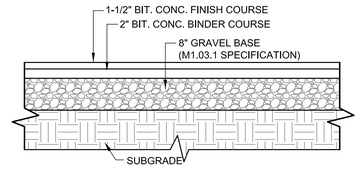
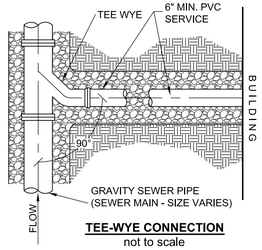


GRANULAR BASE PAVERS
NOT TO SCALE

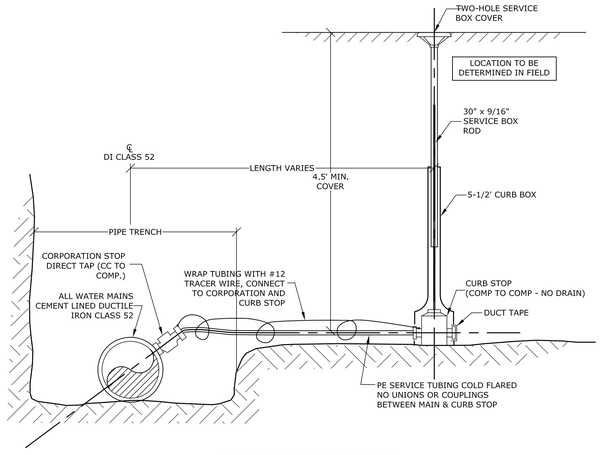
A. TECHO-BLOC OR EQUIVALENT PRECAST CONCRETE PAVER 2 3/8 '' THICK MIN.
B. SAND JOINT FILL
C. SAND SETTING BED (CONCRETE SAND) 1''
D. EXTRA WIDTH EQUAL TO FOUNDATION THICKNESS
E. LAWN
F. ALUMINIUM / STEEL / PLASTIC EDGE RESTRAIN
G. SPIKE
H. GEOTEXTILE
I. COMPACTED GRANULAR BASE 0-3/4"
J. SUBGRADE



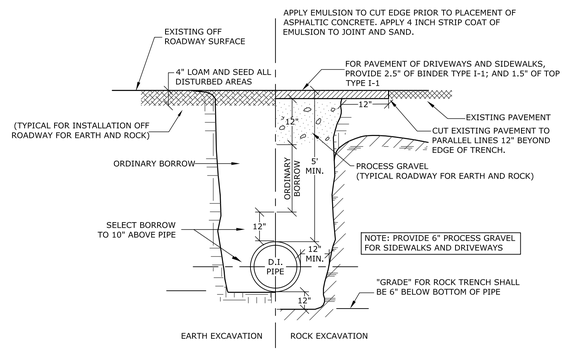
BITUMINOUS CONCRETE PAVEMENT CROSS SECTION
not to scale



TEE-WYE CONNECTION
not to scale

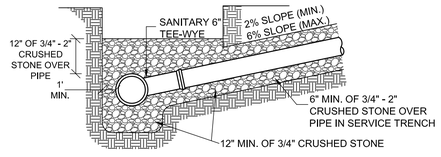


TYPICAL SERVICE CONNECTION
NOT TO SCALE

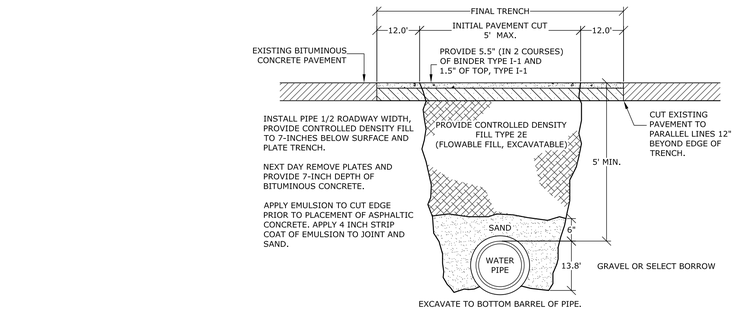


NOTE:
ALL PIPES INSTALLED UNDER BROOKS, CULVERTS OR WITHIN 6" OF ANY STRUCTURES (CB, MH, PITS, VAULTS) MUST BE DUCTILE IRON.

DUCTILE IRON WATER MAINS TRENCH SECTION
NOT TO SCALE



TEE-WYE CROSS SECTION
not to scale

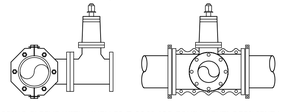


TRENCH RESURFACING IN STATE HIGHWAY & ON MAIN ROADS
NOT TO SCALE

UTILITY CONSTRUCTION NOTES

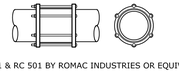
1. ALL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS OR 12" LIFTS WHEN MACHANICAL MEANS ARE UTILIZED.
2. MEASURES SHALL BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
3. FOUNDATION- WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE DESIGN ENGINEERAND AND REPLACEMENT WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEEER. AS AN ALTERNATIVE AND AT THE DESCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABALIZED USING GEOTEXTILE MATERIAL.
4. BEDDING- PIPE BEDDING FOR WATER UTILITIES SHALL BE SAND. PIPE BEDDING FOR SANITARY SEWER AND STORMWATER UTILITIES SHALL BE 3/4" DIAMETER CRUSHED STONE.
5. BACKFILL- SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE NOT LESS THAN 6"ABOVE THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATIONS TO THE DESIGN ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN THE LATEST EDITION OF ASTM D2321.
6. WHERE FEASIBLE, SEWERS SHALL BE SEPARATED A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING WATER MAIN OR IT SHALL BE ENCASED IN CONCRETE.
7. WHERE A 10 FOOT LATERAL SEPARATION BETWEEN SEWER AND WATER CAN NOT BE MAINTAINED, THE WATER MAIN SHALL BE LOCATED WITHIN A SEPARATE TRENCH AND THE CROWN OF THE SEWER SHALL BE PLACED A MINIMUM OF 18" BELOW THE INVERT OF THE WATER MAIN.
8. WHERE SEWERS CROSS WATER MAINS, THE CROWN OF THE SEWER SHALL BE LAID 18" BELOW THE INVERT OF THE WATER MAIN. WHERE THIS REQUIREMENT CAN NOT BE MEET, THE WATER LINE SHALL BE CONSTRUCTED OF MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET OF EITHER SIDE OF THE CROSSING. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AS POSSIBLE FROM THE SEWER. BOTH THE WATER AND SEWER LINES SHALL BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING WHERE THE REQUIRED VERTICAL SEPARATION CAN NOT BE PROVIDED.
9. THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES AND "DIG SAFE" BEFORE EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURACIES SHOWN.
10. IN THE EVENT THAT UTILITY INSTALLATION DETAIL CONFLICTS WITH THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS STANDARDS FOR UTILITY MATERIALS AND INSTALLATION, THE TOWN STANDARDS SHALL GOVERN.

NOTE:
ALL MAIN LINE VALVES - (OPEN LEFT, NON RISING STEM)
SIZES 3" TO 12" - (GATE VALVES)
SIZES GREATER THAN 12" - (BUTTERFLY VALVES)
MUELLER - KENNEDY - DARLING - EPOXY COATED MUELLER RESILIENT SEAT EPOXY COATED, A.W.W.A. APPROVED



MJ TAPPING SLEEVE WITH MUELLER T-2360 (OR EQUIVALENT) RESILIENT WEDGE TAPPING VALVE - MJ x FL ENDS OPEN LEFT

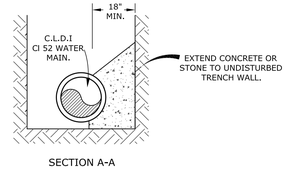
TAPPING SLEEVE & VALVE
NOT TO SCALE



STYLE 501 & RC 501 BY ROMAC INDUSTRIES OR EQUIVALENT

TO BE USED FOR PIPE REPAIRS, "CUT-INS", COUPLING DIFFERENT TYPES OF PIPE, & CORRECTING MISSALIGNED PIPE (DI TO C-900; DI TO AC; C-900 TO AC)

DUCTILE IRON PIPE COUPLING
NOT TO SCALE



SECTION A-A
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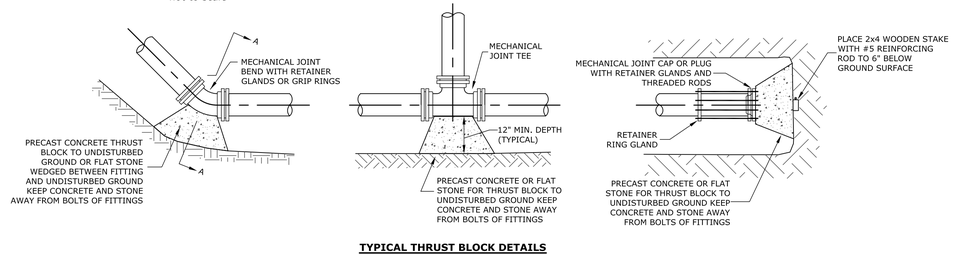

TYPICAL THRUST BLOCK DETAILS
NOT TO SCALE

DETAILS & NOTES

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER

Norman G. Hill, P.E.
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Date:
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Date: April 1, 2022
Job No.: B1483
Sheet No.: C6

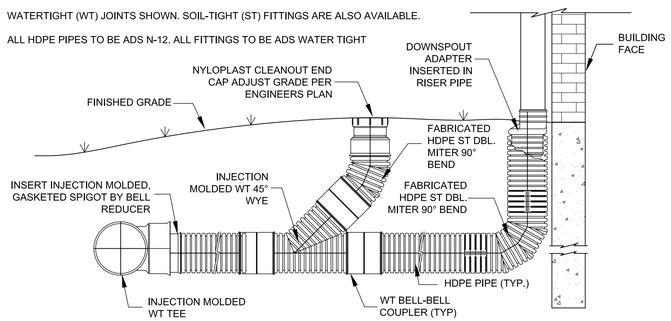
EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE THAT THIS PROJECT IS SUBJECT TO AN ORDER OF CONDITIONS FROM THE CONSERVATION COMMISSION AND ITS REGULATIONS ARE APPLICABLE TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
2. SEDIMENT BARRIERS ARE TO BE INSTALLED WHERE SHOWN ON THIS PLAN. THE CONTRACTOR AND THE OWNER ARE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE SEDIMENT BARRIERS AND TO IDENTIFY AND CORRECT ALL SOURCES OF EROSION. EXTRA SEDIMENT BARRIER MATERIALS ARE TO BE STORED ON SITE IN ORDER TO QUICKLY REPAIR EROSION PRONE AREAS. PERIODIC MAINTENANCE OF THE EROSION CONTROL STRUCTURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS.
3. STOCKPILED MATERIAL THAT IS SUBJECT TO EROSION SHALL BE PROTECTED AT ITS BASE ON THE DOWN-SLOPE SIDE WITH A SILT FENCE.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS IS REQUIRED TO LIMIT EROSION TOWARD ABUTTING PROPERTIES AND PUBLIC WAYS. ALL GRADED SLOPES ARE TO BE STABILIZED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE RESOURCE AREAS. AREAS OF EROSION ARE TO BE REPAIRED ON A DAILY BASIS.
5. THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL. INSPECTION IS REQUIRED AFTER MORE THAN 1/2" OF RAINFALL IN 24 HOURS.
6. ALL GRADED AREAS ARE TO BE LOAMED AND SEEDED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A GRASS SEED MIXTURE OF 20% RED TOP, 60% CHEWINGS FESCUE AND 20% KENTUCKY BLUEGRASS IS RECOMMENDED. "HYDROSEED" WITH HIGH FIBER CONTENT.
7. THE SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL ALL UPGRADIENT AREAS HAVE BEEN STABILIZED.
8. DURING PERIODS OF HEAVY RAINFALL, IT WILL BE EXPECTED TO EXPERIENCE EROSION OF THE UNSTABILIZED SLOPES. IMMEDIATE ATTENTION TO THE MAINTENANCE OF THESE ERODED AREAS WILL FURTHER INSURE THE SUCCESSFUL STABILIZATION OF THE EXPOSED SLOPES WHILE LIMITING THE IMPACTS TO NEARBY RESOURCE AREAS.
9. PERIODIC INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE ARE TO BE PERFORMED BY A COMPETENT REPRESENTATIVE WHO WILL INSURE THE ADHERENCE TO THE REGULATIONS AS SET FORTH IN 310 CMR 10.00. NO UNAUTHORIZED INDIVIDUALS ARE TO ENTER THE CONSTRUCTION AREA WITHOUT THE EXPRESSED CONSENT OF THE OWNER.
10. THE APPLICANT IS TO NOTIFY THE CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND THE ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS, THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE.

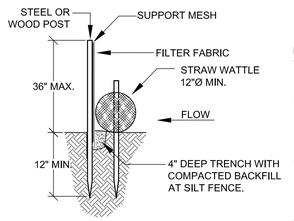
NOTE:
FABRICATED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS.

WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

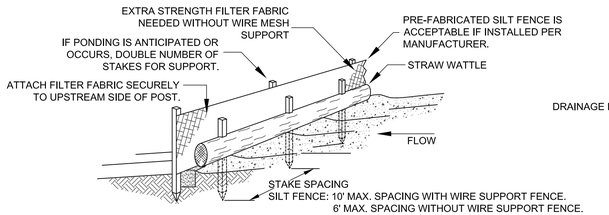
ALL HDPE PIPES TO BE ADS N-12. ALL FITTINGS TO BE ADS WATER TIGHT



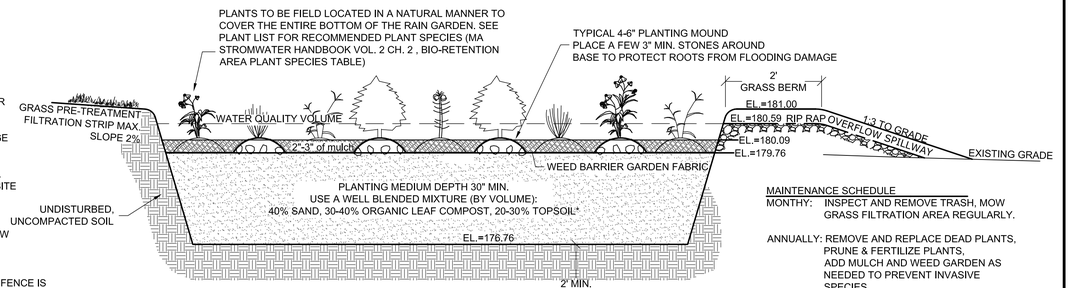
DOWNSPOUT & CLEANOUT DETAIL
not to scale



NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.



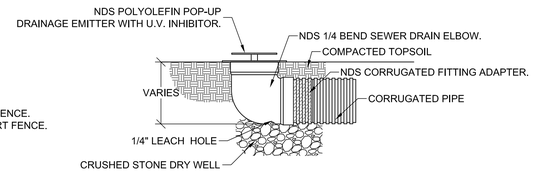
SEDIMENT & EROSION CONTROL BARRIER
not to scale



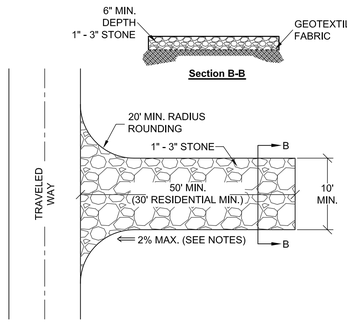
RAIN GARDEN DETAIL
not to scale

MAINTENANCE SCHEDULE
MONTHY: INSPECT AND REMOVE TRASH, MOW GRASS FILTRATION AREA REGULARLY.

ANNUALLY: REMOVE AND REPLACE DEAD PLANTS, PRUNE & FERTILIZE PLANTS, ADD MULCH AND WEED GARDEN AS NEEDED TO PREVENT INVASIVE SPECIES.



DRAINAGE POP-UP EMITTER DETAIL
not to scale



CONSTRUCTION ENTRANCE ANTI-TRACKING PAD
not to scale

CONSTRUCTION ENTRANCE NOTES

REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.

STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 3-INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT PLACED ON A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

PAD DIMENSIONS: THE MINIMUM LENGTH OF THE GRAVEL PAD SHOULD BE 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH MAY BE USED. LONGER ENTRANCES WILL PROVIDE BETTER CLEANING ACTION. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET WHICHEVER IS GREATER. THE AGGREGATE SHOULD BE PLACED AT LEAST SIX INCHES THICK.

A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE FILL AND THE EARTH SURFACE BELOW THE PAD TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.

IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FT FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHOULD BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.

WASHING: IF THE SITE CONDITIONS ARE SUCH THAT THE MAJORITY OF MUD IS NOT REMOVED FROM THE VEHICLE TIRES BY THE GRAVEL PAD, THEN THE TIRES SHOULD BE WASHED BEFORE THE VEHICLE ENTERS THE ROAD OR STREET. THE WASH AREA SHOULD BE A LEVEL AREA WITH 3-INCH WASHED STONE MINIMUM, OR A COMMERCIAL RACK. WASH WATER SHOULD BE DIRECTED INTO A SEDIMENT TRAP, A VEGETATED FILTER STRIP, OR OTHER APPROVED SEDIMENT TRAPPING DEVICE. SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY WATERCOURSES.

A FILTER FABRIC FENCE SHOULD BE INSTALLED DOWN-GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

CONSTRUCTION ENTRANCE MAINTENANCE

THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE.

INSPECT ENTRANCE/EXIT PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE.

REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.

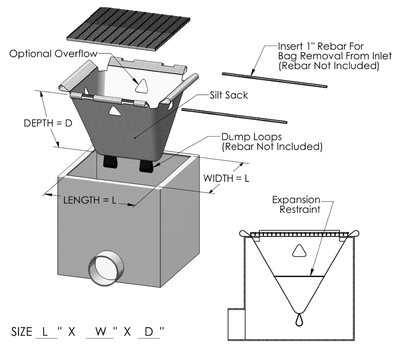
MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

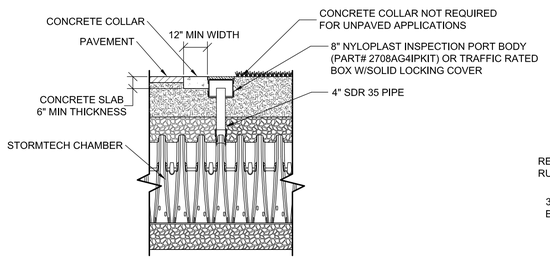
RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

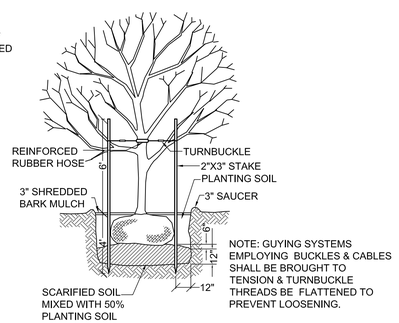


TYPICAL CATCH BASIN SILT SACK
not to scale



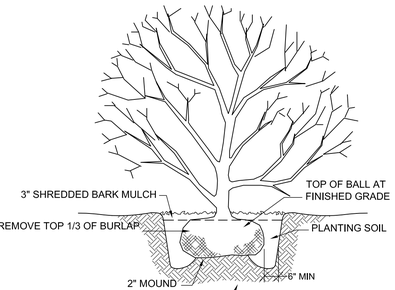
NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
not to scale



NOTE: GUYING SYSTEMS EMPLOYING BUCKLES & CABLES SHALL BE BROUGHT TO TENSION & TURNBUCKLE THREADS BE FLATTENED TO PREVENT LOOSENING.

TREE PLANTING DETAIL
not to scale



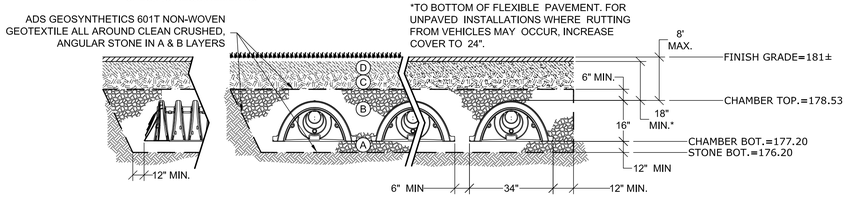
SHRUB PLANTING DETAIL
not to scale

CHAMBER TYPE:	STORMTECH SC-310
DESIGN:	24 CHAMBERS TOTAL 12 END CAPS (2 PER ROW)
ROW SPACING:	3.33' O.C.
OVERALL LENGTH:	4 CHAMBERS + 2 END CAPS + 2' OF STONE = 31.68'
OVERALL WIDTH:	6 ROWS + 5"(6" STONE SPACING) + 2' OF STONE = 21.50'

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16A (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, A) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND B) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.



ADS STORMTECH FIELD DETAIL SC-310
not to scale

DETAILS & NOTES

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&
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Date: April 1, 2022	Sheet No.: C7
Job No.: B1483	

NEW CONSTRUCTION FOR
LELAND TRIPLEX
288 VILLAGE ST MEDWAY, MA

SYMBOLS LEGEND

- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL PARTITION
- EXISTING TO REMAIN
- WALL TO BE REMOVED
- (#) DOOR TAG (SEE SCHEDULE)
- (A) WINDOW TAG (SEE SCHEDULE)
- (P) PHOTOSENSITIVE SMOKE DETECTOR
- (C) COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- (135) 135° HEAT DETECTOR
- F/L FAN/ LIGHT
- ROOM 5'-0" x 5'-0" ROOM NAME AND SIZE
- 2'-6" DIMENSION
- X / X1.0" SECTION TAG
- X / X1.0" ELEVATION TAG

PROJECT DIRECTORY

ARCHITECT:
CME ARCHITECTS LLC
6 WILKINS DRIVE: STE 210
PLAINVILLE, MA 02762
CRAIG MITCHELL
TEL: 508-809-3509
FAX: 508-809-3511

GENERAL CONTRACTOR:
TONY LELAND
ADRESS
TOWN, STATE ZIP
CONTRACTOR
TEL: 000-000-0000

DRAWING LIST

	ISSUED OR RE-ISSUED WITH REVISION	●
	RE-ISSUED WITHOUT REVISION	○
	ARCHITECTURAL DRAWINGS	04-14-22 PRICING
T1	TITLE SHEET	●
A1	FRONT & LEFT ELEVATIONS	●
A2	REAR & RIGHT ELEVATIONS	●
A3	FIRST FLOOR PLAN	●
A4	SECOND FLOOR PLAN	●
A5	FOUNDATION PLAN	●
A6	1ST FLOOR FRAMING	●
A7	2ND FLOOR FRAMING	●
A8	CEILING FRAMING	●
A9	ROOF FRAMING	●
A10	BUILDING SECTIONS & DEMISING WALL DETAIL	●

2015 IRC AND 780 CMR 51.00 9TH EDITION RESIDENTIAL BUILDING CODE EXCERPTS

R303: LIGHT, VENTILATION, AND HEATING

R303.1: HABITABLE ROOMS

All habitable rooms shall have an aggregate glazing area of not less than 8% percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. the minimum openable area to the outdoors shall be 4% of the floor area being ventilated.

EXCEPTIONS:

1. The glazed areas need not be openable where the opening is not required by section R310 and an approved mechanical ventilation system.
2. The glazed areas need not be installed in rooms where exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches above the floor level.
3. Use of sunroom additions and patio covers, as defined in section R202, shall be permitted for natural ventilation if in excess of 40% of the ext. sunroom walls are open, or are enclosed only by insect screening.

R303.3: BATHROOMS: AMENDED PER 780 CMR 51.00: 9TH ED

Mechanical ventilation in accordance with section M1507 is required for all bathrooms with a shower or bathtub and rooms with a toilet.

R310: EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1: EMERGENCY ESCAPE AND RESCUE REQUIRED

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening.Where *basements* contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard*/court that opens to a public way.

EXCEPTION:

1. *Storm Shelters* and *Basements* used only to house mechanical *equipment* and not exceeding total floor area of 200ft²

R310.2.1: MIN. OPENING AREA: AMENDED PER 780 CMR 51.00: 9TH ED

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7ft². The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24" and the net clear width shall be not less than 20".

EXCEPTIONS: AMENDED PER 780 CMR 51.00: 9TH ED.

1. Grade floor or below grade openings shall have a net clear opening of not less than 5ft²
2. Single Hung and/or Double Hung windows shall have a minimum net clear opening of 3.3ft². In such cases, the minimum net clear opening dimensions shall be 20" by 24" in either direction.

R310.2.2: WINDOW SILL HEIGHT

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44" above the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R311: MEANS OF EGRESS

R311.1: MEANS OF EGRESS: AMENDED PER 780 CMR 51.00: 9TH ED.

Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. Each means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the egress doors. The primary means of egress shall not require travel through a garage, but the secondary may. The required egress doors shall open directly into a public way or court that open to a public way.

NOTES:

1. In muti-level dwellings, including, but not limited to townhouses, split-level and raised ranch style layouts, the two separate egress doors may be located on different levels.
2. Where site topography prevents direct access to two remote locations to grade from the normal level of entry, the two separate egress doors may be located on different levels.

R311.2: EGRESS DOOR: AMENDED PER 780 CMR 51.00: 9TH ED.

A primary and secondary egress door shall be provided for each dwelling unit and shall be as remote as possible from each other. The primary egress door shall be side-hinged, and shall provide a clear width of not less than 32" where measured between the face of the door and the stop, with the door open 90°. The secondary egress door shall be single-hinged or sliding, and shall provide a clear width of not less than 28" where measured between the face of the door and the stop, with the door open 90°. The clear height of side-hinged door openings shall be not less than 78" in height measured from the top of the threshold to the bottom of the stop. Sliding door clear width may be slightly less than 28" to conform to industry fabrication standards. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be capable of being readily opened from the inside of the dwelling without the use of a key or special knowledge or effort.

R311.6: HALLWAYS

The minimum width of a hallway shall be not less than 3 feet [clear].

R311.7: STAIRWAYS

R311.7.1: WIDTH

Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4½ inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31½ inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

R311.7.2: HEADROOM

The minimum headroom in all parts of the stairway shall not be less than 6'-8" inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

EXCEPTION:

Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4½ inches.

R311.7.3: VERTICAL RISE

A flight of stairs shall not have a vertical rise larger than 147" between floor levels or landings.

R311.7.5: STAIR TREADS AND RISERS

R311.7.5.1: RISER HEIGHT AMENDED PER 780 CMR 51.00: 9TH ED.

The max. riser height shall be 8¼ inches. The riser shall be measured vert. between landing edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ⅜ inch. Open risers are permitted provided that the openings located more than 30", as measured vertically to the floor or grade below, do not permit the passage of a 4" diameter sphere.

R311.7.5.2: TREAD DEPTH AMENDED PER 780 CMR 51.00: 9TH ED.

The min. tread depth shall be not less than 9". The tread depth shall be measured horiz. between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ⅜".

R311.7.5.2: WINDER TREADS AMEND. PER 780 CMR 51.00: 9TH ED.

Winder treads shall have a minimum tread depth equal to the tread depth of the straight run portion of the stairs, measured as above, at a point 12" from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 3" at any point. Within any flight of stairs, the greatest winder tread depth at the 12" walk line shall not exceed the smallest by more than ⅜".

R311.7.7: STAIRWAY WALKING SURFACE

The walking surface of treads and landings of stairways shall be sloped no steeper than 1 unit vertical in 48 inches horizontal (2-percent slope)

R311.7.8: HANDRAILS

Handrails shall be provided on at least 1 side of each cont. run of treads/flight with 4 or more risers.

R311.7.8.1: HEIGHT

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

R311.7.7.2: CONTINUITY

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch between the wall and the handrails.

EXCEPTION:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or newel shall be allowed over the lowest tread.

R312: GUARDS

R312.1.1: WHERE REQUIRED

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" measured vertically to the floor or *grade* below at any point within 36" horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

R312.3: OPENING LIMITATIONS

Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4" in diameter.

EXCEPTIONS:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a *guard*, shall not allow passage of a sphere 6" in diameter.
2. *Guards* on the open sides of stairs shall not have openings which allow passage of a sphere 4⅜" in dia.

R314: SMOKE ALARMS

R314.3: LOCATION AMENDED PER 780 CMR 51.00: 9TH ED.

Smoke alarms shall be installed in the following locaitons;

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without and intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3' horizontally from the door opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by section R314.3.
5. For each 1,000ft² of area or part thereof.
6. Near all stairs.

R314: CARBON MONOXIDE ALARMS

R315.3: LOCATION AMENDED PER 780 CMR 51.00: 9TH ED.

Carbon Monoxide alarms in dwelling units shall be outside of each separate sleeping area within 10' of the bedrooms. Where a fuel burning-appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. At least one alarm shall be installed on each story of a dwelling unit, including basements and cellars but not in crawl spaces and uninhabitable attics.

R315.4: COMBINATION ALARMS AMENDED PER 780 CMR 51.00: 9TH ED.

Combination Carbon Monoxide and Smoke Alarms (in compliance with section 314) shall be permitted to be used in lieu of Carbon Monoxide alarms, located as in 315.3, provided they are compatible and the smoke alarms take precedence.

R506: CONCRETE FLOORS (ON GROUND)

R506.1: GENERAL

Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332. Floor shall be a minimum 3½" thick (for expansive soils, see section R403.1.8). the specified compressive strength of concrete shall be as set forth in section R402.2.

R506.1.1: CONTROL JOINTS AMENDED PER 780 CMR 51.00: 8TH ED.

Slabs shall be constructed with control joints having a depth of at least one quarter of the slab thickness but not less than 1". Joints shall be spaced at intervals not greater than 30 feet in each direction. Control joints shall be placed at locations where the slab width or length changes.

EXCEPTION:

1. Control joints may be omitted when the slab is reinforced in accordance with Table R506.1.1. Reinforcement shall be placed at the mid-depth of the slab or 2" from the top of slabs greater than 4" in thickness.

R506.2: SITE PREPERATION

The area within the foundation walls shall have all vegetation, top soil, and foreign material removed.

R506.2.1: FILL

Fill materials shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where *approved*, the fill depths shall not exceed 24" for clean sand or gravel and 8" for earth.

R506.2.2: BASE

A 4"-thick base course consisting of clean graded sand, gravel, crushed stone, crushed concrete, or crushed blast-furnace slag passing a 2" sieve shall be placed on the prepared subgrade when the slab is below grade.

EXCEPTION:

A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soils Classification System in accordance with Table R405.1.

R506.2.3: VAPOR RETARDER

A 6 mil (0.006 inch; 152 μm) polythylene *approved* vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor and the base course or the the prepared subgrade where no base course exists.

EXCEPTIONS: THE VAPOR RETARDER MAY BE OMITTED:

1. From garages, utility buildings and other unheated *accessory structures*.
4. Where *approved* by the *building official*, based on local site conditions.

R506.2.4: REINFORCEMENT SUPPORT

Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.

R807: ATTIC ACCESS

R807.1: ATTIC ACCESS

Buildings with combustible ceiling or roof construction shall have an *attic* access opening to *attic* areas that have a vertical height of 30" or greater over an area not less than 30ft². The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall not be less than 22" by 30" and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22" wide by 30" high. When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30" at some point above the access measured vertically from the bottom of ceiling framing members. See section M1305.1.3 for access requirements where mechanical equipment is located in attics.

R905: REQUIREMENTS FOR ROOF COVERINGS

R905.2.2: SLOPE

Asphalt shingles shall be used only on roof slopes of 2 units vertical in 12 units horizontal (2:12) or greater. for roof slopes from 2 units vertical in 12 units horizontal (2:12) up to 4 units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with section R905.1.1.

R1003: MASONRY CHIMNEYS

R1003.9: TERMINATION

Chimneys shall extent at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof.

APPLICABLE CODES

1. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
2. 780 CMR 51.00 9TH ED. MASS. AMENDMENTS TO THE 2015 IRC.
3. WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. 2001 EDITION.
4. WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. -----
5. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

CITY/TOWN OF DESIGN CRITERIA: MEDWAY, MA

Snow load, ground snow load (pg) = 40 psf
Wind load, basic wind speed (vult) = 129 mph

CME
ARCHITECTS,INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

1. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
2. 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
3. WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. 2001 EDITION.
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5. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

TITLE SHEET

△	Date	Revisions
1	----	----
2	----	----
3	----	----
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6	----	----
7	----	----

PRICING SET

Scale:	1/4" = 1'-0"
Date:	4/14/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing: T1

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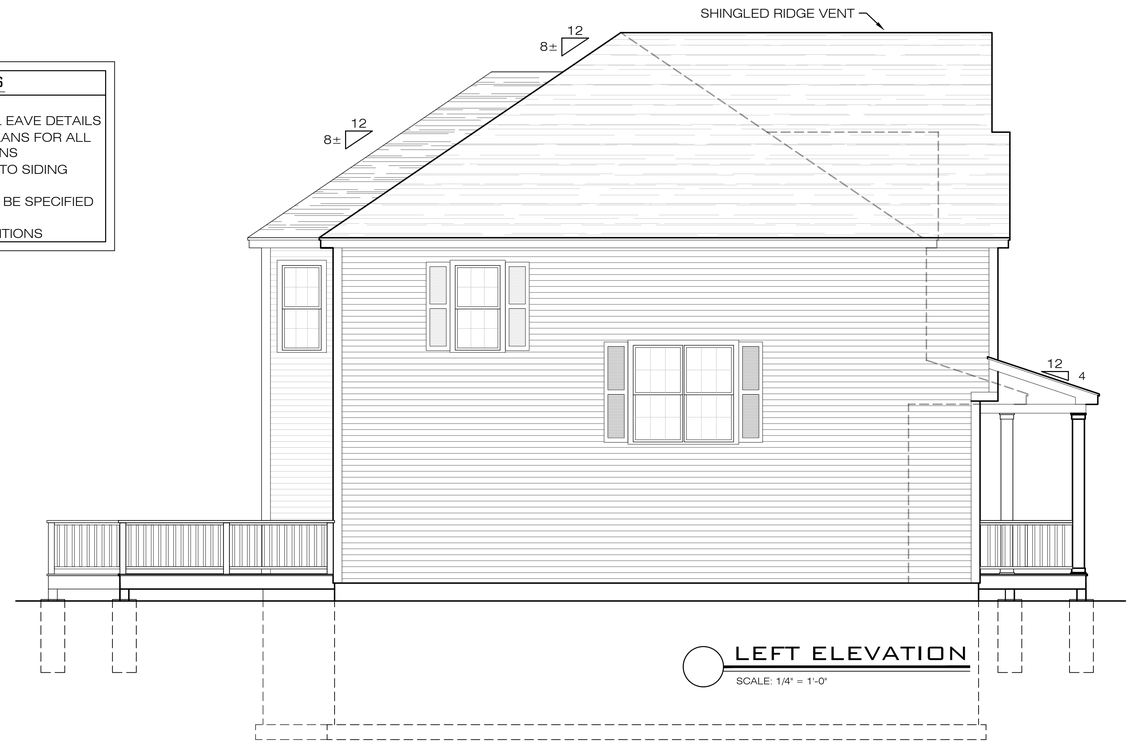
EXTERIOR NOTES

- VINYL SIDING AS DEPICTED
- REFER TO BUILDING SECTIONS FOR ALL EAVE DETAILS
- REFER TO ROOF & CEILING FRAMING PLANS FOR ALL ROOF PITCH AND RIDGE VENT LOCATIONS
- FLASHING IS REQUIRED FOR ALL ROOF TO SIDING CONNECTIONS
- GABLE END AND EAVE OVERHANGS TO BE SPECIFIED BY GENERAL CONTRACTOR
- GRADES WILL VARY AS PER SITE CONDITIONS



LEFT ELEVATION

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

FRONT ELEVATION

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

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

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288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FRONT AND LEFT EXTERIOR ELEVATIONS

△	Date	Revisions
1	----	----
2	----	----
3	----	----
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5	----	----
6	----	----
7	----	----

PRICING SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing:

A1

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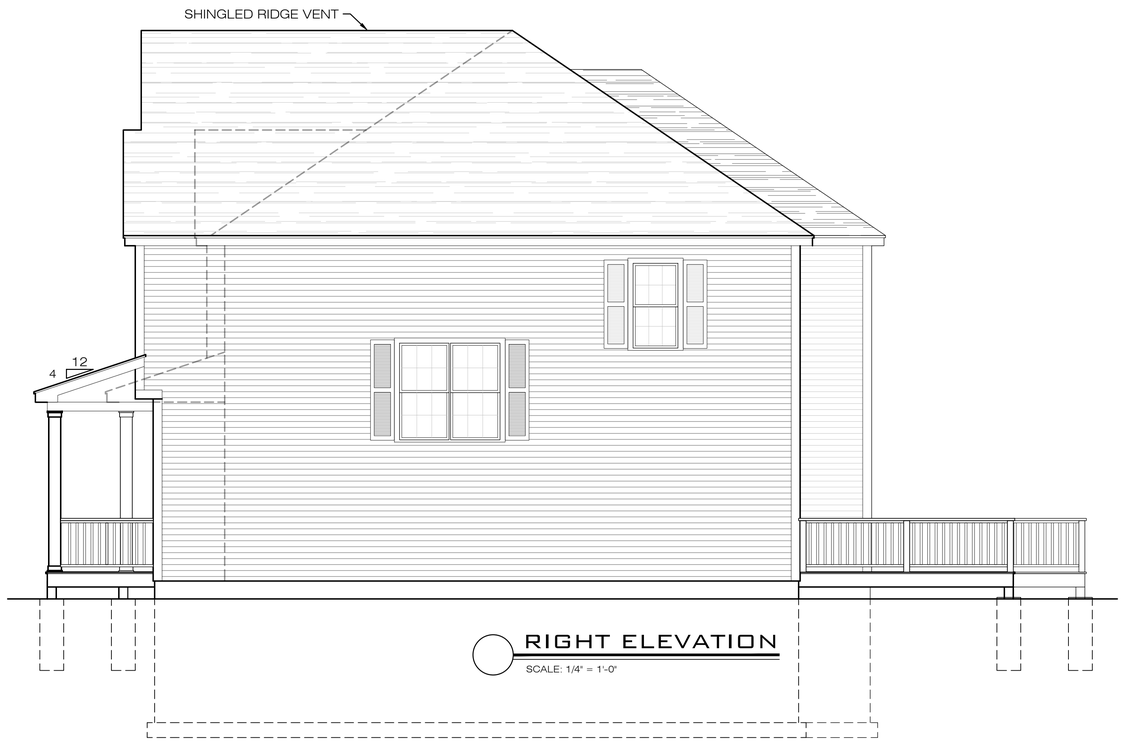
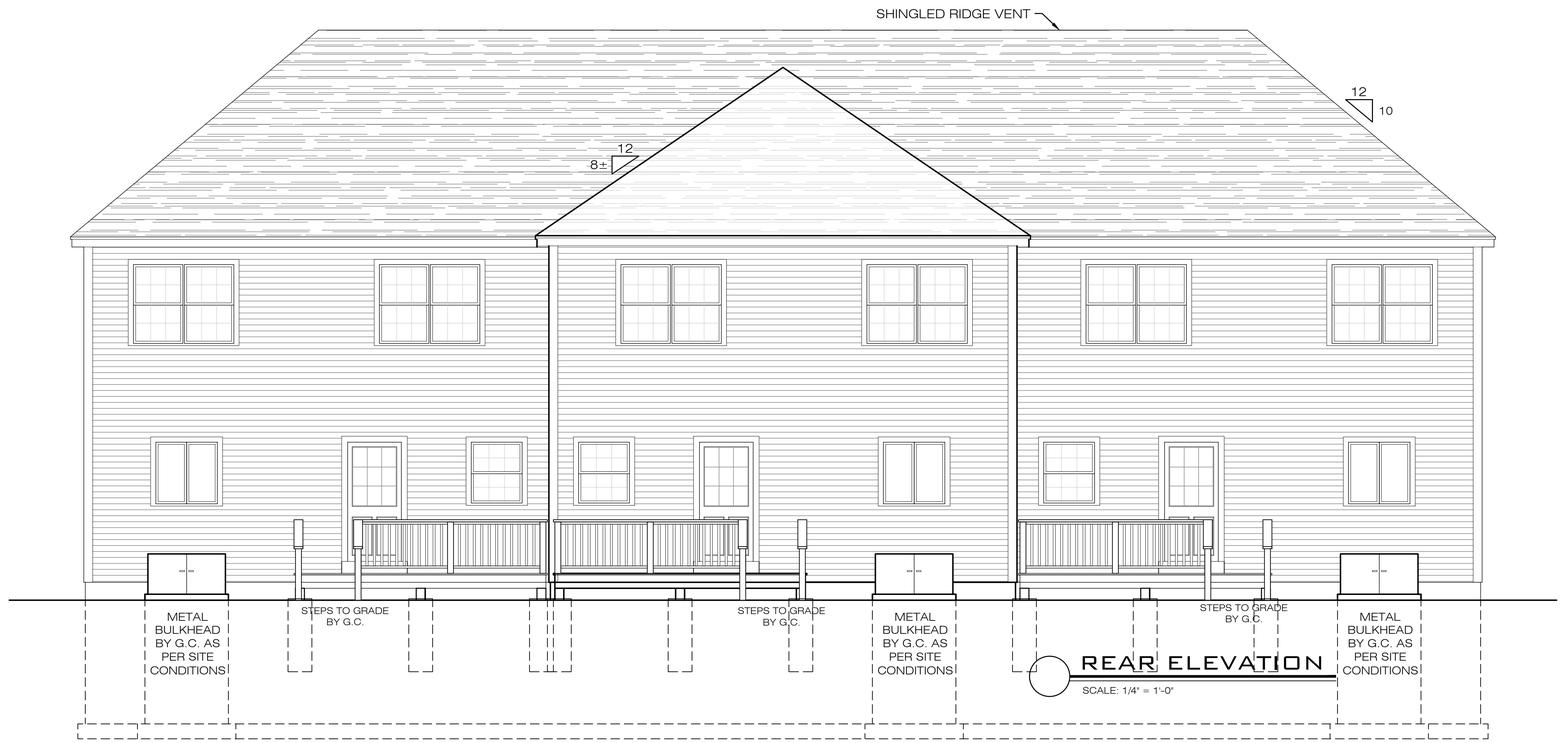


RIGHT ELEVATION

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



REAR ELEVATION

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

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

REAR AND RIGHT EXTERIOR ELEVATIONS

△	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
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PRICING SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing: A2

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GENERAL NOTES

- OWNERS AND GENERAL CONTRACTOR SHALL REVIEW ALL PLANS, NOTES AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- ANY ALTERATIONS TO PLANS MUST BE TAKEN UNDER THE ADVISEMENT OF CME ARCHITECTS, INC.
- CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL ARE NOT LIABLE FOR STRUCTURES BUILT FROM THESE PLANS.
- G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND REGULATIONS
- ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
- G.C. TO VERIFY ALL EXISTING SITE CONDITIONS
- ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL IS PROHIBITED.
- ALL ON SITE WORK TO BE OVERSEEN BY A LICENSED CONTRACTOR.
- ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS.
- ALL PAINTS AND FINISHES PROVIDED BY OTHERS.
- ALL SPECIFICATIONS TO BE VERIFIED BY OWNER AND CONTRACTOR.
- EXTERIOR WINDOW CASINGS TO BE PROVIDED BY DESIGNATED LUMBER YARD.
- FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

FLOOR PLAN NOTES

- (3)2x10 HEADERS ABOVE ALL EXTERIOR ROUGH OPENINGS UNLESS NOTED OTHERWISE. REFER TO INTERIOR/EXTERIOR HEADER SPAN CHARTS.
- CLOSET SHELVES AND POLES BY G.C
- 2X6 EXTERIOR CONSTRUCTION.
- ALL LUMBER SPF#2 OR BETTER.

INTERIOR STAIR NOTES

- MAXIMUM 8 1/4" RISERS
- MINIMUM 9" TREAD DEPTH
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MAXIMUM 4" BALLAST SPACING

NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY SAME. SUGGESTED SIZES AND SPANS SHOWN TO BE VERIFIED.

BEAM SCHEDULE

#	BEAM LENGTH	CLEAR SPAN	LOCATION	CONSTRUCTION	QUANTITY
1	16'-7"	15'-9"	LIVING	FLUSH	3
2	16'-7"	15'-9"	DINING	FLUSH	3
3	26'-0"	VARIES	FRONT POORCH	DROP	3
4	5'-7"	4'-11"	HALL	FLUSH	3
5	5'-7"	4'-11"	HALL	FLUSH	3
6	26'-0"	25'-0"	PRIMARY BED	FLUSH	3

HARVEY WINDOW SCHEDULE

#	TYPE	MODEL	QUAN	ROUGH OPENING
A	DOUBLE HUNG	2852-2	3	5'-7 ½" x 5'-5 ½"
B	DOUBLE HUNG	2832	3	2'-10" x 3'-5 ½"
C	CASEMENT	3636-2	1	3'-5 ¾" x 3'-6"
D	DOUBLE HUNG	2852-2 TEMPERED	2	5'-7 ½" x 5'-5 ½"
E	DOUBLE HUNG	2846 TEMPERED	3	2'-10" x 4'-9 ½"
F	DOUBLE HUNG	2046	2	2'-2" x 4'-9 ½"
G	DOUBLE HUNG	2846-2	9	5'-7 ½" x 4'-9 ½"
H	DOUBLE HUNG	2846	2	2'-10" x 4'-9 ½"

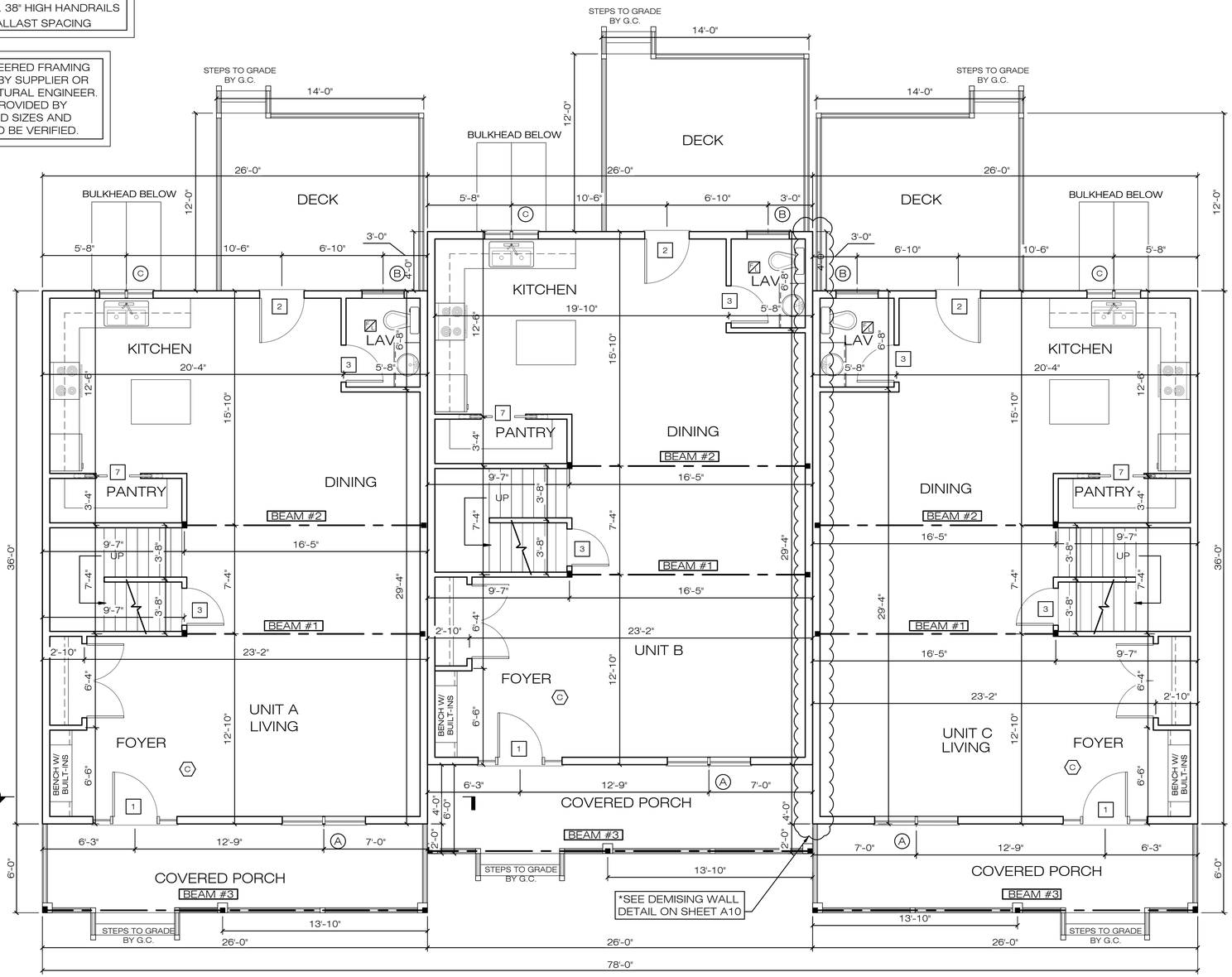
G.C. TO VERIFY R.O.s WITH MANUFACTURER

DOOR SCHEDULE

#	MODEL	QUAN
1	3'-0" x 6'-8" w/ SIDELIGHTS	3
2	3'-0" x 6'-8" EXTERIOR DOOR	3
3	2'-6" x 6'-8" 6 PANEL	24
4	2'-0" x 6'-8" BI-FOLD	3
5	5'-0" x 6'-8" BI-FOLD	3
6	5'-0" x 6'-8" SLIDING	6
7	(2) 1'-6" x 6'-8" INTERIOR POCKET	3

SYMBOLS LEGEND:

- (#) DOOR TAG (SEE SCHEDULE)
- (A) WINDOW TAG (SEE SCHEDULE)
- (P) PHOTOSENSITIVE SMOKE DETECTOR
- (C) COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- (135) 135° HEAT DETECTOR
- FAN/ LIGHT
- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL



1 A8

FIRST FLOOR PLAN

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

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

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MEDWAY, MA
TONY LELAND

FIRST FLOOR PLAN

△	Date	Revisions
1	----	----
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PRICING SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing:

A3

GENERAL NOTES

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FLOOR PLAN NOTES

- (3)2x10 HEADERS ABOVE ALL EXTERIOR ROUGH OPENINGS UNLESS NOTED OTHERWISE. REFER TO INTERIOR/EXTERIOR HEADER SPAN CHARTS.
- CLOSET SHELVES AND POLES BY G.C
- 2X6 EXTERIOR CONSTRUCTION.
- ALL LUMBER SPF#2 OR BETTER.

INTERIOR STAIR NOTES

- MAXIMUM 8 1/4" RISERS
- MINIMUM 9" TREAD DEPTH
- MIN. 34" & MAX. 38" HIGH HANDRAILS
- MAXIMUM 4" BALLAST SPACING

NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY SAME. SUGGESTED SIZES AND SPANS SHOWN TO BE VERIFIED.

BEAM SCHEDULE

#	BEAM LENGTH	CLEAR SPAN	LOCATION	CONSTRUCTION	QUANTITY
1	16'-8"	15'-10"	LIVING	FLUSH	3
2	17'-0"	16'-2"	DINING	FLUSH	3
3	26'-0"	VARIES	FRONT POORCH	DROP	3
4	5'-7"	4'-11"	HALL	FLUSH	3
5	5'-7"	4'-11"	HALL	FLUSH	3
6	26'-0"	25'-0"	PRIMARY BED	FLUSH	3

HARVEY WINDOW SCHEDULE

#	TYPE	MODEL	QUAN	ROUGH OPENING
A	DOUBLE HUNG	2852-2	3	5'-7 ½" x 5'-5 ½"
B	DOUBLE HUNG	2832	3	2'-10" x 3'-5 ½"
C	CASEMENT	3636-2	1	3'-5 ¾" x 3'-6"
D	DOUBLE HUNG	2852-2 TEMPERED	2	5'-7 ½" x 5'-5 ½"
E	DOUBLE HUNG	2846 TEMPERED	3	2'-10" x 4'-9 ½"
F	DOUBLE HUNG	2046	2	2'-2" x 4'-9 ½"
G	DOUBLE HUNG	2846-2	9	5'-7 ½" x 4'-9 ½"
H	DOUBLE HUNG	2846	2	2'-10" x 4'-9 ½"

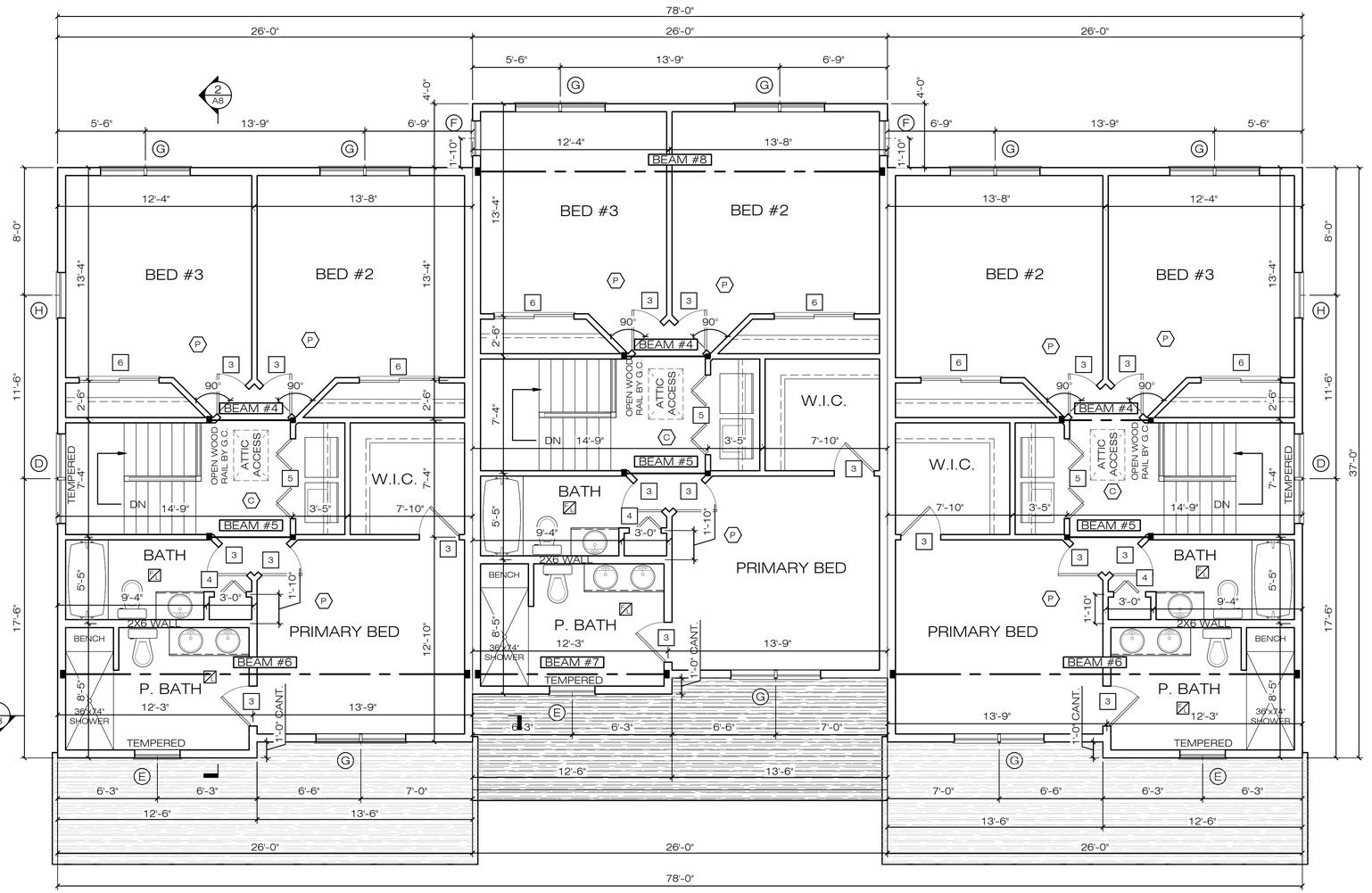
G.C. TO VERIFY R.O.s WITH MANUFACTURER

DOOR SCHEDULE

#	MODEL	QUAN
1	3'-0" x 6'-8" w/ SIDELIGHTS	3
2	3'-0" x 6'-8" EXTERIOR DOOR	3
3	2'-6" x 6'-8" 6 PANEL	24
4	2'-0" x 6'-8" BI-FOLD	3
5	5'-0" x 6'-8" BI-FOLD	3
6	5'-0" x 6'-8" SLIDING	6

SYMBOLS LEGEND:

- # DOOR TAG (SEE SCHEDULE)
- A WINDOW TAG (SEE SCHEDULE)
- P PHOTOSENSITIVE SMOKE DETECTOR
- C COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
- 135° 135° HEAT DETECTOR
- FAN/ LIGHT
- NEW 2x6/ 2x4 WALL PARTITION
- LOAD BEARING WALL



SECOND FLOOR PLAN

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SECOND FLOOR PLAN

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PRICING SET

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Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing: A4

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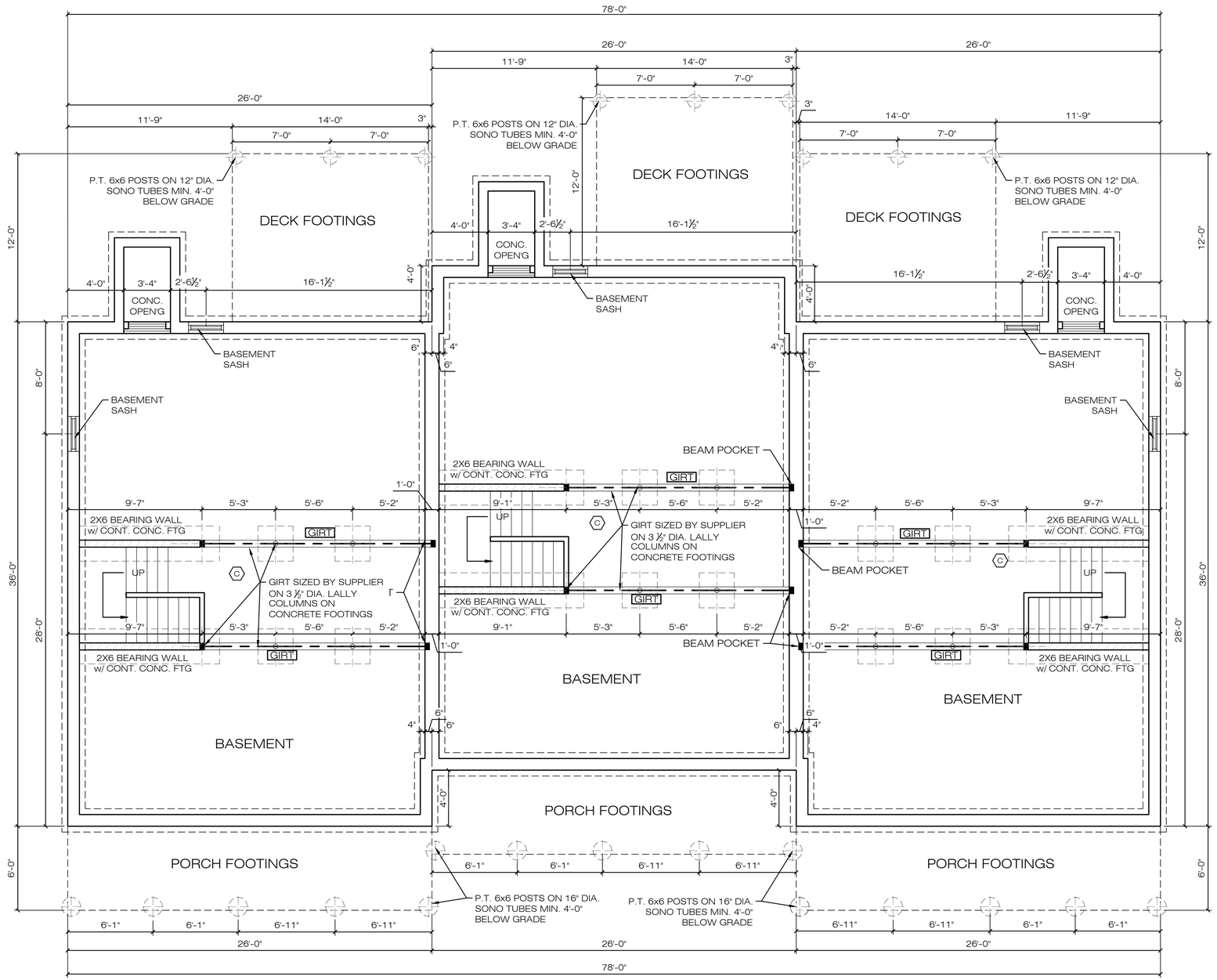
FOUNDATION NOTES

- 10" CONCRETE FOUNDATION WALL POUR UNLESS OTHERWISE NOTED.
- FOUNDATION CONCRETE TO BE MINIMUM 3,000 P.S.I. IN 28 DAYS IN ACCORDANCE WITH MASS STATE BUILDING CODE 780 CMR TABLE 5402.2-MININMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
- GARAGE SLABS TO BE MINIMUM 3,500 P.S.I.
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
- FOUNDATION WALLS TO EXTEND A MINIMUM OF 8" ABOVE FINISHED GRADES
- 6 MIL. POLY VAPOR GUARD, WITH JOINTS LAPPED NOT LESS THAN 6", SHALL BE PLACED BETWEEN BASE AND SLAB.
- GARAGE SLABS TO BE MINIMUM 4" THICK ON MINIMUM 4" GRAVEL.
- BACK FILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH.
- DRAINAGE SYSTEMS TO BE PROVIDED AROUND BOTTOM OF FOUNDATION TO BE DRAINAGE TILES, GRAVEL, CRUSHED STONE DRAINS, OR PERFORATED PIPES.
- 20" X 10" CONCRETE FOOTINGS WITH 2" X 4" KEY WAY UNDER ALL CONCRETE FOUNDATION WALLS AT A MINIMUM 4'-0" BELOW GRADE.
- DAMP PROOFING REQUIRED FROM TOP OF FOOTING TO FINISHED GRADE.
- TOP OF ALL SONOTUBES AND ENTRY LANDING WALLS TO BE VERIFIED IN FIELD



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FOUNDATION PLAN

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PRICING SET

Scale:	1/4" = 1'-0"
Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing: A5

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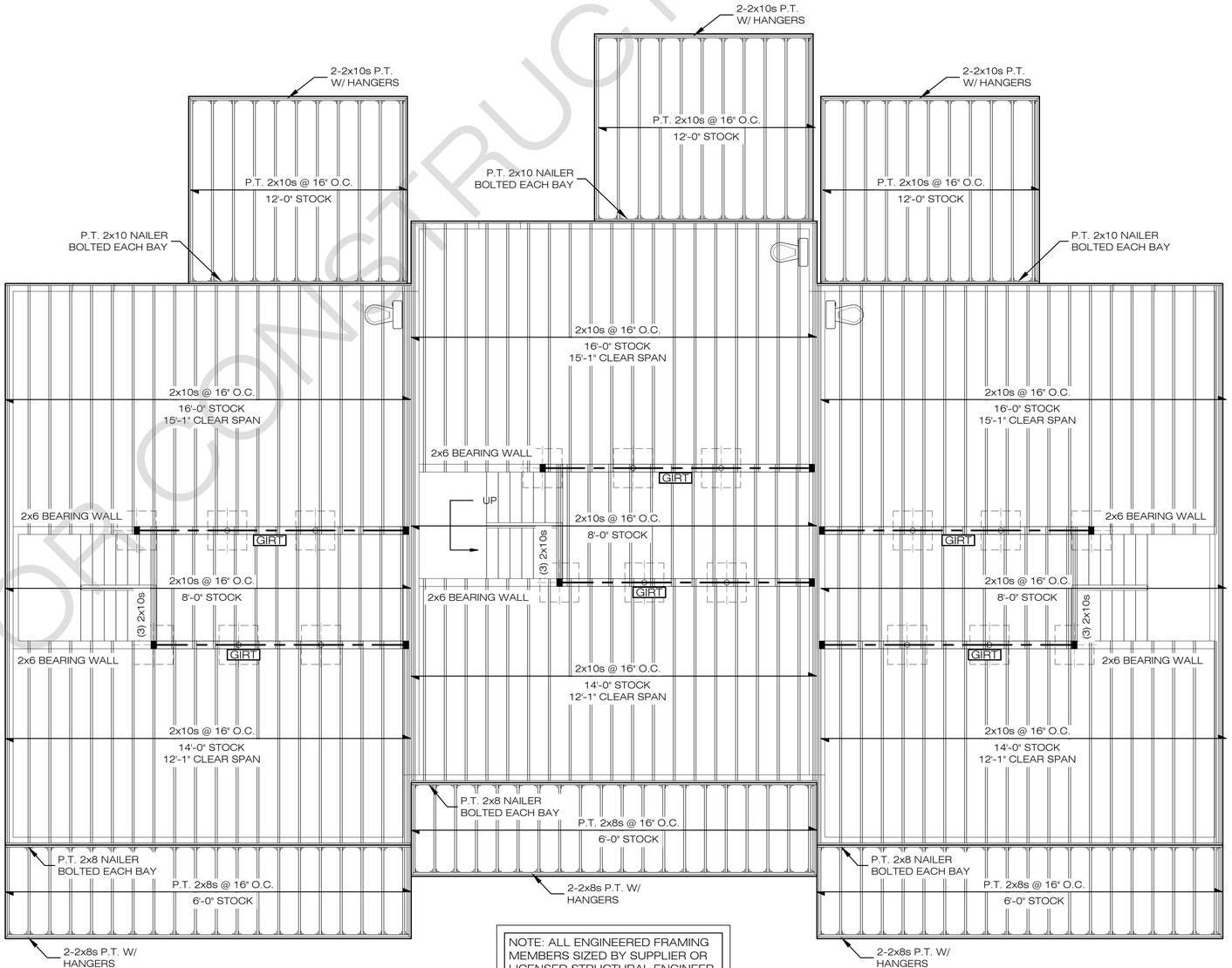
FLOOR FRAMING NOTES

- 2X10 FLOOR FRAMING SYSTEM
- 2X10 RIM JOIST TO SURROUND PERIMETER OF FRAMING SYSTEM.
- SOLID BLOCKING ABOVE ALL BEARING PARTITIONS AND GIRTS.
- CONTINUOUS BRIDGING AT ALL MIDSPANS.
- DOUBLE JOISTS AND HANGERS AS REQUIRED.
- SEE FLOOR PLANS AND FOUNDATION PLAN FOR ALL DIMENSIONS.
- MINIMUM 1" AIRSPACE BETWEEN ALL MASONRY AND FRAMING.



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1ST FLOOR FRAMING

NOT FOR CONSTRUCTION

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1ST FLOOR FRAMING

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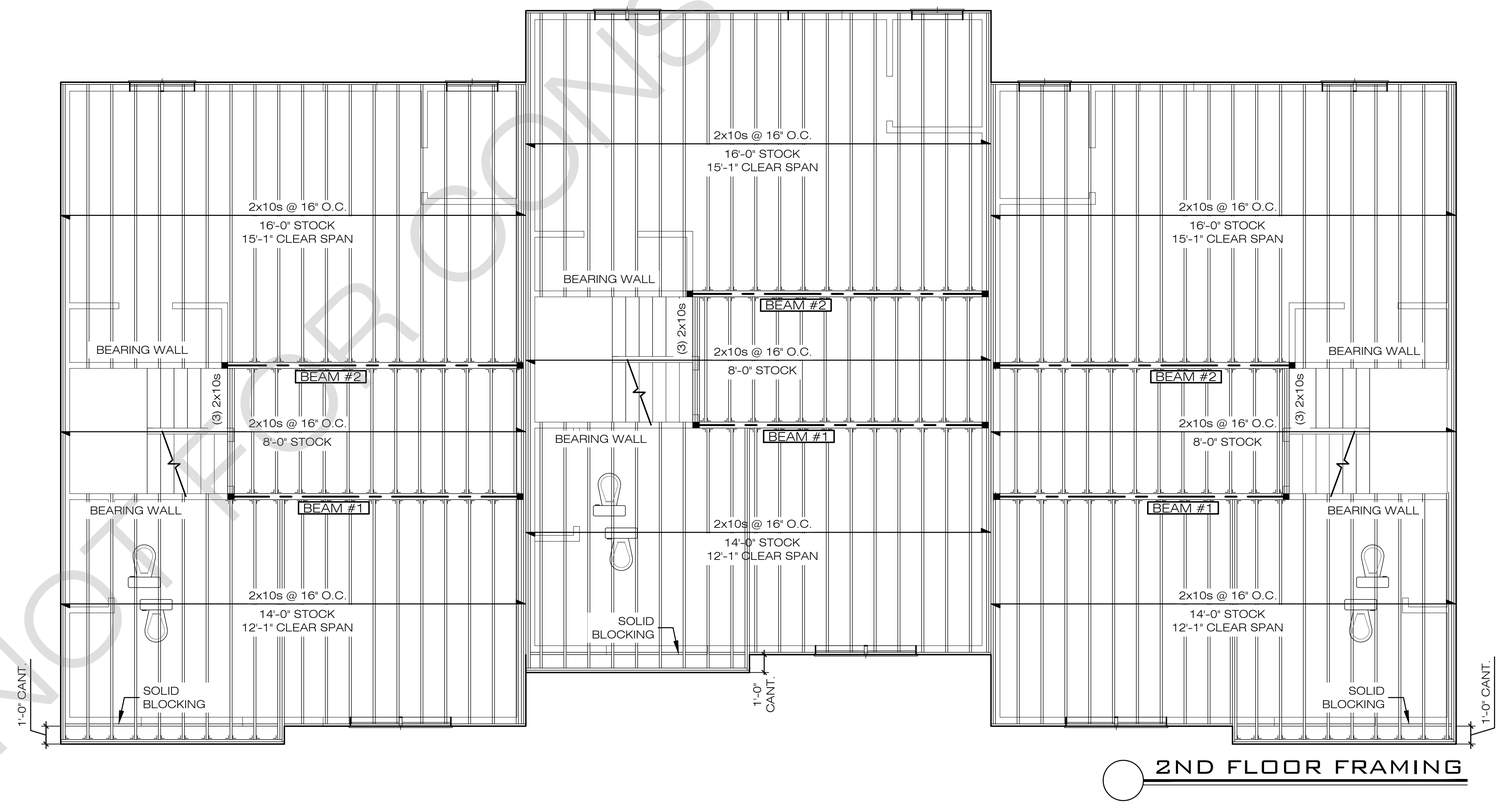

2ND FLOOR FRAMING

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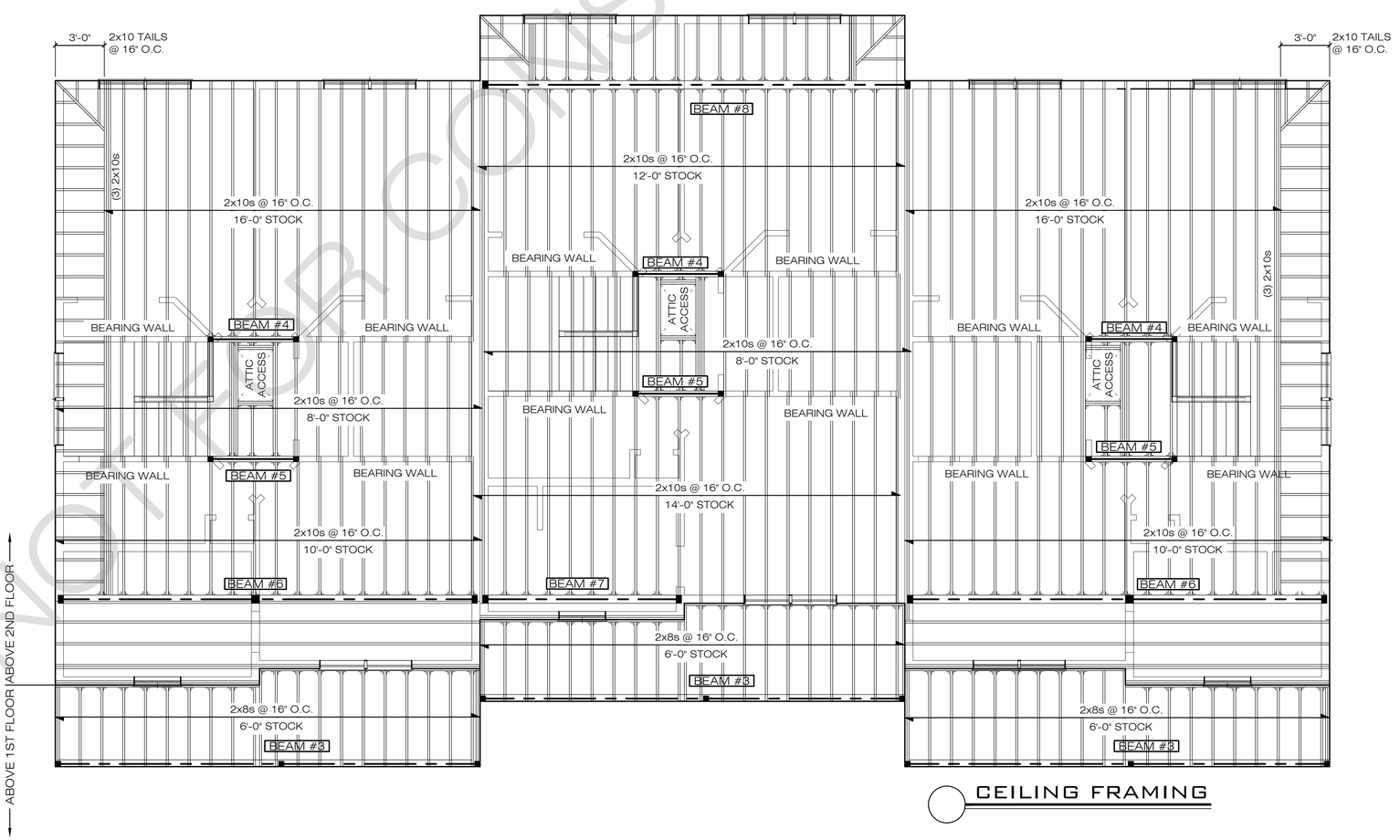
CEILING FRAMING NOTES

- SEE FLOOR PLANS FOR DIMENSIONS
- 20 LBS./SQ. FT. LIVE LOAD
- 10 LBS/ SQ. FT. DEAD LOAD
- SPRUCE-PINE-FIR #2 LUMBER OR BETTER
- SEE PAGE T1 FOR ATTIC ACCESS NOTES



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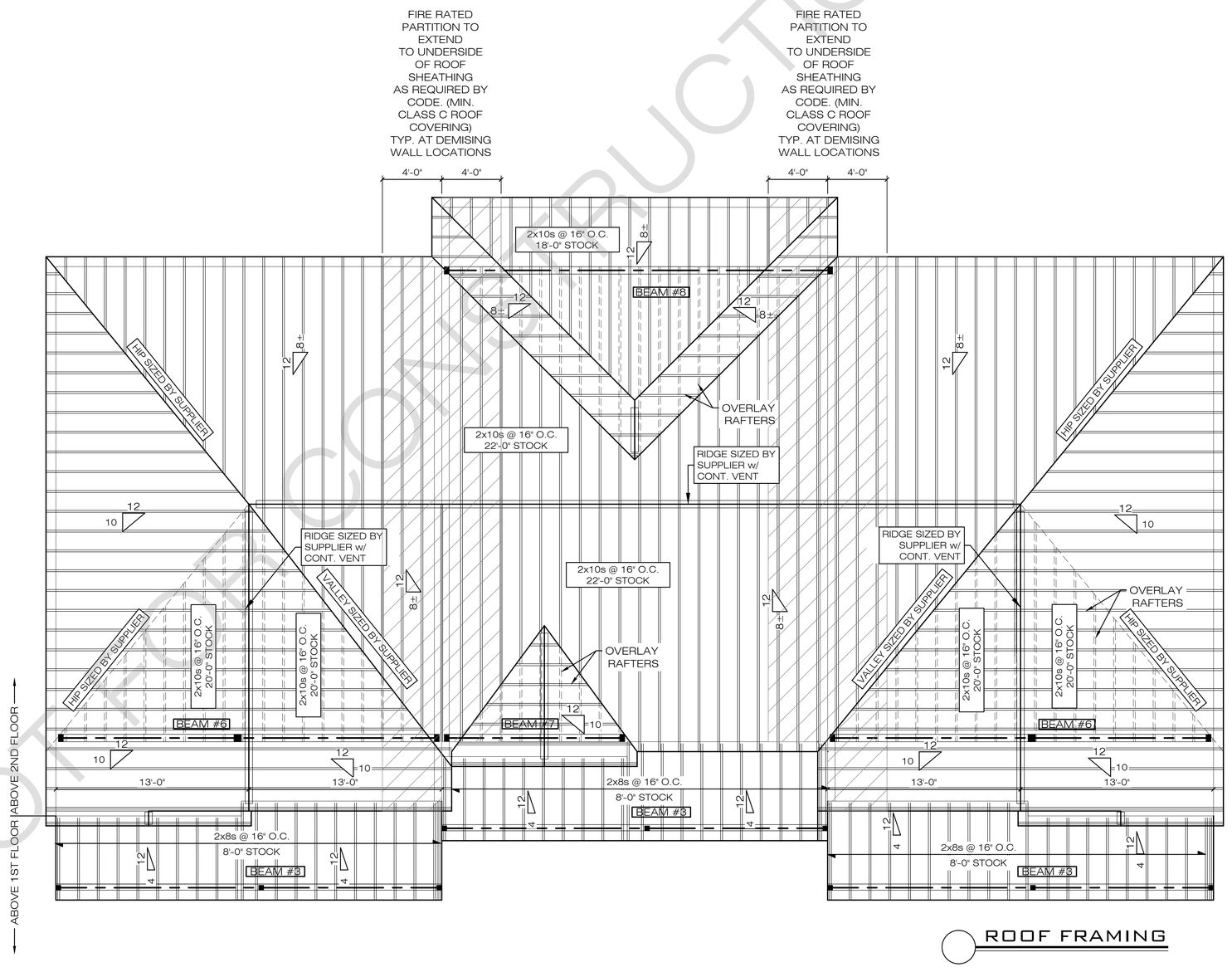
ROOF FRAMING NOTES

- RAFTER SIZES AND ROOF PITCH AS NOTED
- ROOFING SHINGLES SPECIFIED BY G.C.
- ROOF VENTS AS SHOWN
- RIDGE VENTS AS SHOWN (SET RIDGE DOWN 2" FOR PROPER AIR FLOW
- WATER & ICE BARRIER TO COVER ALL HIPS, VALLEYS AND ONE COURSE UP FROM EAVE
- EAVE AND GABLE END OVERHANGS BY GENERAL CONTRACTOR
- MINIMUM 35 LB SNOW LOAD SUPPORT
- SEE TYPICAL EAVE DETAILS FOR ROOF TIE DOWN REQUIREMENTS



ROOF FRAMING

NOT FOR CONSTRUCTION

CME
ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

1. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
2. 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
3. WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. 2001 EDITION.
4. WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS. -----
5. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

ROOF FRAMING

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

PRICING SET

Scale:	
Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing: A9

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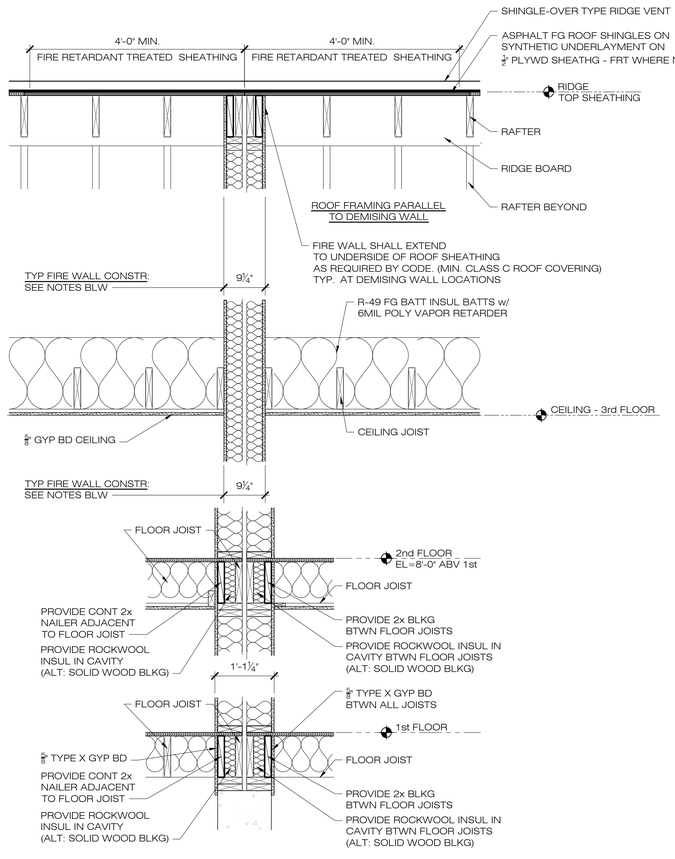
GENERAL NOTES

- OWNERS AND GENERAL CONTRACTOR SHALL REVIEW ALL PLANS, NOTES AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- ANY ALTERATIONS TO PLANS MUST BE TAKEN UNDER THE ADVISEMENT OF CME ARCHITECTS, INC.
- CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL ARE NOT LIABLE FOR STRUCTURES BUILT FROM THESE PLANS.
- G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND REGULATIONS
- ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
- G.C. TO VERIFY ALL EXISTING SITE CONDITIONS
- ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL IS PROHIBITED.
- ALL ON SITE WORK TO BE OVERSEEN BY A LICENSED CONTRACTOR.
- ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS.
- ALL PAINTS AND FINISHES PROVIDED BY OTHERS.
- ALL SPECIFICATIONS TO BE VERIFIED BY OWNER AND CONTRACTOR.
- EXTERIOR WINDOW CASINGS TO BE PROVIDED BY DESIGNATED LUMBER YARD.
- FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

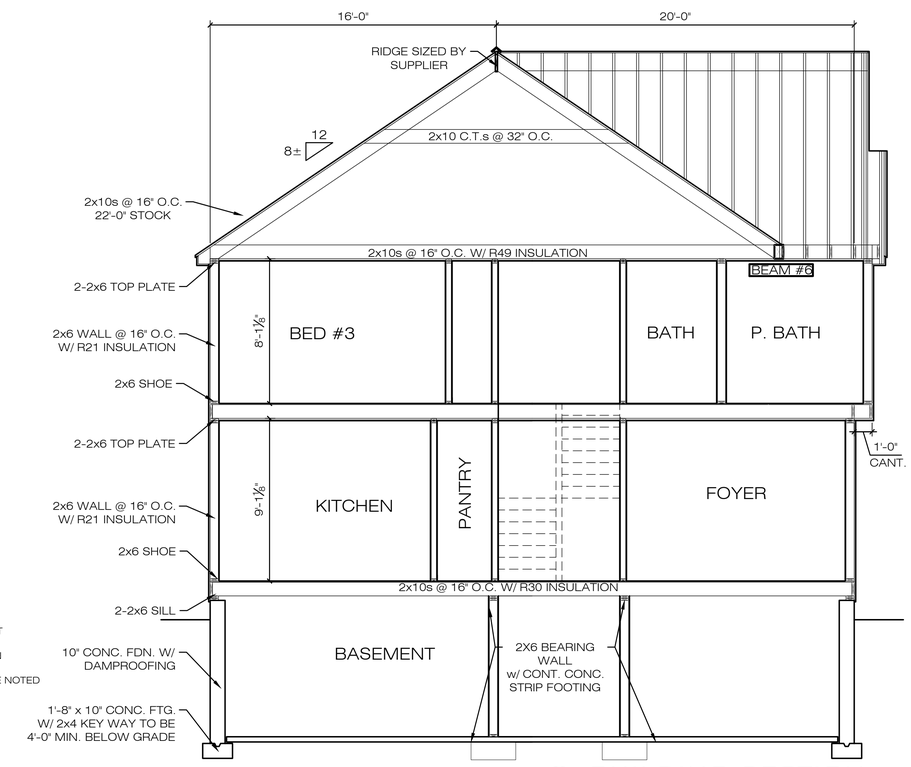
FOUNDATION NOTES

- 10" CONCRETE FOUNDATION WALL POUR UNLESS OTHERWISE NOTED.
- FOUNDATION CONCRETE TO BE MINIMUM 3,000 P.S.I. IN 28 DAYS IN ACCORDANCE WITH MASS STATE BUILDING CODE 780 CMR TABLE 5402.2-MININMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
- GARAGE SLABS TO BE MINIMUM 3,500 P.S.I.
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
- FOUNDATION WALLS TO EXTEND A MINIMUM OF 8" ABOVE FINISHED GRADES
- 6 MIL. POLY VAPOR GUARD, WITH JOINTS LAPPED NOT LESS THAN 6", SHALL BE PLACED BETWEEN BASE AND SLAB.
- GARAGE SLABS TO BE MINIMUM 4" THICK ON MINIMUM 4" GRAVEL.
- BACK FILL SHALL NOT BE PLACED UNTIL WALL HAS SUFFICIENT STRENGTH.
- DRAINAGE SYSTEMS TO BE PROVIDED AROUND BOTTOM OF FOUNDATION TO BE DRAINAGE TILES, GRAVEL, CRUSHED STONE DRAINS, OR PERFORATED PIPES.
- 20" X 10" CONCRETE FOOTINGS WITH 2" X 4" KEY WAY UNDER ALL CONCRETE FOUNDATION WALLS AT A MINIMUM 4'-0" BELOW GRADE.
- DAMP PROOFING REQUIRED FROM TOP OF FOOTING TO FINISHED GRADE.
- TOP OF ALL SONOTUBES AND ENTRY LANDING WALLS TO BE VERIFIED IN FIELD

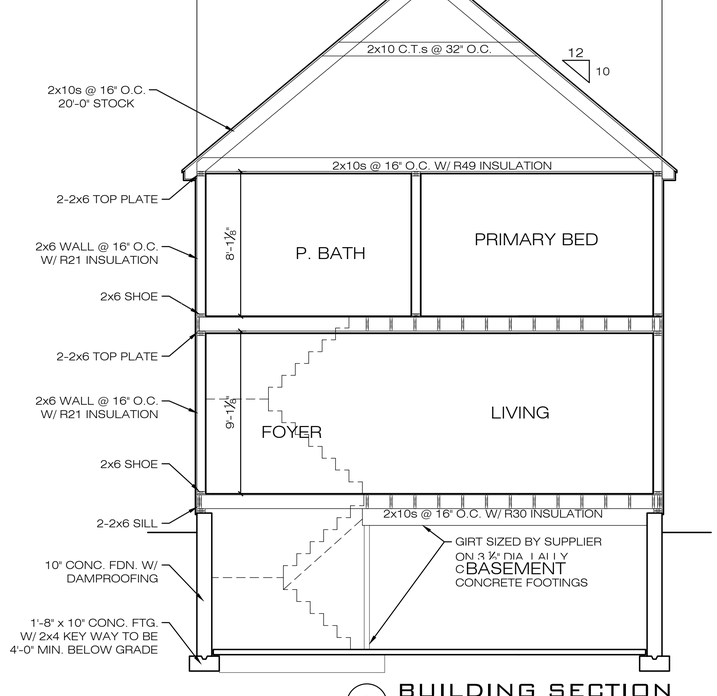


SECTION THRU TYP DEMISING WALL

SCALE: N.T.S. 1 HR RATED - UL DES #U341



2 BUILDING SECTION



1 BUILDING SECTION

CME ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

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5. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

BUILDING SECTIONS & DEMISING WALL DETAIL

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

PRICING SET

Scale:	
Date:	2/3/2022
Drawn By:	J.DIMARZIO/TW
Checked By:	
Job Number:	21253

Drawing: A10

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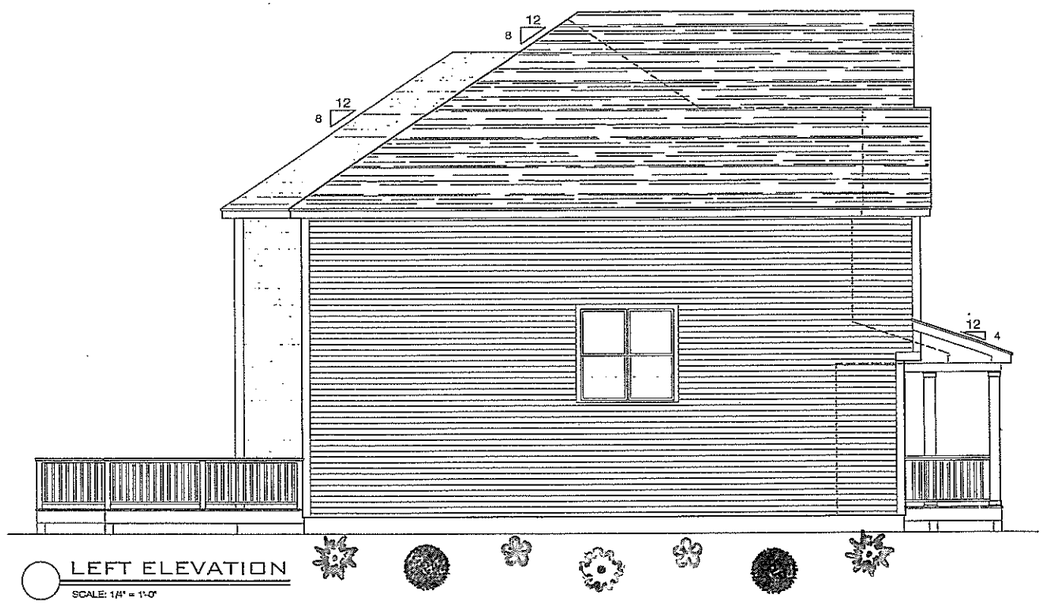
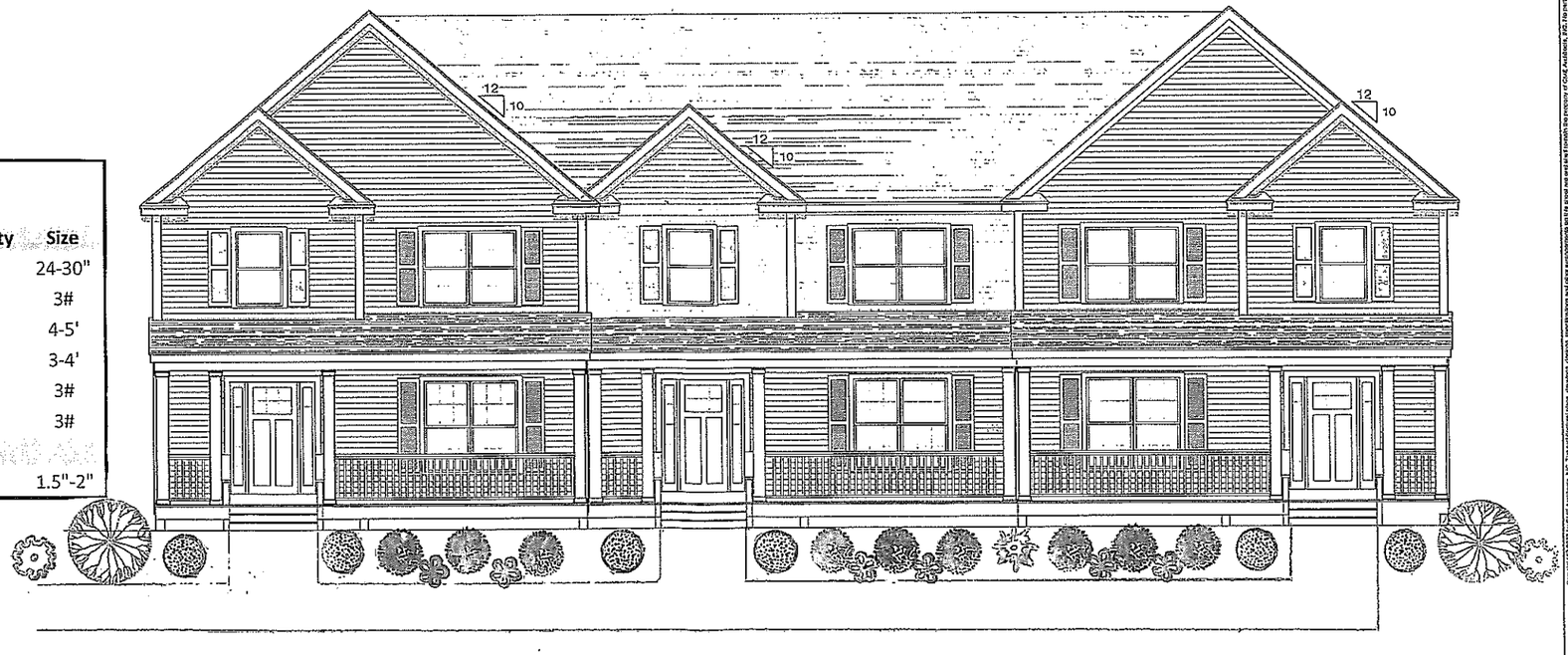


LEFT ELEVATION

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



PLANT LIST

Code	Common Name	Quanity	Size
	Buxus 'Green Velvet'	11	24-30"
	Chamaecyparis 'Gold mop'	3	3#
	Juniperis communis'Gold cone'	3	4-5'
	Ilex crenata 'Sky pencil'	6	3-4'
	Rosa 'Knockout rose light pink'	5	3#
	Rosa 'Knockout rose hot pink'	6	3#
	Trees		
	Cornus Kousa 'Venus'	2	1.5"-2"

CM ARCHITECTS, INC.
5 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

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LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FRONT AND LEFT EXTERIOR ELEVATIONS

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

REVIEW SET

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

Drawing: A1

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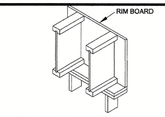
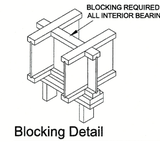
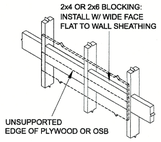


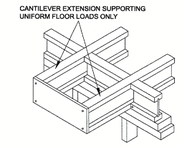
Rim Board Detail A3



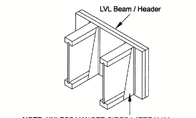
Blocking Detail B1



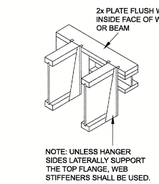
Horizontal Blocking @ Wall Sheathing Panel Joints B2



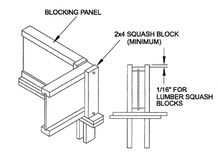
Cantilever Detail C1



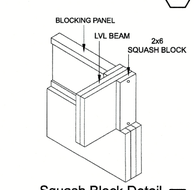
Face Mount Joist Hanger H1



Top Mount Joist Hanger H2

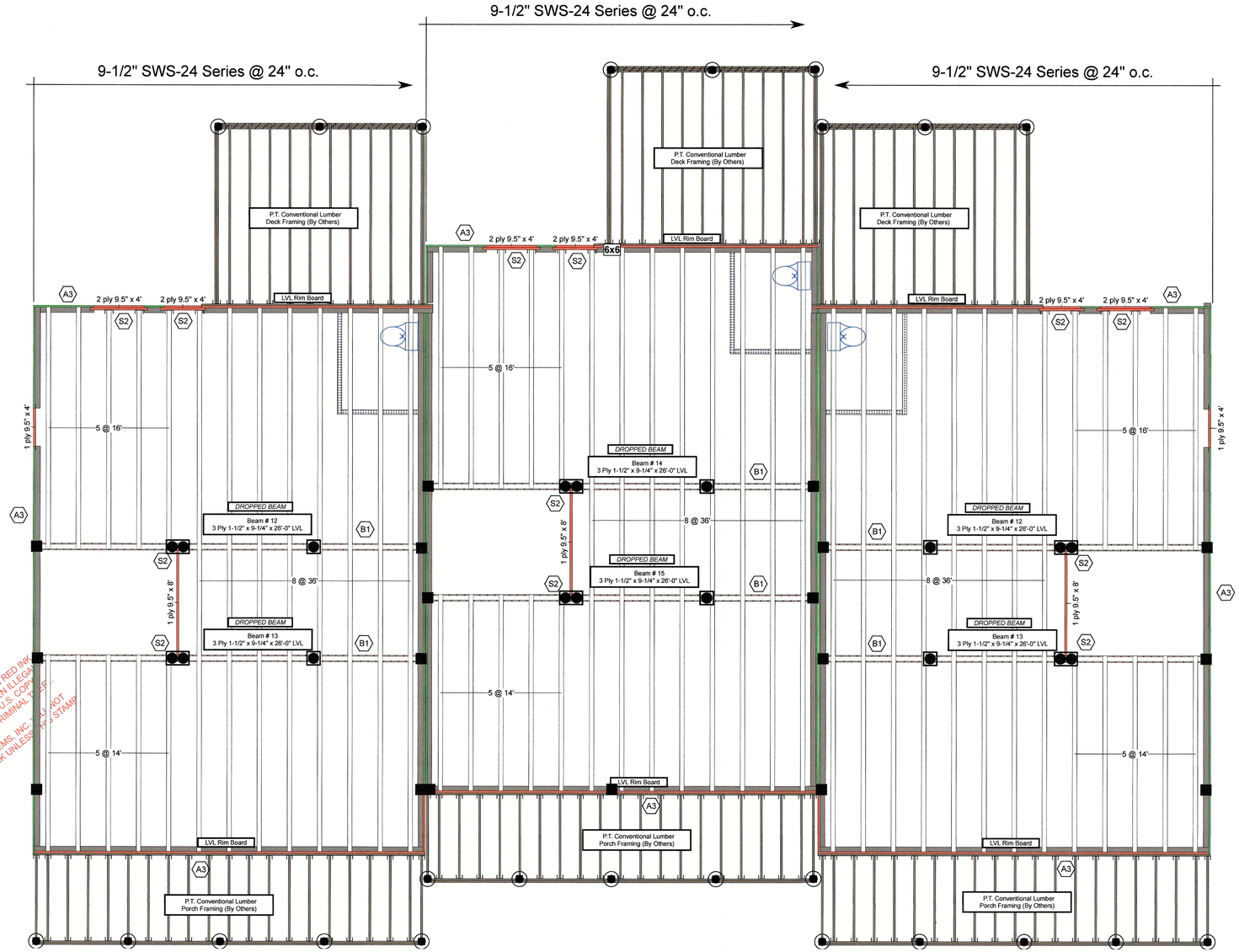


Squash Block Detail S1



Squash Block Detail S2

*** Refer to Architectural Plans for ALL Dimensions ***



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Block All Plywood Seams in 1st Floor Exterior Walls

FIRST FLOOR
Live Load 40 psf

Note :
These plans are to be used in conjunction with the ARCHITECTURAL Plans By C.M.E. ARCHITECTS, INC. DATED 02/03/22

TAYLOR J. LANDRY STRUCTURAL No. 57228 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL ENGINEER

Structural Wood Systems

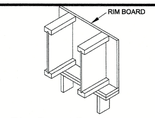
● (3 +) 2x4 (Minimum)	◉ Lally ◉◉ Double Lally
■ (3 +) 2x6 (Minimum)	▣ Tubular Steel Column HSS 4x4x¼" *(Typ. U.N.O.)*
ⓧ Engineered Wood Post: 4 = 3½" / 6 = 5¼" / 8 = 7"	▬ 2x4 Bearing Wall
○ Post Up (ALL Types)	▬ 2x6 Bearing Wall
FULL WIDTH of Beam **MUST BE** Supported by **ALL** Posts	

STRUCTURAL WOOD SYSTEMS, INC.
" ENGINEERED FLOOR, ROOF & STEEL SYSTEMS "
YARD: 241 LAKE STREET - BELLINGHAM, MA 02019
PHONE: 800-344-8117 FAX: 508-876-9508

Leland Siding

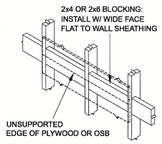
Scale: 1/4" = 1'-0"	Leland Triplex	Drawn By: TJL
Date: May 16, 2022		Revision: May 17, 2022
	288 Village St, Medway, MA	
		Drawing Number: 17964-

ersion 2 This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

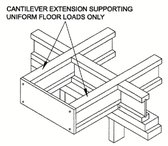


Rim Board Detail A3

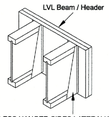
Blocking Detail B1



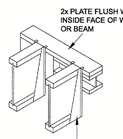
Horizontal Blocking @ Wall Sheathing Panel Joints B2



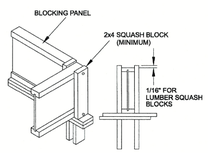
Cantilever Detail C1



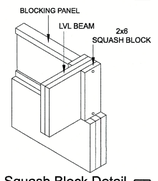
Face Mount Joist Hanger H1



Top Mount Joist Hanger H2

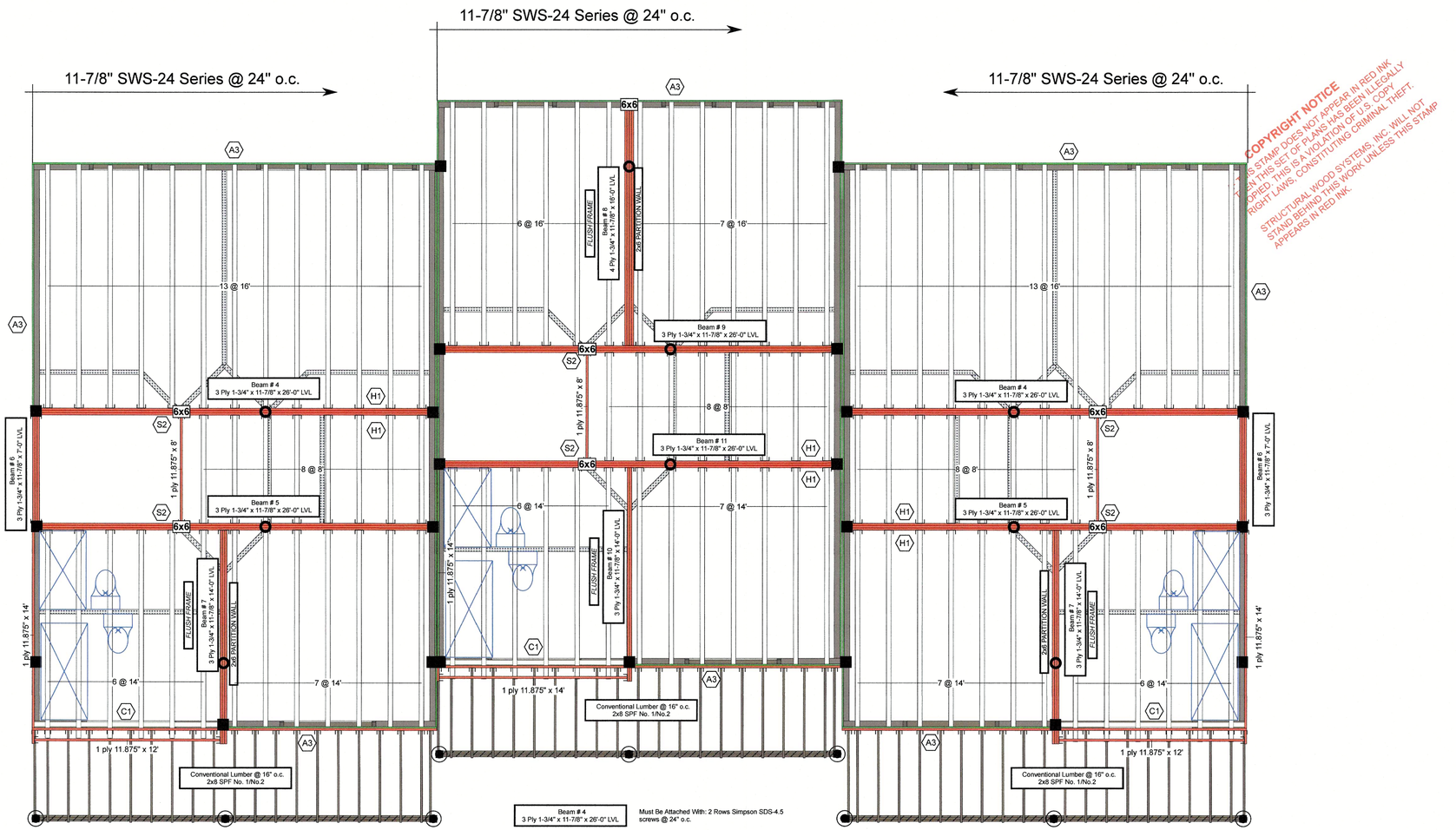


Squash Block Detail S1



Squash Block Detail S2

*** Refer to Architectural Plans for ALL Dimensions ***



Beam # 4 3 Ply 1-3/4" x 11-7/8" x 26'-0" LVL	Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 24" o.c.
Beam # 5 3 Ply 1-3/4" x 11-7/8" x 26'-0" LVL	Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 24" o.c.
Beam # 6 3 Ply 1-3/4" x 11-7/8" x 7'-0" LVL	Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 24" o.c.
Beam # 7 3 Ply 1-3/4" x 11-7/8" x 14'-0" LVL	Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 24" o.c.
Beam # 8 4 Ply 1-3/4" x 11-7/8" x 16'-0" LVL	Must Be Attached With: 2 Rows Simpson SDS-6 screws @ 24" o.c.
Beam # 9 3 Ply 1-3/4" x 11-7/8" x 26'-0" LVL	Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 24" o.c.
Beam # 11 3 Ply 1-3/4" x 11-7/8" x 26'-0" LVL	Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 24" o.c.

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SECOND FLOOR
Live Load 40 psf

COMMONWEALTH OF MASSACHUSETTS
TAYLOR J. LANDRY
STRUCTURAL
No. 57228
PROFESSIONAL ENGINEER
5/17/22

Structural Wood Systems

● (3 +) 2x4 (Minimum)	◧ Lally ◧◧ Double Lally
■ (3 +) 2x6 (Minimum)	◧ Tubular Steel Column HSS 4x4x¼" *(Typ. U.N.O.)*
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○ Post Up (ALL Types)	2x6 Bearing Wall
FULL WIDTH of Beam **MUST BE** Supported by **ALL** Posts	

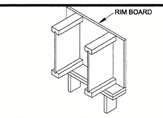
ersion 2 Feb 2017 Prepared by: Structural Wood Systems 2/20/2017 This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

STRUCTURAL WOOD SYSTEMS, INC.
" ENGINEERED FLOOR, ROOF & STEEL SYSTEMS "
YARD: 241 LAKE STREET - BELLINGHAM, MA 02019
PHONE: 800-344-8117 FAX: 508-876-9508

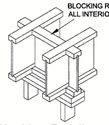
Leland Siding

Scale: 1/4" = 1'-0"	Leland Triplex	Drawn By: TJL
Date: May 16, 2022		Revision: May 17, 2022
	288 Village St, Medway, MA	
		Drawing Number: 17964-

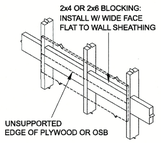
*** Refer to Architectural Plans for ALL Dimensions ***



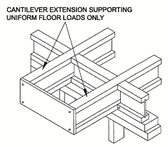
Rim Board Detail A3



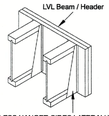
Blocking Detail B1



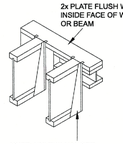
Horizontal Blocking @ Wall Sheathing Panel Joints B2



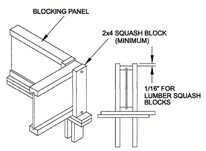
Cantilever Detail C1



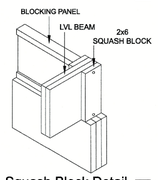
Face Mount Joist Hanger H1



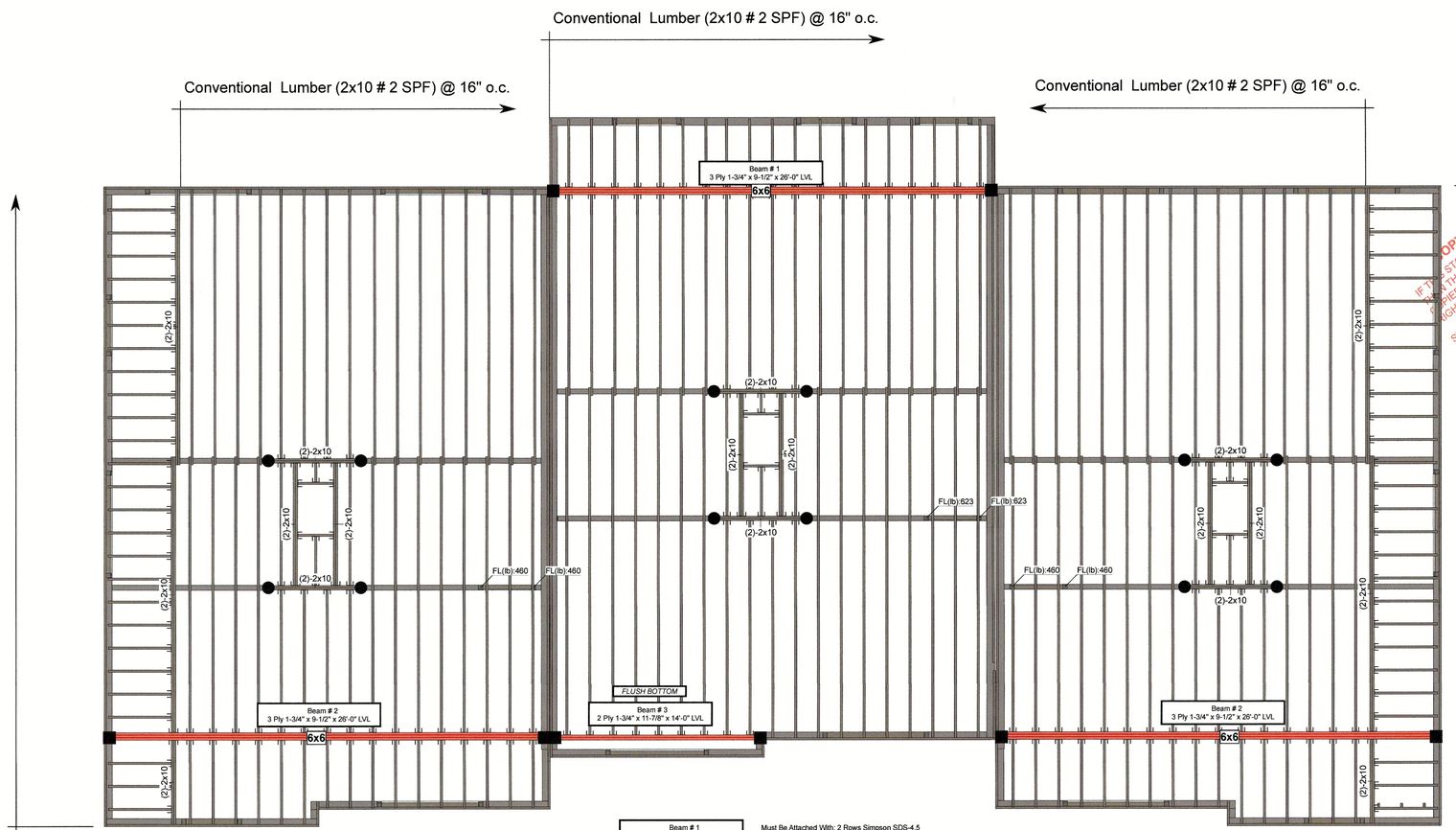
Top Mount Joist Hanger H2



Squash Block Detail S1



Squash Block Detail S2



Beam # 1
3 Ply 1-3/4" x 9-1/2" x 26'-0" LVL
Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 16" o.c.

Beam # 2
3 Ply 1-3/4" x 9-1/2" x 26'-0" LVL
Must Be Attached With: 2 Rows Simpson SDS-4.5 screws @ 16" o.c.

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ATTIC
Live Load 20 psf

COMMONWEALTH OF MASSACHUSETTS
TAYLOR J. LANDRY
STRUCTURAL
No. 57228
PROFESSIONAL ENGINEER
5/17/22

Structural Wood Systems

● (3 +) 2x4 (Minimum)	◉ Lally ◉◉ Double Lally
■ (3 +) 2x6 (Minimum)	▣ Tubular Steel Column **HSS 4x4x¼"** *(Typ. U.N.O.)*
▪ Engineered Wood Post: 4 = 3½" / 6 = 5¼" / 8 = 7"	2x4 Bearing Wall
○ Post Up (ALL Types)	2x6 Bearing Wall
FULL WIDTH of Beam **MUST BE** Supported by **ALL** Posts	

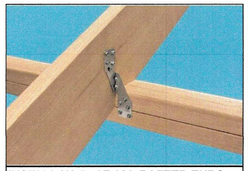
STRUCTURAL WOOD SYSTEMS, INC.
" ENGINEERED FLOOR, ROOF & STEEL SYSTEMS "
YARD: 241 LAKE STREET - BELLINGHAM, MA 02019
PHONE: 800-344-8117 FAX: 508-876-9508

Leland Siding

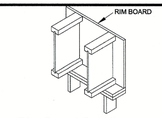
Scale: 1/4" = 1'-0"	Leland Triplex	Drawn By: TJL
Date: May 16, 2022		Revision: May 17, 2022
288 Village St, Medway, MA		
		Drawing Number: 17964-

ersion 2 - 2019 - Last Update: 2020/09/01 - This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them.

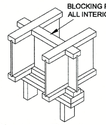
*** Refer to Architectural Plans for ALL Dimensions ***



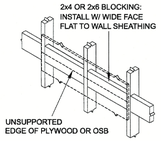
INSTALL H2.5a AT ALL RAFTER ENDS



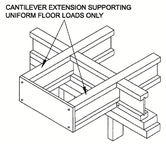
Rim Board Detail A3



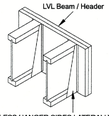
Blocking Detail B1



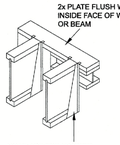
Horizontal Blocking @ Wall Sheathing Panel Joints B2



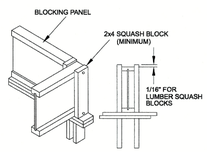
Cantilever Detail C1



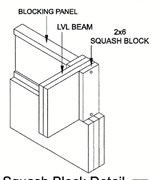
Face Mount Joist Hanger H1



Top Mount Joist Hanger H2

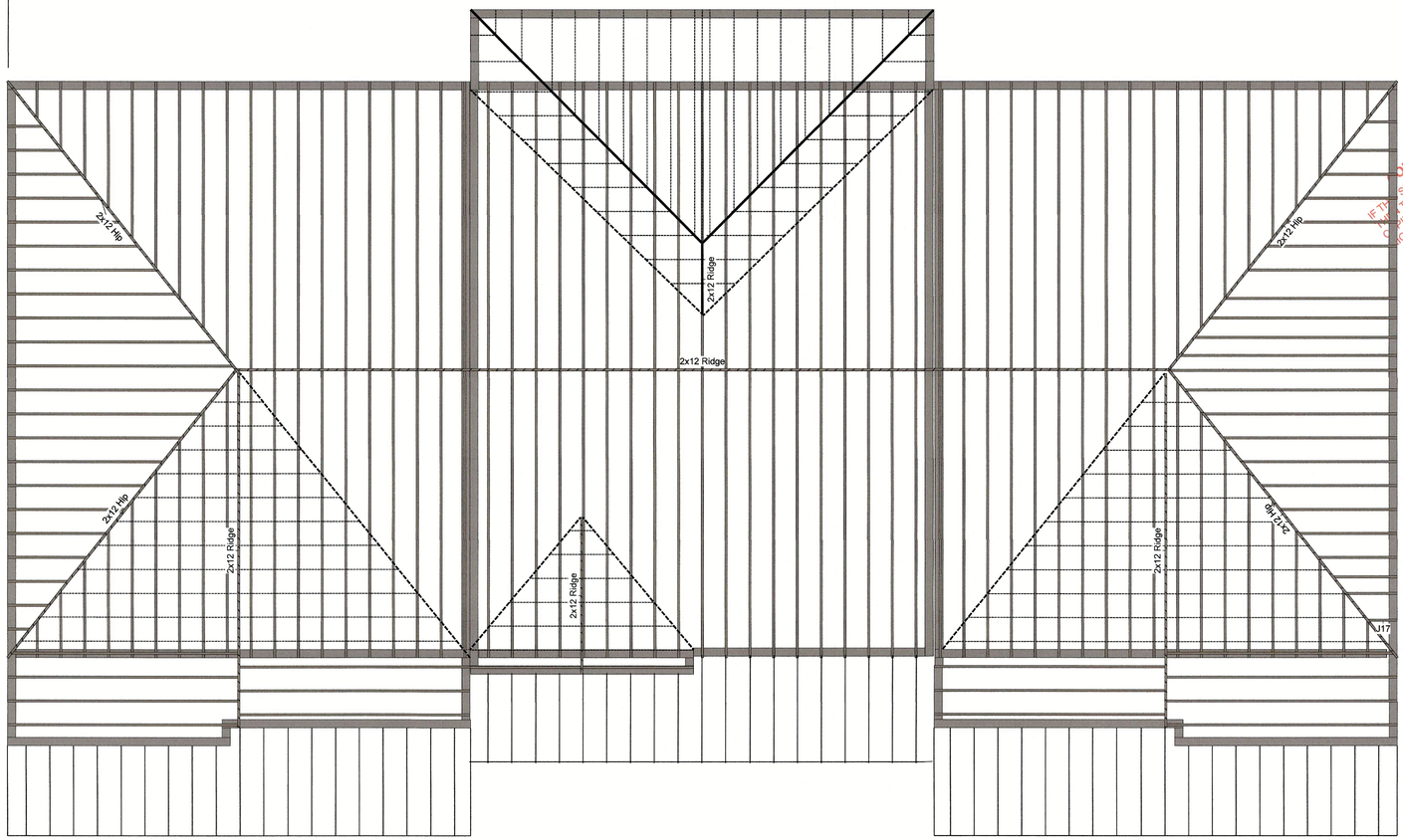


Squash Block Detail S1



Squash Block Detail S2

Conventional Lumber (2x10 # 2 SPF) @ 16" o.c.



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ROOF
SNOW = 40 PSF

COMMONWEALTH OF MASSACHUSETTS
TAYLOR J. LANDRY
STRUCTURAL
No. 57228
PROFESSIONAL ENGINEER
5/19/22

Structural Wood Systems

● (3 +) 2x4 (Minimum)	◉ Lally ◉◉ Double Lally
■ (3 +) 2x6 (Minimum)	▣ Tubular Steel Column **HSS 4x4x¼"** *(Typ. U.N.O.)*
x Engineered Wood Post: 4 = 3½" / 6 = 5¼" / 8 = 7"	2x4 Bearing Wall
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FULL WIDTH of Beam **MUST BE** Supported by **ALL** Posts	

STRUCTURAL WOOD SYSTEMS, INC.
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YARD: 241 LAKE STREET - BELLINGHAM, MA 02019
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Leland Siding

Scale: 1/4" = 1'-0"	Leland Triplex	Drawn By: TJL
Date: May 16, 2022		Revision: May 17, 2022
288 Village St, Medway, MA		
		Drawing Number: 17964-

ersion 2 - 20.41.0 Report generated on: 5/19/2022 9:38 AM This placement plan is to be used as an installation guide only. It is meant to be used in conjunction with the manufacturers installation guide, the architectural and structural drawings, and not to replace them

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
TOWN CLERK'S OFFICE

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3204
Fax (508) 321-4988
sohannesian@townofmedway.org
www.townofmedway.org

Town Clerk
Stefany Ohannesian

August 5, 2022

CERTIFICATE

I, STEFANY OHANNESIAN, TOWN CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT NOTICE OF A **MULTI-FAMILY HOUSING SPECIAL PERMIT, MAJOR SITE PLAN, AND LAND DISTURBANCE PERMIT** GRANTED BY THE PLANNING AND ECONOMIC DEVELOPMENT BOARD ON JULY 12, 2022 HAS BEEN FILED IN THE MATTER OF:

TONY J. LELAND, SR. AND DAWN M. LELAND
288 VILLAGE ST
MEDWAY, MA 02053

FILED IN THE TOWN CLERK'S OFFICE ON **JULY 15, 2022**

NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID DECISION WITH THE TOWN CLERK'S OFFICE.

DATED AT MEDWAY, MA.....**AUGUST 5, 2022**

A TRUE COPY
ATTEST Stefany Ohannesian

TOWN OF MEDWAY

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

Request for Medway Treasurer/Collector's Verification of Status of Paid Taxes

Date: August 1, 2022

Applicant's Name: Tony and Dawn Leland

Subject Property Address: 288 Village Street

Map/Parcel Number(s): 58 - 083

Property Owner: Tony and Dawn Leland

Project Name: 288 Village Street Multi-Family Development

Type of Permit: Site Plan Endorsement

Please indicate the status of taxes/fees owed to the Town:

☑ By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway ***for the subject property*** are paid in full as of this date for the subject property noted above.

☐ By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway ***for other properties owned by the applicant*** noted above are paid in full as of this date.

☐ By checking this box and with my signature below, I verify that the ***Town is owed taxes or fees*** on properties owned by the above noted applicant. Briefly explain on the lines below. Please attach a report that indicates the property address, what taxes are owed, and the respective amounts.

Marie Shutt
Signature

8/1/22
Date

Please complete and return to the Planning and Economic Development office.

Susan Affleck-Childs

From: sbalcewicz@landplanninginc.com
Sent: Thursday, August 4, 2022 8:45 AM
To: Susan Affleck-Childs
Cc: 'Bill Halsing'; lelandsiding@yahoo.com
Subject: [External] Revisions 7-25-22 - 288 Village Street - Multifamily Site Plans
Attachments: B1483 - site plan - mod080422.pdf

Good afternoon,

At this time, we would like to recommend that the current set of plans not be revised. Please see the following reviews from Tetratech

1. *It does not appear the Applicant has specifically called-out open space areas on the Plan as we believe the PEDB intended. (VIII.D.1)*

   LPI- The open space area is delineated and called out on sheet C3. It is bounded by a dashed line that outlines the front yard and a portion of the west side of the dwelling units. Both areas are labeled as proposed lawn. Please see the attached to understand where the area is bounded on the Revised Site Plans on 7-25-22.

2. *The Applicant has provided a graphical representation of proposed landscaping on the Left elevation of the proposed building but includes minimal detail. However, the plan is consistent with prior submissions for landscaping, so we anticipate this item to be complete. (VIII.D.4)*

   LPI-No further action necessary.

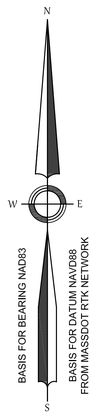
3. *It does not appear the applicant has addressed the landscaping on the east side of the building. The applicant is proposing grading activities from the east side of the building to the east property line where we anticipate existing vegetation will be removed as part of that process. (VIII.D.5)*

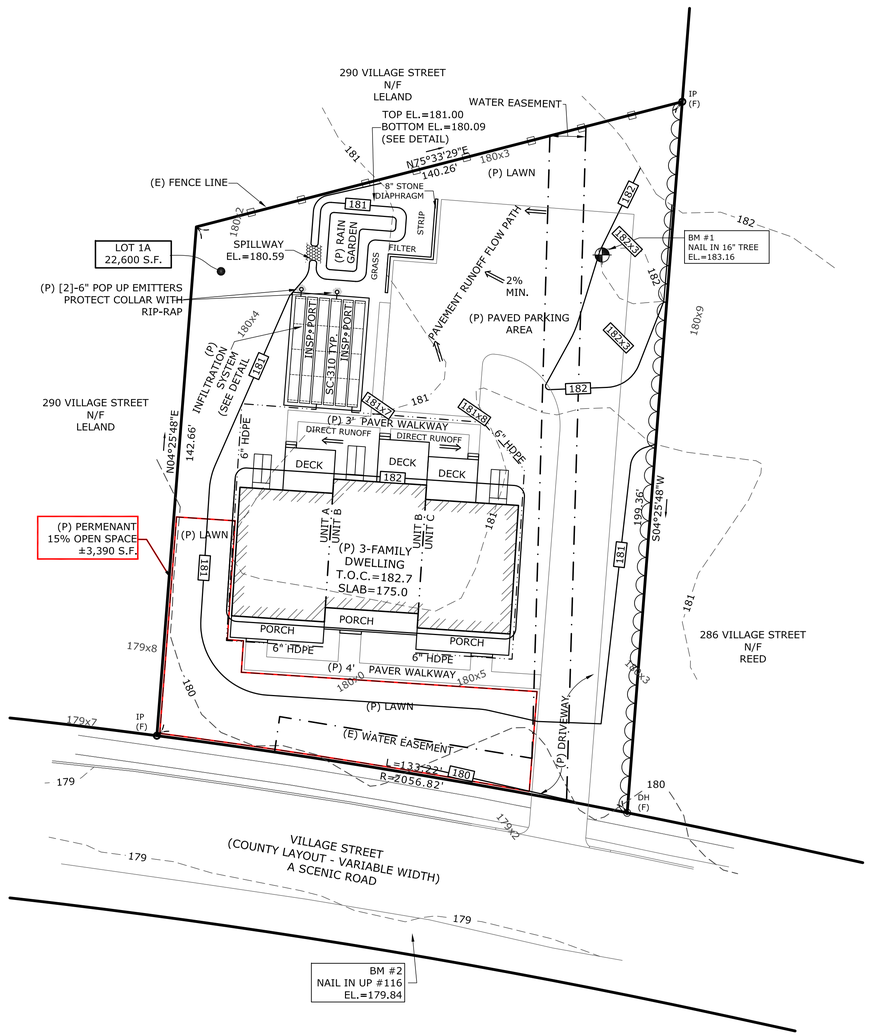
   LPI-The area between the east edge of the building and pavement is where the existing driveway is located. At prior meetings it was discussed that the driveway will be decentralized and moved easterly to accommodate the Multifamily building. The endorsed landscaping plan/schedule does not indicate plantings therefore it will be converted to lawn.

   The existing vegetation along the east property line shall not be altered in any manner. Grading in area will be loamed and seeded following all work activities.

Thank you,

Stephen A. Balcewicz, EIT
Land Planning Inc
214 Worcester Street
North Grafton MA





EARTHWORKS CALCULATIONS (CUBIC YARDS)

CUT (C): ±745 CYS
FILL (F): ±200 CYS

TOTAL: (C) 545 CYS

GRAPHIC SCALE
20 0 10 20 20 80
(IN FEET)
1 inch = 20 ft.

PROPOSED DRAINAGE & GRADING PLAN

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted
Revised: July 25, 2022

LEGEND

	BENCHMARK
(E)	EXISTING
(P)	PROPOSED
(F)	FOUND
(S)	SET
	BOUND (BND)
	IRON ROD (IR)
	IRON PIPE (IP)
	DRILL HOLE (DH)
000	EXISTING CONTOUR
000x0	EXISTING SPOT GRADE
000	PROPOSED CONTOUR
000x0	PROPOSED SPOT GRADE
	PROPOSED TREE
	SEDIMENT BARRIER
	ZONING SETBACK

Date:
Norman G. Hill, PE #31887

REVISIONS

Date	Description
5/25/22	Revised per Tetra Tech review
6/21/22	Revised per Tetra Tech review
6/30/22	Revised per PEDB mtg
7/25/22	Revised per PEDB decision 7/12/22

Field By:	SB/DL	1/26/2022
Designed By:	SB	2/10/2022
Drawn By:	SB	2/10/2022
Checked By:	NGH	2/18/2022

Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Date	April 1, 2022
Job No.	B1483
Sheet No.	C3

TOWN OF MEDWAY

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

Request for Medway Treasurer/Collector's Verification of Status of Paid Taxes

Date: August 1, 2022

Applicant's Name: Tony and Dawn Leland

Subject Property Address: 288 Village Street

Map/Parcel Number(s): 58 - 083

Property Owner: Tony and Dawn Leland

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Marie Shutt
Signature

8/1/22
Date

Please complete and return to the Planning and Economic Development office.

August 9, 2022
Medway Planning & Economic Development Board Meeting

4 Marc Road Special Permit Modification Public Hearing

- Notice dated July 1, 2022 re: Public Hearing Continuation to August 9, 2022
- Email dated August 1, 2022 NeoOrganics COO Chad Blair withdrawing the modification application

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

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

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

RECEIVED TOWN CLERK
JUL 1 '22 AM10:23

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEMORANDUM

July 1, 2022

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

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

RE: ***Public Hearing Continuation for NeoOrganics Marijuana Special Permit Modification 4 Marc Road***
Continuation Date – Tuesday, August 9, 2022 at 7:15 p.m.

At its June 14, 2022 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of NeoOrganics, LLC of Sudbury, MA for approval of proposed modifications to the previously issued marijuana establishment special permit and site plan decision (January 18, 2020) which authorized NeoOrganics to operate a recreational marijuana cultivation and processing establishment at 4 Marc Road.

The applicant has requested that the Board modify certain provisions included in the previous decision (Specific Condition D. Noise Management, items 1-5) regarding noise testing requirements and methods.

The 20,718 sq. ft. property, (Parcel 32-026) is owned by Torrey Marc Road, LLC of Attleboro, MA. It is located on the north side of Marc Road in the East Industrial Zoning District. The subject property is bounded on the north and west by property owned by John and Ann Lally and on the east by property owned by Ellen Realty Trust.

The application documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The materials have also been posted at the Planning and Economic Development Board's web page at: https://www.townofmedway.org/planning-economic-development-board/pages/neo-organics-4-marc-road-special-permit-and-site-plan-0

Please don't hesitate to contact me if you have any questions. Thanks.

Susan Affleck-Childs

From: Chad Blair <cblair@neoalts.com>
Sent: Monday, August 1, 2022 3:18 PM
To: Susan Affleck-Childs
Subject: [External] Withdrawal

Hi Susan
I would like to withdraw my application to modify the previously issued marijuana special permit without prejudice.

Chad Blair
COO
508-301-3084 O
617-571-6068 m
cblair@NEOalts.com

August 9, 2022
Medway Planning & Economic Development Board Meeting

Discussion on Medway GRID Host Community Agreement

- Draft memo with PEDB comments
- DRAFT Medway GRID HCA

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

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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEMORANDUM

DRAFT – August 8, 2022

TO: Michael Boynton, Town Manager
FROM: Matthew J. Hayes, Chairman
RE: Medway GRID Host Community Agreement

Thank you for the opportunity to review the draft proposed Host Community Agreement between the Town of Medway and Medway Grid, LLC relative to the proposed 250-megatt battery energy storage system to be constructed at 49 Milford Street. The Planning and Economic Development Board discussed the proposed HCA at its meetings on July 26th and August 9, 2022.

The Board is pleased to learn of the proposed Master Plan Fund (Item 6. C.) to which Medway GRID would make a one-time contribution of $50,000 to support the Town's Master Plan renewal efforts. We appreciate your work to include this Fund in the overall HCA.

After review and discussion, the Board offers the following suggestions to refine the Master Plan Fund language:

- Modify the language in item 6. C. so that it pertains to Master Plan "implementation" efforts instead of Master plan "renewal" efforts. The Master Plan update process is currently drawing to a close with approval anticipated this fall. However, funding to support Master Plan implementation activities would be extremely helpful going forward. The Master Plan action plan calls for a variety of follow-up studies for which this funding would be beneficial including planning and feasibility studies for the VFW building and cultural and recreational facilities and consulting services for developing local historic district bylaw and various zoning initiatives.

- Increase the amount to $100,000 as there is a variety of implementation work to be carried out over the next 5-7 years which will need more substantial financial support.

DRAFT

HOST COMMUNITY AGREEMENT

This HOST COMMUNITY AGREEMENT ("HCA" or the "Agreement") is entered into as of the ____ day of August, 2022 ("Effective Date"), by and between the Town of Medway, Massachusetts (the "Town" or "Medway"), a municipal corporation and body politic of the Commonwealth of Massachusetts, having its offices at 155 Village Street, Medway, Massachusetts 02053, and Medway Grid, LLC ("Medway Grid"), a Delaware limited liability company, having a business address of 988 Howard Avenue, Suite 200, Burlingame, CA 94010 Medway and Medway Grid are referred to herein collectively as the "Parties" and individually as "Party."

RECITALS

WHEREAS, Medway is host community to the proposed 250-megawatt ("MW") battery energy storage system ("BESS") at 49 Milford Street in Medway to be constructed, owned and operated by Medway Grid, as described in Exhibit A (the "Project");

WHEREAS, the Project was selected by ISO-NE to enhance the reliability of the electric transmission system in the Southeastern, Massachusetts ("SEMA") zone and to ensure that the Commonwealth meets its goals regarding renewable energy and reduced reliance on fossil fuels from 2024-2031;

WHEREAS, Medway Grid has filed a petition with the Massachusetts Energy Facilities Siting Board ("EFSB") for approval to construct the Project;

WHEREAS, Medway Grid will apply, or has applied, for all necessary permits and approvals for the Project, including, but not necessarily limited to, the following additional agencies: Environmental Protection Agency (National Pollutant Discharge Elimination System General Permit); Massachusetts Environmental Policy (Expanded Environmental Notification Form and Single Environmental Impact Report); the Massachusetts Department of Public Utilities; and the Massachusetts State Historic Preservation Office (Project Notification Form);

WHEREAS, Medway intends, through this Agreement and all legal powers and remedies available to it, to protect the best interests of its residents, businesses, and its corporate organization at all times to ensure that the Project is safe, efficient, and beneficial for the Medway community;

WHEREAS, Medway's technical consultants, officials, staff and legal counsel have extensively analyzed the Project and concluded that, subject to the terms of this Agreement, and Medway Grid's reasonable adherence to Applicable Laws (as defined herein), the net result of the Project's construction and operation is designed to minimize impacts to the environment, ensure the safety of the public, minimize disruption to the Town and the public, provide reasonable assurance to the Town and its residents that such construction impacts will be mitigated and facilitates the use of efficient construction methods;

WHEREAS, Medway Grid is willing to make environmental, public health and public safety payments and other investments, undertake protective or mitigation measures and other certain non-monetary public health and public safety measures, as set forth herein; and

WHEREAS, both the Town and Medway Grid desire that, should the proposed Project be authorized by the applicable regulatory agencies and government authorities and thereafter be constructed by Medway Grid, the construction be carried out, subject to such authorizations, in a manner that: minimizes impacts to the environment, ensures the safety of the public, and minimizes disruption to the Town and the public resulting from the Project; provides reasonable assurance to the Town and its residents that such construction impacts will be mitigated; and facilitates the use of efficient construction methods; and

WHEREAS, Medway and Medway Grid desire to have this Agreement submitted to the EFSB and incorporated into the final decision issued by the EFSB related to the Project;

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and Medway Grid hereby covenant and agree as follows:

1. Cooperation Between Medway Grid and Medway

The Town and Medway Grid have entered into this Agreement to foster a cooperative working relationship with respect to the Project. Both Parties agree to work constructively and in good faith with the other to promote their mutual interests and further agree to cooperate to the maximum extent consistent with their respective activities and responsibilities. The rights, duties and obligations of the Parties hereunder shall be exercised in good faith and in a commercially reasonable manner.

2. Term

This Agreement shall commence on the Effective Date hereof and, except as otherwise provided herein, shall end on the last day of the calendar year in which the Project is last operated by either Medway Grid or a successor Project owner the "Term"). This Agreement shall remain in full force and effect regardless of the standing and status of any other agreement and remains enforceable in full by the Parties hereto. The provisions of this Agreement that shall expressly survive termination of this Agreement are set forth in Section 26.

3. Permitting

Medway Grid shall be responsible for applying for all applicable and required local permits and shall be responsible for the payment of all permitting and inspection fees in effect at the time of application for each. Medway Grid agrees to on-site inspections as reasonably required for approval of applicable local permits during construction or operation of the Project. As of the time of execution of this Agreement, the Parties agree that, to the best of their knowledge and belief at the time of execution of this Agreement, such permits are limited to:

Use variance from the ZBA and Site Plan approval from the Planning and Economic Development Board, although the parties agree that this is not applicable if the Department of Public Utilities grants an individual and/or comprehensive zoning exemption pursuant to G.L. c. 40A;

Land Disturbance Permit, Article XXVI, Stormwater Management and Land Disturbance, of the General By-laws, from Conservation Commission;

Order of Conditions under Wetlands Protection Act and Town Wetlands By-law from Conservation Commission;

Water Connection Approval, Department of Public Works, although the parties agree that this is not applicable if no new connection is required;

Street Opening Permit, Department of Public Works;

Demolition permits, including Historical Commission review pursuant to Article XVII of the General Bylaws (Above-ground Storage Tank Removal, if applicable), Commercial Building permit, Electrical permit, Plumbing permit, from the Building Department; and

Site Plan Review from the Medway Fire Department, pursuant to 527 CMR 1.05 Table 1.12.8.32.

4. Zoning Exemptions

Medway acknowledges Medway Grid has filed for a comprehensive zoning exemption from the Massachusetts Department of Public Utilities ("DPU") of the Town's zoning by-laws that in the event of approval, would allow for the construction and operation of the BESS located at the above-referenced address.

5. Independent Agreement

It is acknowledged and agreed that this Agreement, in part and in its entirety, is and shall remain separate and distinct from any other agreements made between Medway Grid and Medway relative to this Project, including any tax agreement that may be entered into between Medway Grid and the Medway Select Board regarding the tax valuation of the Project ("Tax Agreement").

6. Amount and Term of Payments

The payments made pursuant to this Agreement shall be independent of, and are in no way dependent upon, payments to be made to Medway pursuant to any Tax Agreement. Unless different payment dates are expressly set forth herein, initial payments due hereunder shall be made on or before the thirtieth day after the Effective Date and June 30th of each succeeding

year, and payments referencing Commercial Operations, as defined herein, shall be due no later than sixty days following such initial date of Commercial Operations.

A. Emergency Preparedness and Fire Safety Assistance Funds

i. Medway Grid shall provide emergency management preparedness training, via its battery supplier and/or operations and maintenance provider, to Medway on an annual basis. Medway Grid will also provide Medway with an Emergency Response Plan that will be provided to Medway prior to Medway Grid's commissioning of the Project.

ii. To the extent that Medway identifies additional training that is required to render emergency response services to the Project beyond what is provided in (i) above, the Town shall describe in writing those additional needs and Medway Grid shall fund such additional training measures in an amount not to exceed fifteen thousand dollars ($15,000) per year.

iii. To assist the Community with Emergency Preparedness, Medway Grid shall pay the Town the sum of twenty thousand dollars ($20,000) annually due each June 30th to be used by the Town for any public safety or emergency management purposes, exclusive of any other payments under this Agreement.

B. Technical Review Fund

i. For Review and Participation in Permitting for the Project

Medway Grid shall provide Medway with funding for costs incurred by the Town to retain independent consultants and counsel necessary for the Town to review and participate in any proceeding(s) regarding permits for the Project. This one-time payment shall be one hundred thousand ($100,000) and shall be paid to the Town not later than thirty days following the Effective Date of this Agreement.

ii. For the Independent Study Regarding Future BESS

Medway Grid understands that Medway has retained an independent consultant to, among other things, assist its Planning and Economic Development Board, Select Board, and Town staff with the development of future BESS projects. The contract with the independent consultant requires, among other things, a report of findings and recommendations specific to drafting appropriate Town zoning and/or other regulations for BESS facilities, and assisting with information about locating land within Medway for construction and operation of future BESS facilities. Medway Grid shall provide Medway with funding for costs incurred by the Town to retain such independent consultant. This one-time payment shall be sixty-five thousand dollars ($65,000), and shall be paid to the Town not later than thirty days following the Effective Date of this Agreement.

C. Town's Master Plan Fund

Medway Grid recognizes the efforts of the Town to investigate the future of BESS and the impacts and benefits of renewable energy. As such, Medway Grid agrees to pay a one-time contribution of $50,000 to support the Town's Master Plan renewal efforts paid not later than thirty days following the Effective Date of this Agreement.

D. Property Value Security Fund

Medway Grid agrees to pay residential homeowners who are located within three hundred feet of the Project's perimeter (on the date that construction begins) for a material reduction in the value of their home that a homeowner can demonstrate was directly attributable to the construction of the Project in an amount not to exceed twenty-five thousand dollars ($25,000) per property. This clause applies to the addresses/tax parcel numbers listed in Exhibit C.

Claims for payment must be filed with the Board of Assessors within five years of the date of commencement of construction of the Project. Medway shall provide Medway Grid with written notice of such claim, and Medway Grid and the Town shall provide the homeowner with a list of three appraisers that are mutually acceptable to the Town and Medway Grid. The homeowner shall select one appraiser from that list. The homeowner and Medway Grid shall each pay half of the cost of such independent, third-party appraiser. If the appraiser's findings confirm that the homeowner has experienced an economic loss due to a material reduction in the value of their home directly attributable to the Project, then Medway Grid shall refund the homeowner's cost of the appraisal and shall compensate the homeowner in the amount of the diminution in property value, up to a maximum of twenty-five thousand dollars ($25,000).

On or prior to the commencement of construction of the Project: (a) Medway Grid shall establish an escrow account (the "Security Account") with a national banking institution, and shall maintain such account until the later to occur of: (i) the date that is five years after the commencement of construction of the Project; and (ii) that date on which the last properly-filed claim under this Section has been resolved; and (b) shall initially deposit $50,000 into the Security Account.

Funds in the Security Account shall be used by Medway Grid to compensate homeowners in accordance with this Article. In the event that, at the end of any month during the term of the Security Account as set forth above, the balance of funds in the Security Account is less than $50,000, Medway Grid shall, on or before the l5th day of the subsequent month, deposit sufficient additional funds into the Security Account so as to restore the balance to not less than $50,000.

For the purposes of this subsection, in the event that more than one entity owns an interest in such a property, all such owners with respect to a property shall collectively, and not individually, be deemed one homeowner.

E. Sidewalk Fund

Medway Grid, in an effort to improve pedestrian safety in the area of the Project, shall pay $250,000 to the Town as a one-time contribution to aid in the installation of sidewalks on Milford Street from Highland Street to Summer Street, said sidewalks to be constructed according to a road and sidewalk improvement plan that may be established by the Town. Payment of this amount shall occur not later than sixty days after the commencement of Commercial Operations. For the purposes of this Section and this Agreement generally, Commercial Operations shall be defined herein as the date that Medway Grid achieves Forward Capacity Market ("FCM") participation status as defined by ISO-NE's Open Access Transmission Tariff.

F. Risk Reduction Training Position Fund

Medway Grid shall provide the Town with a sum of money for the first four years of this agreement to help fund a Risk Reduction and Training position within the Medway Fire Department. The amounts due to the Town on the dates shown are as follows:

30 days after the Effective Date - $97,500
June 30, 2023 – $75,000
June 30, 2024 – $50,000
June 30, 2025 – $25,000

It is agreed that the Town shall be responsible for any benefits associated with said position.

G. Energy Conservation, Sustainability and Resiliency Fund

Medway Grid, as part of its commitment to support local energy and climate resiliency and sustainability, as well as energy conservation and renewable energy programming and efforts, shall pay the sum of $150,000 to the Town within sixty days after the commencement of Commercial Operations. These funds shall be administered by the Select Board for energy, environmental and/or sustainability projects and programming.

H. Abutting Neighbors Landscaping Fund

Medway Grid shall, not later than sixty days after the commencement of Commercial Operation, provide the Town with the sum of $85,000 which shall be used by the Town for the purposes of providing each abutting landowner within three hundred feet of the perimeter of the Project with a one-time landscaping allowance of $5,000. The Town shall manage this program as it deems appropriate. This clause applies to those addresses/tax parcel numbers listed in Exhibit C.

7. Facilitation of the Project

A. Medway agrees to take reasonable measures with respect to which it has legal capacity to facilitate and expedite the review of all local permits and approvals necessary to accomplish the Project and to act at all times during such review within its legal capacity. This Section is not intended to and shall not be construed to imply that the Select Board has the authority to direct

the outcome of any application submitted to any independent, local permit-issuing authority nor that the Select Board has the independent or concurrent authority to issue any permits or other such approvals for the Project. Further, this Section is not intended to limit the exercise of the Town's police powers or duty to protect public health and safety.

B. Upon request of the Town, Medway Grid shall cooperate with and provide assistance to the Town in its efforts to review and evaluate the Project, including, but not limited to, all geotechnical, topographic, conservation, and civil engineering reviews, as well as any environmental, noise testing or other reports submitted by Medway Grid to any Governmental Authority as defined in Section 8), including changes to or modifications of the Project. Medway Grid shall provide Medway with funding for costs incurred by the Town related to such reviews and reports. This one-time payment shall be seventy-five thousand dollars ($75,000), and shall be paid to the Town not later than thirty days following the Effective Date of this Agreement.

C. Consistent with Section 17(D) below, Medway Grid shall create, no later than ninety (90) days after the Effective Date, and maintain a web page that provides up-to-date information about the Project and an opportunity for the Medway community to communicate online with, and ask questions of, representatives of Medway Grid and receive timely responses to any such questions about the Project.

D. Medway Grid agrees to work in good faith with the Town's Community & Economic Development officials to (i) consider any design changes to the Project and site plan (as part of the EFSB process) and (ii) address material engineering and technical review concerns proposed by the Town to protect the health and safety of residents, onsite employees and the impacts on surrounding properties and environmental resources.

8. Compliance with Laws

A. Medway Grid shall ensure that the design, construction and operation of the Project conform to and comply with Applicable Laws (as defined below) including, but not limited to, as follows: (A) any environmental impacts of the Project such as set forth in M.G.L. c. 164, §69J ; (B) any traffic, noise or visual requirements or limitations; (C) any applicable building, plumbing, electrical, gas, and fire safety codes; and (D) configuration of all lighting, landscaping, building and site design(s), and signage and National Fire Prevention Agency (NFPA) 855 Standard for the Installation of Stationary Energy Storage Systems.

B. Medway Grid and any successor Project owner shall operate the Project in accordance with Good Industry Practice, as defined herein.

C. Medway Grid shall ensure that any subcontractors hired to perform construction or operation of the Project shall be required to comply with Applicable Laws and do so in accordance with Good Industry Practice and shall be adequately insured.

D. For purposes of this Agreement, the term "Applicable Laws" shall mean any present and future law, act, rule, code, requirement, order, bylaw, ordinance, regulation, judgment, decree, or injunction of or by any Governmental Authority, ordinary or extraordinary, foreseen or unforeseen, and all licenses, permits, tariffs, and other governmental consents, which may at any time be applicable to a Party's rights and obligations hereunder, including, without limitation, the construction, operation, ownership, maintenance, repair, decommissioning and removal of the Project. For purposes of this Agreement, "Good Industry Practice" shall mean the practices, methods and acts (including, but not limited to, the practices, methods and acts engaged in or approved by a significant portion of the energy storage industry in the construction, operation and maintenance of energy storage systems similar in size and technology to the Project) that, at a particular time, in the exercise of reasonable judgment in light of the facts known or that should have been known at the time a decision was made, would have been expected to accomplish the desired result in a manner consistent with law, regulation, reliability, safety, environmental protection, economy and expedition. Good Industry Practice is not intended to be limited to consideration of the best or any one practice, method or act, to the exclusion of all others, but rather, is intended to require the consideration of a spectrum or possible practices, methods or acts. For purposes of this Agreement, "Governmental Authority" shall mean the United States of America, the Commonwealth of Massachusetts, and any political or municipal subdivision thereof including Medway, and any agency, department, commission, board, bureau, independent electric system operator, or instrumentality of any of them, or any court or tribunal.

9. Incorporation into EFSB Petition

Medway Grid agrees to submit this Agreement to the EFSB as an addendum to its petition for approval of the Project and to request that the EFSB incorporate this Agreement into the final decision issued by the EFSB.

10. Construction Management Plan

A. Medway Grid shall prepare a construction management plan ("Construction Management Plan") to the Town as set forth herein that shall include all Medway Grid obligations provided in Sections 11 (Noise and Visual Mitigation), 12 (Traffic Impacts), and 13 (Fire, Health and Safety). The Construction Management Plan shall be coordinated with and provided to the Town prior to Medway Grid conducting any construction or pre-construction activities. The Construction Management Plan shall include, among other things, a written timetable setting forth the pre-construction, construction and completion schedule ("Critical Path Method"). Medway Grid shall provide prior notice to Medway of any material changes to the Construction Management Plan, which shall include in the case of any delay of three months or more in the pre-construction, construction, or completion schedule(s).

B. To the extent that Medway Grid may expand or modify the Project during the Term of this Agreement, Medway Grid will notify the Town of and will prepare a new construction management plan for such expansion or modification. In particular,

Medway Grid will work with the Town in relation to (i) any new visual or noise impacts to landowners by such expansion or modification, (ii) any traffic impacts from additional construction; (iii) any new fire, health and safety impacts related to any Project upgrade or modifications; and (iv) any additional impacts that may be raised by changing BESS technology to the extent that Medway Grid seeks to upgrade the Project.

11. Noise and Visual Mitigation

The Parties agree that there are abutting landowners to the Project that may have visual and noise impacts as a result of the Project. Medway Grid agrees to mitigate these impacts as follows during construction and operation of the Project and as further provided in Medway Grid's Construction Management Plan:

A. Medway Grid's active construction of the Project will be conducted in accordance with Applicable Laws but in no case shall be outside of the following hours: Monday – Friday, 7.30 a.m. to 6 p.m., excluding legal holidays. Under no circumstances shall these hours be altered without the written approval of the Chief of Police in his/her sole discretion.

B. Medway Grid shall use best efforts to respond to complaints received by the Town about noise from construction and/or operation of the Project and Medway Grid shall undertake any and all commercially reasonable actions to address such complaints.

C. Medway Grid shall use commercially reasonable efforts through final design and construction of the Project to shield abutting properties from increases in noise and visual impacts. Medway Grid shall accomplish this in part through plantings, landscaping, buffering walls, berm development, and/or fencing that shall be properly maintained throughout the course of the Term of the Agreement.

D. Medway Grid shall establish a post construction sound monitoring protocol for the Town with the Massachusetts Department of Environmental Protection ("MassDEP") and the Town's designated representative. Medway Grid shall perform post construction sound monitoring as required by its operating permits and shall promptly forward the results of any required testing directly to the Town's designated representative. The Town's designated representative may witness the post construction operational sound level measurements. Sound levels from the facility will comply with the requirements set forth in the MassDEP Noise Policy. Per the Noise Policy, sound level increases at nearby residences and property lines due to operation of the Project are limited to a 10 dBA above ambient levels (except as may be required by ISO-New England).

12. Traffic Impacts

Medway Grid agrees to work with Medway officials, including the Medway Chief of Police, to address both construction- and operations-phase traffic, and to include traffic mitigation as part of its Construction Management Plan.

A. Medway Grid agrees to utilize Medway police details as may be required or directed by the Town during construction and operation of the Project to ensure the safety of the surrounding area. Any costs incurred by the Town to employ police officers to oversee the traffic during construction shall be paid for Medway Grid. Use of such details in connection with construction or operation of the Project or upon local public ways shall be subject to the rules and requirements of the Medway Chief of Police.

B. During construction, any deviations from the Construction Management Plan must be submitted to the Medway Chief of Police for his approval, not to be unreasonably withheld.

C. Medway Grid shall, following construction of the Project (but in no event later than six (6) months following completion of the construction), repair any damage to Milford Street (Route 109) in Medway caused by construction of the Project. Such repair shall be completed in accordance with commonly accepted standards of road construction and condition.

D. Medway Grid hereby agrees to coordinate with the Medway Chief of Police and the Medway Director of Public Works in advance of any transportation of oversized and/or overweight loads in connection with construction or operation of the Project.

E. During construction, Medway Grid shall ensure that large truck, heavy equipment and machinery, semi-trailer truck and oversized load traffic to and from the Project shall only utilize State numbered routes within the Town for access.

13. Fire, Health and Safety

The Medway Fire Chief shall be consulted in the design, construction and operation of the Project, including the Construction Management Plan, related to fire safety and emergency medical requirements. The Medway Fire Chief's suggestions shall be incorporated into the design and operations plans for the Project, as reasonably appropriate. The Town shall include reference to the Project and its operations as necessary in its emergency management procedures. The design and operations of the Project shall include, among other things, the following:

A. Medway Grid and any successor or other owner of the Project shall provide and maintain a Company employee or employees as a point of contact for the Town ("Medway Grid Representative(s)"). The Medway Grid Representative(s) shall be knowledgeable of the Project and be in a position of authority to assist the Town with construction, operation, emergency and decommissioning questions. Upon the Effective Date, Medway Grid shall provide Medway the contact information (name, address, telephone and email address) of the Medway Grid Representative(s) and promptly update the Town in the event of a change in the Medway Grid Representative(s). In the event of any assignment or sale of the Project pursuant to Section 21, Medway Grid shall promptly notify the successor owner of this requirement to provide and maintain an owner company contact with the Town.

B. Upon reasonable request, the Medway Grid Representative(s) shall provide Medway safety officials with reasonable access to the Project to ensure the operations at the Project adhere to Applicable Laws and this Agreement. In association with Section 7(a)(i) above, the Medway Grid Representative(s) shall provide access to the Project to Medway officials for annual emergency response training and shall coordinate participation by Medway Grid representatives in such emergency response training at a mutually acceptable time.

C. As part of this Agreement, Medway Grid shall provide the Medway Fire Department with appropriate tools and supplies to provide for adequate fire suppression materials in the event of a fire or incident at the Project. The Fire Chief shall specify the exact specifications of each material or equipment annually to ensure that the most appropriate version or type of material or equipment is procured. The amount of funding in this regard is capped at $5,000 annually. Medway Grid shall also replace and/or restock said materials that may be used for fire suppression efforts at the Project. Emergency notification systems used for safety and/or fire monitoring shall provide for immediate notification to the Medway Fire Department in addition to any offsite third-party monitoring company or agent. Medway Grid must immediately notify Medway public safety officials of any hazardous condition or potentially hazardous condition at the facility.

D. Fire Suppression: Medway Grid shall install (at Medway Grid's cost and expense), to the reasonable satisfaction of the Fire Chief and Water & Sewer Superintendent, sufficient fire protection materials and equipment that provide for maximum fire protection on the property. Further, Medway Grid shall be responsible for reimbursing the Town for all water used on the property for fire suppression efforts, whether from on-site hydrants, mains or lines, or from off-property sources, with said amounts to be determined by the Town through meters or any estimating process that the Town deems reasonable.

E. Water Collection – Fire Suppression: Runoff resulting from water used in fire suppression activities will be directed into the stormwater management system for the Project site. The stormwater management design will meet the Massachusetts Stormwater Policy recommendations, and the Project will fully comply with MassDEP Stormwater Standards and reasonable suggestions by the Town. Water collected in the stormwater management detention basin, catch basins, vortex units (or similar) and/or other collection facilities will be monitored during firefighting activities. Medway Grid shall have a licensed environmental services company on contract to remove and properly dispose of affected runoff water within the stormwater management system. No more than 30 days following Commercial Operation, Medway Grid shall provide the Town with documentation demonstrating a valid contract in full force and effect with a licensed environmental services company and shall include such company in its emergency response plan for immediate dispatch to the Project in the event of an active fire and further, shall maintain such a contract for the life of the operation of the Project.

F. Medway Grid shall not deploy, install, or use any secondhand, reconditioned, or previously used battery systems on the property. All batteries or battery systems used on

the property shall be tested and certified by United Laboratories with a 9540A certificate as safe. The Town agrees that this provision will be reviewed after twenty years of Commercial Operation.

G. Spacing between battery packs and battery systems on the property shall be in such a manner as to prevent propagation or so called "thermal runaway" conditions where a fire in one pack could spread to an adjoining pack or packs.

H. When a battery, battery pack, or other item including equipment, supply or material is deactivated or no longer used for power storage and/or related technical use, it shall be removed from the property as soon as possible, but in no case more than thirty calendar days following said deactivation.

I. A snow storage and snow removal plan shall be provided to the Town for approval. Snow must be cleared from the property and provisions developed to prevent snow from limiting or restricting access by emergency personnel to any batter pack or energy system on the property.

14. Use of Local Labor

Medway Grid agrees to use commercially reasonable efforts to hire local labor in connection with the construction of the Project.

15. Decommissioning

Medway Grid shall decommission and remove the Project following the end of all use and/or operations of the Project, at Medway Grid's sole cost and expense, in accordance with Applicable Laws and Good Industry Practice and in a safe and environmentally controlled process. Medway Grid shall provide the Town with a copy of any decommissioning plan it files with any Governmental Authority in connection with permitting or approval of the Project. Medway Grid shall provide Medway with at least one hundred and eighty days' prior written notice of the decommissioning of the Project. This Section shall survive the termination of this Agreement until all obligations hereunder have been fully discharged.

Within sixty days of the date of initial Commercial Operation of the Project, Medway Grid shall establish and annually maintain a bond to provide for funding to decommission and remove said Project. The initial amount of said bond shall be five million dollars ($5,000,000). At a date no earlier than the tenth anniversary of the Commercial Operation of the Project, the Town may request that a qualified independent engineer mutually acceptable to the Parties perform an appraisal of the estimated cost required to remove all equipment and structures from the site, address any hazardous materials or contamination that may be identified, and to restore the site to a condition equal to that in existence at the time of acquisition by Medway Grid at the end of the expected useful life of the Project. If the Parties are unable to mutually agree on an independent engineer after thirty days of negotiations regarding the selection of the same, one shall be appointed by the American Arbitration Association, Boston office, pursuant to its "Arbitrator Select, List and Appointment" program and Section 29 hereof. Notwithstanding the

foregoing, any appraisal shall be final and not subject to further review and the Parties shall each pay one half of the cost of such independent engineer'sappraisal . Within sixty days of receipt of the results of the independent engineer'sappraisal , Medway Grid shall post a bond in the amount of the estimated cost to decommission the Project as set forth in such appraisal; provided, however, that in no case shall the amount of said Bond exceed fifteen million dollars ($15,000,000). The Town of Medway shall be listed as a beneficiary of said bond.

16. Local Purchasing

Medway Grid agrees to use commercially reasonable efforts to purchase goods and services necessary for the construction of the Project from local vendors.

17. Community Updates

A. Medway Grid agrees to provide promptly to the Town copies of material filings and other information submitted or received in connection with such proceedings in any filing before an agency or department of the Commonwealth, including, without limitation, EFSB 22-02, DPU 22-18, DPU 22-19, and MEPA EEA 16525. Medway Grid shall provide promptly to the Town notice of and where possible, a hyperlink to, all other material filings and other information submitted or received before the Federal Energy Regulatory Commission or any other federal agency and ISO-NE

B. Once construction commences, Medway Grid shall establish a community outreach plan with Medway officials that will provide for timely public dissemination of information regarding construction schedule, work hours, etc. ("Community Outreach Plan"). Medway Grid will keep Medway reasonably apprised of progress in constructing the Project and shall identify and describe, as promptly as practicable, any significant construction issue which might be reasonably expected to affect the interests of Medway, and provide not less than one day advance notice of any need to conduct construction activities after the standard construction day shift set forth in accordance with Section 12 of this Agreement.

C. Medway Grid shall periodically (but at least once every six months or upon reasonable request of the Medway Select Board) during pre-construction and construction activities provide public reports to Medway at meetings of the Select Board, describing its progress in obtaining necessary permits and the status of construction of the Project, and, matters that may reasonably be expected to affect the Town's interests, describing major issues which may have arisen and responding to questions from Town officials and/or the public.

D. Medway Grid shall create and maintain a web page that it will regularly update to provide the community with status and progress reports on the permitting, construction, and operation of the Project.

18. Insurance and Indemnification

A. Subject to the minimum coverages set forth in Exhibit B, Medway Grid shall at all times maintain insurance coverage as required and appropriate for the Project, including insurance for claims arising out of injury to persons or property, relative to either sudden and accidental occurrences or non-sudden and accidental occurrences, resulting from construction or operation of the Project. Medway Grid shall maintain or cause to be maintained insurance against such risks and for such amounts as are customarily insured against by projects of similar size and scope.

B. Medway Grid shall indemnify, defend and hold harmless the Town and its officers, employees, agents and representatives ("Medway Indemnified Parties") from and against any and all costs, claims, liabilities, damages, expenses (including reasonable attorneys' fees), causes of action or suits or judgments by third parties, incurred by, on behalf of or involving any one of the foregoing parties to the extent arising, directly or indirectly, from or in connection with: (i) any material breach by Medway Grid of its obligations, covenants, representations or warranties contained in this Agreement; or (ii) Medway Grid's material act or omission that constitutes a violation of Applicable Laws; provided that: (a) the Town has not materially breached any obligation, covenant, representation or warranty contained in this Agreement or taken any act or omission that constitutes a violation of Applicable Laws; and (b) the defenses available to Medway Grid against such claims are similar to those available to Medway.

C. If a Medway Indemnified Party seeks indemnification pursuant to this Section, the Town shall notify Medway Grid of the existence of a claim, or potential claim as soon as practicable after learning of such claim, or potential claim, describing with reasonable particularity the circumstances giving rise to such claim. Medway Grid shall be required to reimburse the Town for any documented reasonable costs associated with a claim for indemnification by a Medway Indemnified Party within sixty days of the Town's submission of its documented costs to Medway Grid. Upon written acknowledgment by Medway Grid that it will assume the defense and indemnification of a claim from a Medway Indemnified Party, Medway Grid may assert any defenses which are or would otherwise be available to the Medway Indemnified Party. Medway Grid shall have full control of such defense and proceedings, including the selection of counsel and any settlement of the proceedings.

D. No later than thirty days after the Effective Date, Medway Grid shall deliver to the Town a parent guaranty from Eolian, L.P., Medway Grid's parent, in a form reasonably acceptable to the Town (the "Guaranty"). The Guaranty shall: (i) guarantee Medway Grid's obligation to make the payments due hereunder upon the commencement of Commercial Operations, ii) Medway Grid's other obligations hereunder, and (iii) be capped at an amount equal to (A) from and after the date that is thirty days after the Effective Date and through the date that is the fifth anniversary of Commercial Operation of the Project, two million dollars ($2,000,000), (B) from the date that is the fifth anniversary of Commercial Operation of the Project until the date that is the tenth anniversary of Commercial Operation of the Project, one million and five hundred thousand dollars ($1,500,000), and (C) from the date that is the tenth anniversary of

Commercial Operation of the Project until the termination of this Agreement, one million dollars ($1,000,000).

E. Notwithstanding any provision contained herein, the provisions of this Section shall survive the termination or expiration of this Agreement for a period of three years with respect to any claims which occurred or arose prior to such termination or expiration.

19. Representations and Warranties

A. Town Representations and Warranties. As of the Effective Date, the Town represents and warrants to Medway Grid:

i. The Town is a municipality in the Commonwealth of Massachusetts with full legal right, power and authority to enter into and to fully and timely perform its obligations under this Agreement;

ii. The execution of the Agreement has been duly authorized, and each person executing the Agreement on behalf of the Town has full authority to do so and to fully bind the Town; and

iii. The Town knows of no pending or threatened action, suit, proceeding, inquiry, or investigation before or by any judicial court or administrative or law enforcement agency against or affecting the Town or its properties wherein any unfavorable decision, ruling, or finding would materially and adversely affect the validity or enforceability of the Agreement or the Town's ability to carry out its obligations under the Agreement.

B. Medway Grid Representations and Warranties. As of the Effective Date, Medway Grid represents and warrants to the Town:

i. Medway Grid has full legal capacity to enter into this Agreement;

ii. The execution of the Agreement has been duly authorized, and each person executing the Agreement on behalf of Medway Grid has full authority to do so and to fully bind Medway Grid; and

iii. Medway Grid knows of no pending or threatened action, suit, proceeding, inquiry, or investigation before or by any judicial court or administrative or law enforcement agency against or affecting Medway Grid or its properties wherein any unfavorable decision, ruling, or finding would materially and adversely affect the validity or enforceability of the Agreement or Medway Grid's ability to carry out its obligations under the Agreement.

20. Events of Default; Remedies; Limitation of Liability

A. Events of Default by Medway Grid. The following shall each constitute an event of default by Medway Grid ("Medway Grid Event of Default"):

i. Medway Grid breaches any non-monetary material obligation under the Agreement, and fails to cure such breach within thirty days after notification by the Town of the breach and such failure is not proximately caused by a Town Event of Default as set forth in this Agreement;

ii. Medway Grid fails to make any payment due under this Agreement within thirty days of such due date;

iii. If any material representation or warranty made by Medway Grid in this Agreement proves to have been misleading or false in any material respect when made and Medway Grid does not cure the underlying facts so as to make such representation or warranty correct and not misleading within thirty days of written notice from the Town;

iv. Medway Grid: (a) files a petition or answer seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state, district or territory thereof; (b) makes an assignment for the benefit of creditors; (c) consents to the appointment of a receiver of the whole or any substantial part of its assets; (d) has a petition in bankruptcy filed against it, and such petition is not dismissed within ninety days after the filing thereof; (e) a court of competent jurisdiction enters an order, judgment, or decree appointing a receiver of the whole or any substantial part of Medway Grid's assets, and such order, judgment or decree is not vacated or set aside or stayed within ninety days from the date of entry thereof; or (f) under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the whole or any substantial part of Medway Grid's assets and such custody or control is not terminated or stayed within ninety days from the date of assumption of such custody or control; or

v. Medway Grid consolidates or amalgamates with, or merges with or into, or transfers all or substantially all of its assets to, another entity, and the resulting, surviving or transferee entity fails to assume, effective immediately upon the effectiveness of such consolidation, amalgamation, merger or transfer, each and all of the obligations of Medway Grid under this Agreement.

B. Events of Default by Town. It shall constitute an event of default by the Town ("Town Event of Default") if the Town breaches any non-monetary material obligation under the Agreement and fails to cure such breach within thirty days after notification by Medway Grid of the breach.

C. Remedies; Limitations. In the event of a Medway Grid Event of Default under Section 20.A.ii of this Agreement, and the failure to cure within 30 days of after notification by the Town of the Event of Default, the Town, subject to any limitations under Applicable

Laws, shall add to any amount due and owing a 12% interest charge per year, prorated for the length of such Medway Grid Event of Default.

D. The Parties confirm that the express remedies and measure of damages provided in this Agreement satisfy the essential purposes hereof. For breach of any provision for which an express remedy or measure of damages is provided, such express remedy or measure of damages will be the sole and exclusive remedy, the obligor's liability will be limited as set forth in such provision and all other remedies or damages at law or in equity are waived. If no remedy or measure of damages is expressly provided herein, the Parties reserve and shall have all rights and remedies available to them at law or in equity with respect to the performance or non-performance of the other Party hereto under this Agreement.

E. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES OF ANY CHARACTER RESULTING FROM, ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY INCIDENT TO ANY ACT OR OMISSION OF EITHER PARTY RELATED TO THE PROVISIONS OF THIS AGREEMENT, IRRESPECTIVE OF WHETHER CLAIMS OR ACTIONS FOR SUCH DAMAGES ARE BASED UPON CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY OR ANY OTHER THEORY AT LAW OR EQUITY.

21. Assignment

Medway Grid agrees that this Agreement shall be binding upon and inure to the benefit of successor owners and operators of the Project. Medway Grid further agrees that it will not sell, lease or otherwise dispose of the Project (each a "Transfer") to any person or entity ("a Transferee") without prior written consent by the Town, such consent not to be unreasonably withheld, unless (i) Medway Grid reasonably believes such person or entity has the resources and ability to operate the Project in accordance with Applicable Laws and in accordance with this Agreement and (ii) at the time of such Transfer, Medway Grid obtains a written agreement of the Transferee to be bound by this Agreement, in which case notice will be provided to the Town. Any assignment by Medway Grid in connection with any financing, or to any entity controlling, controlled by, or under common control with Medway Grid shall not be considered a Transfer. As soon as practicable after such Transfer, Medway Grid shall give notice thereof to the Town and identify the Transferee, along with a statement that after due diligence, Medway Grid reasonably believes that the conditions of this Section 21 are fulfilled with respect to such Transferee.

22. Termination

This Agreement shall not be subject to termination, except for the following events of termination:

i. By mutual agreement of the Town and Medway Grid;

ii. By Medway Grid in the event that it abandons the Project prior to the commencement of construction or Commercial Operation or there is any regulatory or legal proceeding or government investigation that results in an unfavorable judgment, order, decree, stipulation or injunction that prevents Medway Grid from constructing or operating the Project; or

iii. By the Town in the event of: (i) an incurable Medway Grid Event of Default pursuant to Section 20; or (ii) a Medway Grid Event of Default pursuant to any other provision of this Agreement which is not cured within eighteen (18) months of the date of the Event of Default and which failure to earlier cure is due to an event of Force Majeure as set forth below.

23. *Force Majeure*

For the purposes of this Agreement, "*Force Majeure*" means any cause not within the reasonable control of Medway Grid which precludes it from carrying out, in whole or in part, its obligations under this Agreement, including, but not limited to, Acts of God; winds; hurricanes; tornadoes; extreme weather; fires; pandemics; epidemics; landslides; earthquakes; floods; other natural catastrophes; strikes; lock-outs or other industrial disturbances; acts of public enemies; acts of terrorism; acts, failures to act or orders of any kind of any Governmental Authority acting in its regulatory or judicial capacity; insurrections; military action; war, whether or not it is declared; sabotage; riots; civil disturbances or explosions. Nothing in this provision is intended to excuse Medway Grid from performing due to any governmental act, failure to act, or order, where it was reasonably within Medway Grid's power to prevent such act, failure to act, or order. Notwithstanding anything in the Agreement to the contrary, *Force Majeure* shall not mean:

i. Customary inclement weather (in contrast to extreme weather) affecting construction, operation, or decommissioning of the Project.

ii. Unavailability of equipment, repairs or parts for the Project, except to the extent due to a qualifying event of Force Majeure (whether such event affects Medway Grid directly or any supplier, manufacturer, shipper or warehouseman, including the delay in obtaining construction materials as a result of a qualifying Force Majeure event).

iii. Any nonpayment under this Agreement.

iv. Economic hardship of Medway Grid.

24. Notices

All notices, demands, requests, consents or other communications required or permitted to be given or made under the Agreement shall be in writing and addressed to the following:

If to Medway:

Town Manager
Town of Medway
155 Village Street
Medway, Massachusetts 02053
(508) 533-3200
mboynton@townofmedway.org

with a copy to:

Jeffrey M. Bernstein, Esq.
BCK Law, P.C.
P.O. Box 205
Woodstock, Vermont 05091
802.457.9050
jbernstein@bck.com

If to Medway Grid:

Medway Grid, LLC
c/o Eolian, L.P,
988 Howard Ave., Suite 200
Burlingame, CA 94010
Attn: Christina Wolf
Email: contracts@eolianenergy.com

and

Pierce Atwood LLP
100 Summer Street, 22nd Floor
Boston, MA 02110
Attn: Andrew Kaplan, Esq.
Email: akaplan@PierceAtwood.com
Phone: 617-488-8104

Notices hereunder shall be deemed properly served: (a) by hand delivery, on the day and at the time on which delivered to the intended recipient at the address set forth in the Agreement; (b) if sent by mail, on the third business day after the day on which deposited in the United States certified or registered mail, postage prepaid, return receipt requested, addressed to the intended recipient at its address set forth in the Agreement; or (c) if by Federal Express or other reputable express mail service, on the next business day after delivery to such express mail service, addressed to the intended recipient at its address set forth in the Agreement. Notices may also be transmitted by electronic mail, provided that any notice transmitted solely by electronic mail which is not confirmed as received by the receiving Party shall be followed up by personal delivery or overnight delivery within forty-eight (48) hours. Either Party may change its address

and contact person for the purposes of this Section by promptly giving notice thereof in the manner required herein.

25. Entire and Complete Agreement; Binding Effect

This Agreement, along with the Exhibit(s) attached (or to be attached) hereto, constitutes the entire and complete agreement of the Parties with respect to the subject matter hereof, exclusive of all prior understandings, arrangements and commitments, all of which, whether oral or written, having been merged herein, except for contemporaneous or subsequent written understandings, arrangements, or commitments signed by the parties intended to be bound thereby. This Agreement shall bind and inure to the benefit of the Parties to this Agreement and any successor or assignee acquiring an interest hereunder.

26. Survival

Termination of this Agreement for any reason shall not relieve of any obligation accrued or accruing prior to such termination, including, but not limited to, the obligations set forth in Sections 15, 18, 28, 29 and 30. **[Will need to do a final check]**

27. Other Documents

Each Party promises and agrees to execute and deliver any instruments and to perform any acts which may be necessary or reasonably requested by the other party in order to give full effect to this Agreement.

28. Governing Law

This Agreement and the rights and duties of the Parties hereunder shall be governed by and shall be construed, enforced and performed in accordance with the laws of the Commonwealth of Massachusetts without regard to principles of conflicts of law.

29. Dispute Resolution and Venue

Unless otherwise expressly provided for in this Agreement, the dispute resolution procedures of this Section shall be the exclusive mechanism to resolve disputes arising under this Agreement between the Town and Medway Grid. The Town and Medway Grid agree to use their respective best efforts to resolve any dispute(s) that may arise regarding this Agreement.

Any dispute that arises under or with respect to this Agreement that cannot be resolved in the daily management and implementation of this Agreement shall in the first instance be the subject of informal negotiations between management personnel from Medway Grid and the Town Manager of Medway, as the case may be, who shall use their respective best efforts to resolve such dispute. The period for informal negotiations shall not exceed thirty days from the time the dispute arises, unless it is modified by written agreement of the Parties. The dispute shall be considered to have arisen when one Party sends the other Party a written notice of dispute.

In the event that the Parties cannot resolve a dispute by informal negotiations under the preceding Section of this provision, the Parties agree to submit the dispute to mediation. Within fourteen days following the expiration of the time period for informal negotiations, the Parties shall propose and agree upon a neutral and otherwise qualified mediator. In the event that the Parties fail to agree upon a mediator, the Parties shall request the American Arbitration Association, Boston office, to appoint a mediator. The period for mediation shall commence upon the appointment of the mediator and shall not exceed sixty days, unless such time period is modified by written agreement of the Parties involved in the dispute. The decision to continue mediation shall be in the sole discretion of each Party. The Parties will bear their own costs of the mediation.

In the event that the Parties cannot resolve a dispute by informal negotiations or mediation, venue for judicial enforcement shall be Norfolk County Superior Court, Dedham, Massachusetts. Notwithstanding the foregoing, injunctive relief may be sought without resorting to alternative dispute resolution to prevent irreparable harm that would be caused by a breach of this Agreement. In any such judicial action, the "Prevailing Party" shall be entitled to payment from the opposing party of its reasonable costs and fees, including, but not limited to attorneys' fees, arising from the civil action. As used herein, the phrase "Prevailing Party" shall mean the party who, in the reasonable discretion of the finder of fact, most substantially prevails in its claims or defenses in the civil action.

30. Confidentiality

The Parties understand that the Town is subject to, among other laws, the Massachusetts Public Records Act, G.L. c. 66, § 10 and G.L. c. 4, § 7, cl. 26, pursuant to which all documents and records made or received by the Town shall, absent an exemption or law to the contrary, constitute a public record subject to disclosure. To the extent not inconsistent with the Town's duty set forth in the preceding sentence, if either Party or its representatives provides to the other Party or its representatives confidential information, including business plans, strategies, financial information, proprietary, patented, licensed, copyrighted or trademarked information, and/or technical information regarding the design, operation and maintenance of the Project or of a Party's business ("Confidential Information"), the receiving Party shall protect the Confidential Information from disclosure to third parties with the same degree of care accorded its own confidential and proprietary information, but in any event not less than a commercially reasonable degree of care, and refrain from using such Confidential Information except in the negotiation and performance of this Agreement. Notwithstanding any other provision herein, neither Party shall be required to hold confidential any information that: (i) becomes publicly available other than through the receiving Party; (ii) is required to be disclosed by a Governmental Authority, under Applicable Laws or pursuant to a validly issued subpoena, but a receiving Party subject to any such requirement shall promptly notify the disclosing Party of such requirement; (iii) is independently developed by the receiving Party; or (iv) becomes available to the receiving Party without restriction from a third party under no obligation of confidentiality.

31. Amendments

This Agreement may only be amended or modified by a written amendment to the Agreement signed by both Parties hereto.

32. Severability

If any Section, phrase or portion of the Agreement is, for any reason, held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such Section, phrase, or portion so adjudged will be deemed separate, severable and independent and the remainder of the Agreement will be and remain in full force and effect and will not be invalidated or rendered illegal or unenforceable or otherwise affected by such adjudication, provided the basic purpose of the Agreement and the benefits to the Parties are not substantially impaired.

33. Headings and Captions

The headings and captions appearing in this Agreement are intended for reference only and are not to be considered in construing the Agreement.

34. Counterparts; Scanned Copies

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument. The Parties agree that a scanned or electronically reproduced copy or image of this Agreement bearing the signatures of the Parties hereto shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of the execution, terms and existence of this Agreement notwithstanding the failure or inability to produce or tender an original, executed counterpart of this Agreement and without the requirement that the unavailability of such original, executed counterpart of this Agreement first be proven.

35. Waiver

No waiver by either Party hereto of any one or more defaults by the other Party in the performance of any provision of the Agreement shall operate or be construed as a waiver of any future default, whether of like or different character. No failure on the part of either Party hereto to complain of any action or non-action on the part of the other Party, no matter how long the same may continue, shall be deemed to be a waiver of any right hereunder by the Party so failing. A waiver of any of the provisions of the Agreement shall only be effective if made in writing and signed by the Party who is making such waiver.

36. Joint Work Product

This Agreement shall be considered the work product of both Parties hereto, and, therefore, no rule of strict construction shall be applied against either Party.

37. Successors and Assigns

This Agreement shall be binding upon Medway Grid, Medway and each of Medway Grid's affiliates, parents, successors and permitted assigns and inure to the benefit of and be enforceable by Medway Grid, Medway and each of Medway Grid's affiliates, parents, successors and permitted assigns.

38. No Joint Venture

Nothing herein contained shall be deemed to constitute either Party a partner, agent or legal representative of the other Party or to create a joint venture, partnership, agency or any relationship between the Parties. The obligations of the Parties are individual and not collective in nature.

39. Further Assurances

From time to time and at any time at and after the execution of the Agreement, each Party shall execute, acknowledge and deliver such documents and assurances, reasonably requested by the other and shall take any other action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by the Agreement.

40. No Limitation of Regulatory Authority

The Parties acknowledge that nothing in this Agreement shall be deemed to be an agreement by Medway to issue or cause the issuance of any permit or approval, or to limit or otherwise affect the ability of Medway or the Commonwealth of Massachusetts to fulfill its regulatory mandate or execute its regulatory powers consistent with Applicable Laws.

[Signature Page to Follow]

IN WITNESS WHEREOF, Medway has caused this Agreement and has caused its seal to be attached to this Agreement on the_____day of August, 2022.

ATTEST:

By:_____

TOWN OF MEDWAY

By:_____
[Name, Title]

By:_____
[Name, Title]

By:_____
[Name, Title]

By:_____
[Name, Title]

By:_____
[Name, Title]

IN WITNESS WHEREOF, Medway Grid has caused this Agreement to be executed in its name by its duly authorized officer and has caused its corporate seal to be attached to this Agreement, on the_____day of August, 2022.

ATTEST:

By:_____

MEDWAY GRID, LLC

By:_____
[Name, Title]

EXHIBIT A: PROJECT DESCRIPTION

The Project is a 250MW/500MWh battery energy storage system and ancillary project substation to be located on the south side of Milford Street (Route 109) in the Town of Medway, Massachusetts. The Project is comprised of the addresses known as 49 Milford Street (tax parcels 56-006 & 46-055), 53 Milford Street (tax parcel 46-056) and 55 Milford Street (tax parcel 46-057) and totals approximately 10.6 acres. Of this 10.6 acre site, approximately 5.2 acres will be developed for the battery energy storage system and the ancillary Project substation.

Prior to construction of the Project, the properties are currently developed with 3 residential homes, accessory structures like a barn and shed, and an auto repair shop. The Project also includes a new 345kV underground transmission line of approximately 1,325 linear feet, interconnecting the project substation to the existing West Medway Substation. The transmission line will traverse two parcels owned and/or controlled by Eversource which are known as 53-R Milford Street (56-004) and 34 West Street (66-012). The Project will obtain an easement, license or alternate instrument from Eversource in order to place the transmission line within these parcels and the location of the transmission route has been designed to avoid biological resources. The easement or license will be 25 feet in width, however the roadway that allows for access along the route will be approximately 12 feet. The Project is designed to utilize lithium-ion batteries which will be housed in approximately 141 above-ground enclosures. The enclosures will be arranged throughout the site in a back-to-back orientation and spaced in compliance with the manufacturer's installation requirements. The project will also include approximately 71 medium voltage transformers. The enclosures and the medium voltage transformers will be supported on concrete slabs and pier foundations and surrounded by crushed stone. The Project will also include a stormwater management system and associated above ground detention basin, internal circulation roads as well as a combination of a security fence and a sound attenuation barrier.

The Project substation will be located entirely on the Project site to the south of the battery energy storage system. The substation equipment is included, but not limited to, a 345kV/34.5 kV main power transformer, switchgear, circuit breakers, disconnect switches, low and high buses. This substation equipment will be within a graveled yard and surrounded by security fencing.

- Additional detail regarding the Project is available in the following public filings:
- MEPA EEA Number 16525
- EFSB 22-02
- DPU 22-18
- DPU 22-19

EXHIBIT B: INSURANCE MINIMUM COVERAGES

Subject to commercial availability on reasonable terms and conditions, Medway Grid shall obtain and maintain insurance policies in compliance with the following requirements:

1. **Commercial General Liability Insurance** written on an ISO CG 00 01 occurrence form or the equivalent with limits of $1,000,000 per occurrence, $2,000,000 aggregate and $2,000,000 products-completed operations, which can be met through a combination of primary and excess liability coverage.

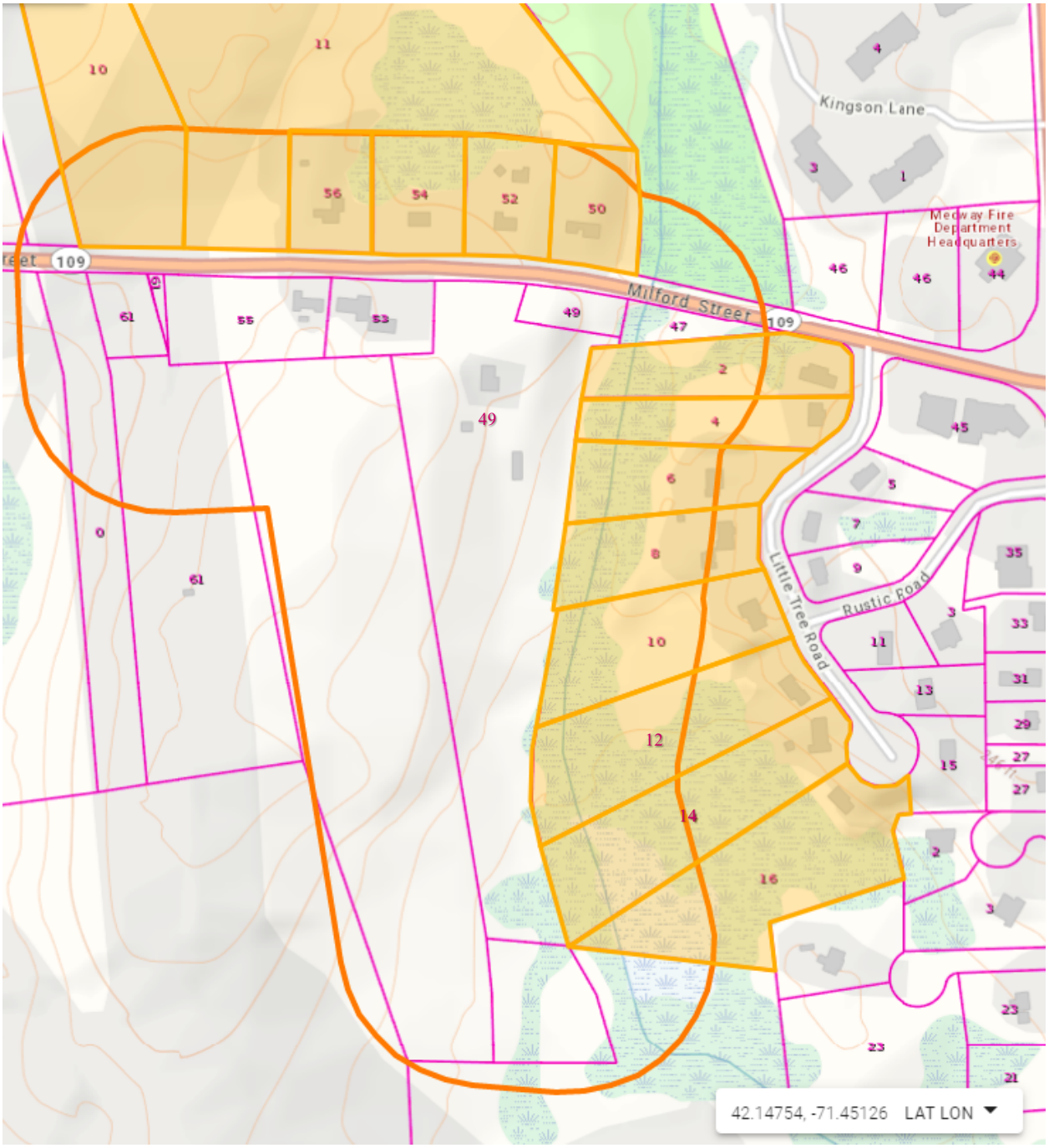
2. **Umbrella or Excess Liability Insurance** following the form and at least as broad as the underlying Commercial General Liability policy, in an amount not less than $20,000,000 per occurrence, $20,000,000 aggregate, and $20,000,000 completed operations aggregate.

Parcel ID	Name	Address	City	Zip
46-005	DUNNE RICHARD J & MARIANNE K	11 BAYBERRY LN	MEDWAY	02053
46-004	LAMSON ROBERT C.	10 BAYBERRY LN	MEDWAY	02053
56-008	BELL CHRISTOPHER J	8 LITTLE TREE RD	MEDWAY	02053
46-053	BOYSON BRIAN J	2 LITTLE TREE RD	MEDWAY	02053
56-010	FLANNAGAN JOHN J	12 LITTLE TREE RD	MEDWAY	02053
56-007	HENRY MICHAEL R	6 LITTLE TREE RD	MEDWAY	02053
56-011	HOUSER ADAM A	14 LITTLE TREE RD	MEDWAY	02053
56-009	MATHEW MANOJ V	10 LITTLE TREE RD	MEDWAY	02053
46-052*	MENON SAURABH	4 LITTLE TREE RD	MEDWAY	02053
56-012	MUNISAMY THIRUVENGADAM	16 LITTLE TREE RD	MEDWAY	02053
46-020	HERBERT JR TRUSTEE FRANCIS J	56 MILFORD ST	MEDWAY	02053
46-019	MACLEOD KENNETH J	54 MILFORD ST	MEDWAY	02053
46-018	ROBINSON JASON L	52 MILFORD ST	MEDWAY	02053
46-017	SMITH FRANCIS E	50 MILFORD ST	MEDWAY	02053

EXHIBIT C: LIST OF ABUTTING HOMEOWNERS

Residential Properties 300 Foot Radius (01/12/2022)

**Owner address 195 BURLINGTON STREET, LEXINGTON, MA 02420*


Kingson Lane
Medway Fire Department Headquarters
Milford Street
109
Rustic Road
Little Tree Road
42.14754, -71.45126 LAT LON

SCHEDULES: LIST ANY PLANS, SCHEDULES, COPY OF EFSB PETITION

Link to those filings known as EFSB 22-02, DPU 22-18, DPU 22-19
https://www.mass.gov/info-details/medway-grid-battery-project

August 9, 2022
Medway Planning & Economic Development Board Meeting

2 Marc Road – CommCan Site Plan Modification Public Hearing

- Notice dated July 18, 2022 re: Public Hearing Continuation to August 9, 2022

NOTE – Project engineer Dan Merrikin will attend the hearing to update the board on the status of plan revisions.

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

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

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEMORANDUM

July 18, 2022

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: ***Public Hearing Continuation for CommCan – Modification to Previously Approved Site Plan, Marijuana Special Permits, and Groundwater Protection Special Permit for 2 Marc Road***
Continuation Date – Tuesday, August 9, 2022 at 7:45 p.m.

At its July 12, 2022 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of 2 Marc Road LLC (formerly Ellen Realty Trust) of Millis, MA for approval of modifications to the previously approved major site plan, marijuana special permits, and groundwater protection district special permit for its existing marijuana cultivation and processing establishment at 2 Marc Road to the Board's meeting on Tuesday, August 9, 2022 at 7:45 p.m. at Medway Town Hall, 155 Village Street. The meeting will also be available via Zoom.

The proposal is to construct a two-story, 20,000 sq. ft. addition (10,000 sq. ft. footprint) and loading dock at the rear of the existing building to be used for the processing of products, a beverage canning operation, and storage. The proposal also includes constructing a 56 vehicle parking area in the previously disturbed easterly portion of the site with a connecting driveway to the existing access driveway from Marc Road. The existing parking area in front of the building will be modified to include additional handicap spaces and spaces to charge electric vehicles. The existing driveway around the building will also be modified to accommodate the building addition and loading dock. The site work includes stormwater management facilities and other site amenities. The site includes wetland resources which are under the jurisdiction of the Medway Conservation Commission for an Order of Conditions and a Land Disturbance permit.

The planned work is shown on a plan titled *2 Marc Road Site Plan of Land in Medway, MA* dated February 28, 2022, prepared by Legacy Engineering of Millis, MA. The architectural drawings and renderings dated February 24, 2022 were prepared by UDA Architects of Walpole, MA. Project information is posted at: https://www.townofmedway.org/planning-economic-development-board/pages/2-marc-road-commcan-special-permit-and-site-plan

Please review the site plan and provide comments to us at your earliest convenience. The applicant will be submitting noise and odor mitigation plans which will be posted to the web page and reviewed by the Board's noise and odor consultants. Please do not hesitate to contact me if you have any questions at 508-533-3291.

August 9, 2022
Medway Planning & Economic Development Board Meeting

Public Briefing - Master's Touch Minor Site Plan (83 Main Street)

- Notice dated 7-19-22 to continue the minor site plan public briefing to 8-9-22
- Email dated 8-3-22 from Jacob Gadbois at Master's Touch to continue the briefing to the 9-27-22 PEDB meeting.

NOTE – The applicant has selected a new engineer for the project. Dan Merrikin of Legacy Engineering has been retained.

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

Medway Town Hall
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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEMORANDUM

July 19, 2022

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: ***Public Briefing Continuation for Master's Touch Site Plan, 83 Main Street***
Continuation Date – Tuesday, August 9, 2022

At its July 12, 2022 meeting, the Planning and Economic Development Board voted to continue the public briefing on the application of Master's Touch of Holliston, MA for approval of a minor site plan for redevelopment of 83 Main Street to the Board's meeting on Tuesday, August 9, 2022 at 8:15 p.m. at Medway Town Hall, 155 Village Street. The meeting will also be available via Zoom.

The applicant proposes to improve and expand the existing building, renovate the building façade, construct a new building for storage, and add a series of site improvements to the property at 83 Main Street. The property will be used by Master's Touch, a custom home design build construction and remodeling firm, for its offices, showroom, and storage. Planned site work includes construction of a paved parking area, driveway extension, stormwater management facilities, and a second curb cut on Main Street.

The subject property (Map 40, Parcel 79) is owned by DEM Realty Enterprises, LLC of Holliston, MA. It is located in the Central Business zoning district on the south side of Main ST (Route 109).

The application documents and site plan are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The documents are also posted at the Board's web page at: https://www.townofmedway.org/planning-economic-development-board/pages/masters-touch-site-plan-83-main-street

Based on the feedback provided at the July 12th meeting, the Applicant will be revising the site plan to resubmit to the Board for further review. Upon receipt, we will upload it to the web site and inform you.

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

Susan Affleck-Childs

From: Jacob Gadbois <jake@masterstouchweb.com>
Sent: Wednesday, August 3, 2022 10:37 AM
To: Susan Affleck-Childs
Cc: Dan Merrikin
Subject: [External] RE: Site Plan Application - Masters Touch, 83 Main Street - CONTINUATION

Hi Susan,

I've been away, just getting caught up now. Yes please continue this until September the 27th. Lets do the 19th for the other committee.

Jacob Gadbois, PMP

Program Manager
Masters Touch Design Build
24 Water Street
Holliston, MA 01746
P. 508-359-5900 x 219

We Build Trust.

www.masterstouchweb.com |MTDB on Facebook | Blog | MTDB on Houzz |MTDB on YouTube

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, August 3, 2022 8:16 AM
To: Jacob Gadbois <jake@masterstouchweb.com>
Cc: Dan Merrikin <dan@merrikinengineering.com>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street - CONTINUATION
Importance: High

Good morning,

See my email below. Have not heard back from you.

What date in September would you like to continue to for meeting with the Planning and Economic Development Board? Please advise asap.

We also need to schedule you to meet with the Design Review Committee. Their upcoming meetings are August 15th and September 19th.

Thanks.

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

From: Susan Affleck-Childs
Sent: Wednesday, July 27, 2022 4:40 PM
To: Jacob Gadbois <jake@masterstouchweb.com>
Subject: RE: [External] RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Jacob,

Just following up on your note from last week.

Please send me a separate email with your request to continue the public briefing for your project to September. The September meeting dates are September 13 and 27th.

Thanks. Let me know if you have any questions.

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

From: Jacob Gadbois <jake@masterstouchweb.com>
Sent: Monday, July 18, 2022 10:33 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: RE: [External] RE: Site Plan Application - Masters Touch, 83 Main Street

I think we should hold off for now on that as it may need to be pulled back dependent on the engineering review of the front parking area.

At this juncture, I think it best we simply ask that August be continued to September. Now that we have a better handle on what the town is expecting, I'd much prefer to go before the board with a plan that is better put together.

Best
Jacob

Jacob Gadbois, PMP

Program Manager
Masters Touch Design Build
24 Water Street

Holliston, MA 01746
P. 508-359-5900 x 219

We Build Trust.

www.masterstouchweb.com |MTDB on Facebook | Blog | MTDB on Houzz |MTDB on YouTube

---

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Monday, July 18, 2022 7:34 AM
To: Jacob Gadbois <jake@masterstouchweb.com>
Subject: RE: [External] RE: Site Plan Application - Masters Touch, 83 Main Street

Thanks for the update.

Would you still like to meet with the Design Review Committee to discuss the project, in particular, the design of the front of the existing building?

Susy

From: Jacob Gadbois <jake@masterstouchweb.com>
Sent: Sunday, July 17, 2022 8:17 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: FW: [External] RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Susan,

Keeping you in the loop here.

Fire department has given their blessing on the plan (below).

You will be happy to hear as well that we have fired our engineer. Unfortunately that means our timeline has extended, but it seems for the best at this point, as I believe you are correct in that it appears as if they had never read the town requirements before putting together the plan. Tetra Tech has given us a few names to connect with, and they seem promising already.

Will keep you posted on the timeline once we officially engage with a new civil engineer. Likely will be asking for an extension to the September meeting, but im not quite ready to make that official.

Best,
Jacob

Jacob Gadbois, PMP

Program Manager
Masters Touch Design Build
24 Water Street
Holliston, MA 01746
P. 508-359-5900 x 219

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From: Jeff Lynch <ChiefLynch@townofmedway.org>
Sent: Thursday, July 14, 2022 1:10 PM
To: Jacob Gadbois <jake@masterstouchweb.com>
Cc: Mike Fasolino <mfasolino@townofmedway.org>; Craig Vinton <cvinton@townofmedway.org>
Subject: RE: [External] RE: Site Plan Application - Masters Touch, 83 Main Street

Good afternoon,

We are good with the plan as described; the area with any structures being capable of supporting 75,000 pounds, a full coverage sprinkler system, and fire alarm system and radio box that will transmit the alarm directly to the Fire Dispatcher Center.

Please let me know if you need anything else.

Thanks and be safe.

Chief Lynch

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053
508-533-3211

Mailing address;
44 Milford Street
Medway, MA 02053

From: Jacob Gadbois <jake@masterstouchweb.com>
Sent: Wednesday, July 13, 2022 8:28 AM
To: Jeff Lynch <ChiefLynch@townofmedway.org>
Subject: [External] RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Mr Lynch,

We had our preliminary briefing last night, and it appears we are clear on how we need to move forward. The board has asked that we get a letter or email from you with your blessing on what we discussed previously.

- The plan is still to do as you suggested with a fire alarm, radio box, and building fully sprinklered.

- I will get you an official confirmation that the driveway and drainage structures under will be designed to support fully loaded trucks (we plan on having large tractor trailers pulling back there as well).

- The back area is gravel mostly due to drainage so that there is permeable surface area to absorb water. We will slope and compact it accordingly so that it is road condition and plowable.

Feel free to give me a call if you need to discuss

Best
Jacob
508-294-0634

Jacob Gadbois, PMP

Program Manager
Masters Touch Design Build
24 Water Street
Holliston, MA 01746
P. 508-359-5900 x 219

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, June 9, 2022 12:56 PM
To: Jacob Gadbois <jake@masterstouchweb.com>
Subject: FW: Site Plan Application - Masters Touch, 83 Main Street

Hi Jacob,

See comments below from Fire Chief Jeff Lynch.

At this point, please do NOT make any plan changes. Let's wait until after the public briefing on July 12th.

Also, I would like to schedule you for a meeting with the Medway Design Review Committee for Monday night, July 18th, with your architect. It will be a Zoom meeting.

Thanks.

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

From: Jeff Lynch <ChiefLynch@townofmedway.org>
Sent: Thursday, June 9, 2022 12:52 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Mike Fasolino <mfasolino@townofmedway.org>; Anna Rice <arice@townofmedway.org>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Susy, The plans look like they are putting in a gravel driveway to the building in the rear. When we met with the owner we discussed the fact that there was access only from his property and a single access would require a hard surface. It would not have to be the entire back area as it appears the gravel driveway is showing. We had also discussed the possibility of sprinklering the building and putting a fire alarm and radio box in. I would also need to have some sort of

letter stating with the filtration systems we could drive a 75,000 pound truck over it without it collapsing. From what I can see on the plans it looks like we would have to drive over them to gain access to the back building.

Thanks.

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053
508-533-3211

Mailing address;
44 Milford Street
Medway, MA 02053

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, June 9, 2022 12:38 PM
To: Jeff Lynch <ChiefLynch@townofmedway.org>
Cc: Mike Fasolino <mfasolino@townofmedway.org>; Anna Rice <arice@townofmedway.org>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Jeff,

See attached complete version of the plan set. In particular, look at Sheet C5 Civil Plan.

Thanks.

Susy

From: Susan Affleck-Childs
Sent: Thursday, June 9, 2022 11:43 AM
To: Jeff Lynch <ChiefLynch@townofmedway.org>
Cc: Mike Fasolino <mfasolino@townofmedway.org>; Anna Rice <arice@townofmedway.org>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Jeff.

Thanks for your note.

I reviewed the pdf pf the plan set provided to us by the applicant. It is missing Sheets C4 and C5. I have emailed the applicant and requested those additional pages. Upon receipt, we will reload the full set to our web page.

In the meantime, you can get a general idea of what they want to do from the 4th sheet in the plan set. It is a free-standing building at the back of the site, 80' x 30',, to be used for storage.

My apologies for the difficulty.

Thanks.

Susy

From: Jeff Lynch <ChiefLynch@townofmedway.org>
Sent: Thursday, June 9, 2022 11:20 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Mike Fasolino <mfasolino@townofmedway.org>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Susy, I don't see anything indicating they are putting a building in the back of the property, am I missing something?

Thanks.

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053
508-533-3211

Mailing address;
44 Milford Street
Medway, MA 02053

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, June 8, 2022 6:43 PM
To: Michael Boynton <mboynton@townofmedway.org>; Barbara Saint Andre <bsaintandre@townofmedway.org>; Joanne Russo <jrusso@townofmedway.org>; Jack Mee <jmee@townofmedway.org>; Peter Pelletier <ppelletier@townofmedway.org>; Stephanie Carlisle <scarlisle@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>; Jeff Lynch <ChiefLynch@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Bridget Graziano <bgraziano@townofmedway.org>; Beth Hallal <bhallal@townofmedway.org>; jwatson@medwaypolice.com; Donna Greenwood <dgreenwood@townofmedway.org>
Cc: Matthew Buckley <matt@matthewbuckley.com>
Subject: Site Plan Application - Masters Touch, 83 Main Street

HI,

The Planning and Economic Development Board has received an application for minor site plan review for Masters Touch for 83 Main Street and will begin its review of the project on July 12th.

Project information is posted at the Board's web page: https://www.townofmedway.org/planning-economic-development-board/pages/masters-touch-site-plan-83-main-street

Please review the proposed development and forward any comments to me by June 30th.

Thanks for your help.

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

August 9, 2022
Medway Planning & Economic Development Board Meeting

Modification to Applegate Scenic Road Work Permit for 63 Ellis Street

UPDATED 8-8-22

- Email dated 3/8/22 from architect Alex Siekierski re: change in driveway location at 63 Ellis Street (fieldstone wall) with drawing
- Original Applegate Subdivision Scenic Road Work Permit, 6-8-2006
- Draft proposed scenic road work permit modification
- **Updated site plan dated 8-5-22 prepared by Land Planning Inc., showing specific proposed driveway location**

Summary – New house being constructed at 63 Ellis Street where there is a field stone wall. They want to locate the driveway in a different spot than what was specified in the 2006 scenic road work permit and have a wider driveway.

Susan Affleck-Childs

From: Alex Siekierski <siekierski.alex@gmail.com>
Sent: Tuesday, March 15, 2022 10:48 PM
To: Susan Affleck-Childs
Cc: Christine & Mike; lelandsiding@yahoo.com
Subject: 22_03_15 63 Ellis Street Proposed Driveway
Attachments: 22_03_15 63 Ellis Street Proposed Driveway.pdf

Hi Susy,

We walked the site today and staked out the proposed driveway location for 63 Ellis Street. We took into consideration the root structure location of the 3 large caliber trees on the scenic road as well as the power pole and driveway across the street.

The proposed location is 50ft off the west property line and 18ft wide drive aisle to accommodate snow plows and trailer turning radius.

See attached sketch for reference. This will be reflected on the engineers site plan when we submit for permit.

Let us know if you have any questions or need anything else at this time.

Alex Siekierski | Be Well Be Happy
Architecture & Real Estate Consultant
33 Lovering Street | Medway MA 02053 | United States
[M] +16178940664
[W] +16172999929
[E] siekierski.alex@gmail.com
Architecture Services | | Real Estate Services

*Keep e-mail green. Print only when necessary.

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

TOWN OF MEDWAY
JUN 15 2006
TOWN CLERK

Andy Rodenhiser, Chairman
Cranston (Chan) Rogers, P.E., Vice-Chairman
Matthew Hayes, P.E., Clerk
Karyl Spiller-Walsh
John Schroeder
Eric Alexander, Associate Member

June 8, 2006

SCENIC ROAD WORK PERMIT

APPLICANT – Unique Homes, Inc./Ralph Costello

LOCATION – East side of Ellis Street *(a designated Medway Scenic Road)* north of Coffee Street

PROJECT DESCRIPTION – Unique Homes proposes to construct a 22-lot residential subdivision, Applegate Farm, located at the northeast corner of Coffee and Ellis Streets. The proposed development includes ten (10) house lots with frontage on Coffee and Ellis Streets and twelve (12) interior house lots as shown on the proposed Applegate Farm Definitive Subdivision Plan.

The proposed roadway into the subdivision off Ellis Street requires the removal of one twenty-seven inch (27") oak tree. The construction of four (4) homes along Ellis Street requires permanent openings in the fieldstone wall at four (4) locations for driveways. There are several spots where a "new" fieldstone wall be constructed to infill where there presently is none and there are two locations where the stone wall will be temporarily altered and then reconstructed to allow for sewer installation.

DATE OF PUBLIC HEARING – Pursuant to Section 15C of Chapter 40 (the Scenic Roads Act) and Chapter 87 (Shade Trees) of M.G.L., the Planning Board and the Tree Warden held a public hearing on April 11, 2006. It was continued to May 9, 2006 when it was closed.

ADVERTISEMENT – The public hearing notice was published in the *Milford Daily News* on March 28 and April 3, 2006.

POSTED NOTICE

The public hearing notice was posted outside the Town Hall offices of the Town Clerk and the Planning Board on March 21, 2006

Rob Truax of GLM Engineering posted the public hearing notice on the applicable tree(s) and stone wall locations at least seven (7) days prior to the public hearing.

ABUTTER NOTICE - The public hearing notice was sent by first class mail to all abutters on March 24, 2006.

TREE WARDEN COMMENTS - Tree Warden Phil Smith stated that he would prefer to use any replacement funds for tree pruning on Ellis and Coffee Streets instead of tree planting.

CITIZEN DISCUSSION – Commentary was provided by a number of area residents who were concerned about the impact of the proposed subdivision on the scenic quality of Ellis Street. Reducing the speed limit, installing speed limit signs, and constructing a pathway inside the Ellis Street stone wall were also suggested.

Susan Rorke, 34 Ellis Street
Trisha Jones, 22 Green Valley Road
Marcia Kramarz – 13 Green Valley Road

Pursuant to s. 405 – 7 of the Scenic Road Rules and Regulations, the Planning Board shall consider the following in making its determination on an application for a Scenic Road Work Permit:

A. Public safety;

B. Scenic and aesthetic characteristics and quality of the area;

C. Quality and extent of shade and *tree* canopy;

D. Accident history within five hundred (500) feet of *tree(s)* and *stone walls* at issue;

E. Commentary contributed by the Tree Warden, town agencies, *abutters* and other interested parties;

F. Preservation of natural resources and environmental systems;

G. Preservation of historical and cultural resources values;

H. Compatibility with surrounding neighborhood;

I. Recreational uses of the proposed Scenic Road, taking into account the nature and extent of such uses;

J. Relationship of the *road* design to the standards of the Planning Board's *Subdivision Rules and Regulations* but recognizing that a variance from the standards should be allowed when a way has been designated as a Scenic Road by the Town Meeting;

K. Adequacy and value of compensatory actions proposed, such as replacement of *trees* or *stone walls* or restoration of the same;

L. Traffic patterns, volume, congestion and posted speed limit;

M. Consistency with articulated Town policies and the Medway Master Plan;

N. Feasibility for avoiding disturbance to *trees* or *stone walls* by proposing a safe location for a walkway, driveway or *road* elsewhere; and

O. Other sound planning principles and considerations.

FINDINGS

1. The proposed Applegate Farm development has approximately 1211 linear feet of frontage along Ellis Street. That frontage includes large trees estimated to be 75 years old and farmer's type fieldstone walls, approximately 3 feet in height.

2. There is one tree proposed for removal. It is a 27 inch oak tree. It is located exactly where the proposed subdivision road from Ellis Street would be constructed.

3. An alternative roadway location would likely reduce the number of lots available for home construction.

4. The existing stone wall and its associated foliage growth function as a bermed buffer between the property and Ellis Street. .

5. Section 405-8 B of the *Scenic Road Rules and Regulations* provide for tree replacement on a 1 sq. inch per 2 sq. inch replacement basis as follows:

27 - inch oak 13.5 x 13.5 = 182.25 sq. inches
x 3.14
572.26 sq. inches

Divide 572.26 by 2 = 286.13 sq inches.

Divide 286.13 by 7 = 41 three-inch (3") caliper replacement trees

Total Tree Replacement = 41 three-inch (3") caliper trees

Compensatory Value in lieu of tree planting = 41 trees x $300 = $12,300

DECISION – On June 8, 2006, the Planning Board and Tree Warden voted to grant the Scenic Road Work Permit subject to the following conditions, mitigations measures and safeguards:

Tree Removal

1. The 27 inch oak tree may be removed. As compensatory action, the Applicant shall retain a private contractor for $12,300 worth of tree pruning on Ellis and Coffee Streets. The Tree Warden shall approve the applicant's selection of the contractor and the tree pruning work shall be done under the Tree Warden's direction. The work shall be completed by 3/31/07.

2. The applicant commits to a tree preservation program for other trees on site. This will entail keeping machinery and equipment away from critical root zones and avoid grading, dumping rubble or other site disturbances that would put trees at risk.

Stone Wall

1. The existing stone wall along Ellis Street shall remain intact except for approximately 164 feet where the wall and undergrowth brush/foliage may be permanently removed to create one (1) opening for the subdivision road and no more than four (4) openings to construct driveways for homes.

2. The removed stones/displaced rocks from the five (5) openings shall be used to:
   a) repair and enhance the existing stone wall in damaged areas;
   b) construct "new" stone walls by extending/filling in approximately 24 linear feet of stone wall at two or more points where there presently isn't any stone wall; and
   c) extend the ends of each side of the five (5) roadway/driveway openings by constructing approximately eight (8) linear feet of "new" stone walls with an arcing end-cap to replicate a natural end in the wall, similar to other stone wall endings in the area. The new stone walls will arc inward/easterly into the road or driveway.

   In all cases, the applicant shall make every possible effort to ensure that the repaired and newly constructed stone walls match the rustic quality and rural agricultural character of the existing stone walls.

3. The applicant is permitted to temporarily cut approximately five (5) linear feet of stone wall in two (2) locations in order to install sewer service. Upon completion, these openings in the stone wall shall be reconstructed to match its existing condition.

4. A drawing illustrating the design for the stone wall construction treatment and arcing end-caps shall be provided to the Planning Board for its review and approval and included in the Definitive Subdivision Plan.

The provisions of this Permit shall apply and be binding upon the Applicant and all successors and assigns in interest. Failure to comply with all conditions stated herein shall be deemed cause to revoke or modify this Permit. This Permit does not relieve the Applicant or any other person of complying with all other applicable federal, state or local statutes, by-laws or regulations.

VOTING THIS 8th day of June, 2006 IN FAVOR: in favor:

Planning Board Members:
Andy Rodenhiser, Chan Rogers, Matthew Hayes, Karyl Spiller-Walsh and John Schroeder

Tree Warden (by proxy): Phil Smith

ATTEST _____
Susan E. Affleck-Childs, Planning Board Assistant

A copy of this permit is filed in the Office of the Medway Town Clerk:

cc: Suzanne Kennedy, Town Administrator
Phil Smith, Tree Warden
David D'Amico, Department of Public Services
Bob Speroni, Building Inspector
Ralph Costello, Applicant
Rob Truax, GLM Engineering

TOWN OF MEDWAY
Planning Board
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TOWN OF MEDWAY
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June 8, 2006

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Telephone: 508-533-3291 Fax: 508-533-3287
email: medwayplanningboard@townofmedway.org

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x 3.14
572.26 sq. inches

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VOTING THIS 8th day of June, 2006 IN FAVOR: in favor:

Planning Board Members:
Andy Rodenhiser, Chan Rogers, Matthew Hayes, Karyl Spiller-Walsh and John Schroeder

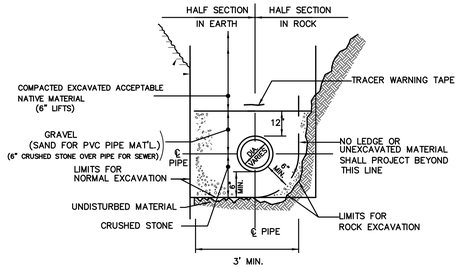
Tree Warden (by proxy): Phil Smith

ATTEST _____
Susan E. Affleck-Childs, Planning Board Assistant

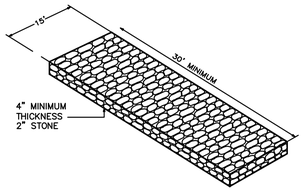
A copy of this permit is filed in the Office of the Medway Town Clerk:

cc: Suzanne Kennedy, Town Administrator
Phil Smith, Tree Warden
David D'Amico, Department of Public Services
Bob Speroni, Building Inspector
Ralph Costello, Applicant
Rob Truax, GLM Engineering

S 12°29'34" W
158.25'
316.26'
158.01'
Fence
Building Setback Line
Fence
Driveway
Lot line to be removed
Shed
15'-0"
Applegate Road
(Approved Way - 50' Wide)
S70°28'58"E
232.71'
Existing Dwelling
#4 Applegate Road
Hot Tub
S75°12'34"E
261.09'
Carport
S80°04'52"E
260.39'
Fence
Patio
Pool
Proposed
Driveway
Lot 9R
44,050±s.f.
Lot 8
44,010±s.f.
21'
Patio
Pool
House
MAIN STREET
Fence
R 28.00'
17.19'
N 11°55'44" E
131.00'
N11°54'18"E
203.68'
72.68'
107.50'
N 12°29'34" E
49'-8 1/4"
18'-3 3/4"
70'-2 3/4"
Ellis Street
(Public-Variable Width)



UTILITY TRENCH
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown. Contact Dig Safe at 1-888-344-7233 prior to excavation at this site.

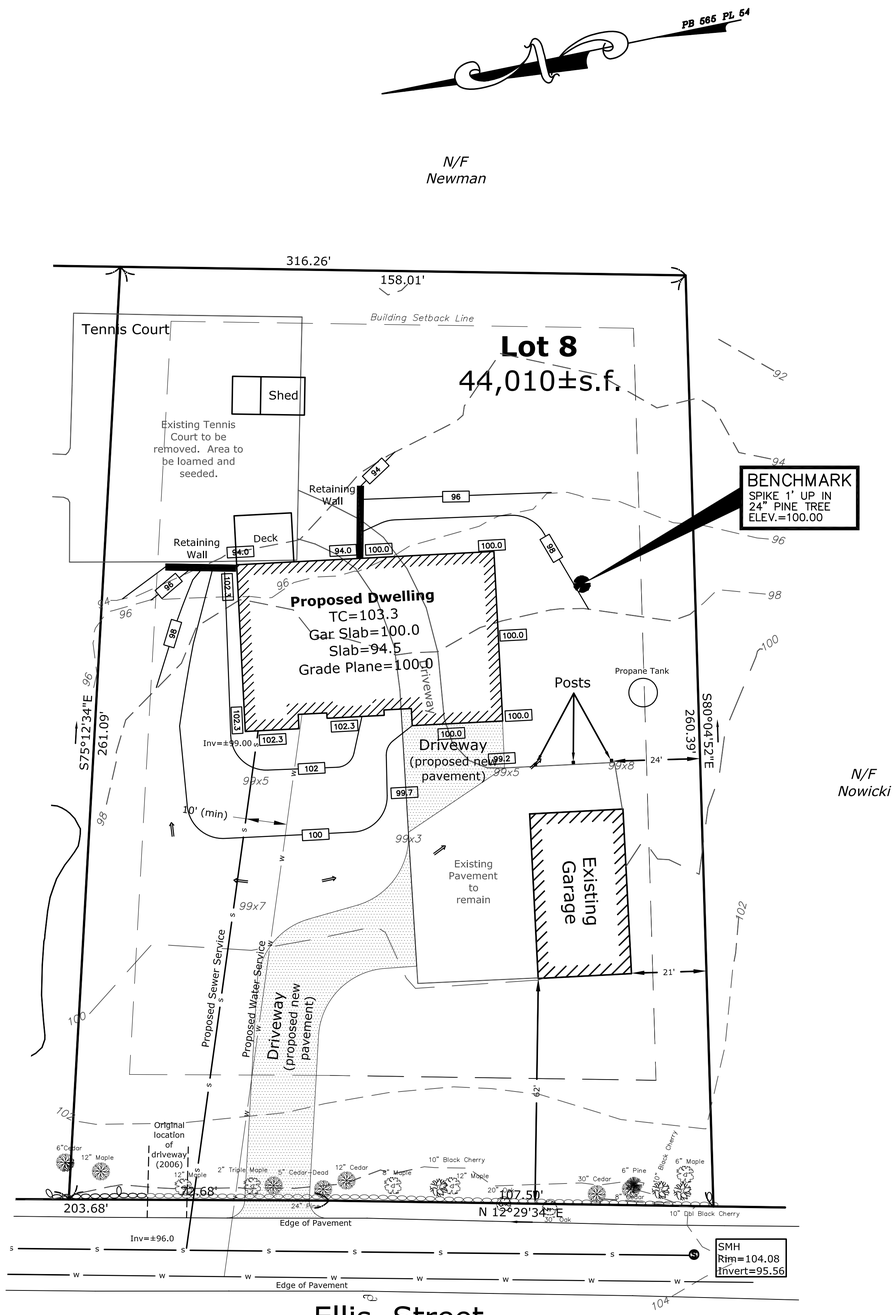
The site contractor is to verify the elevations for utility connections.

The total proposed site disturbance is 19,000 square feet

Proposed building coverage: 11%

Proposed impervious coverage: 24%

Utility installation to meet Town of Medway specifications



Ellis Street
(Public-Variable Width)

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Legend

▦	Catch Basin
Ⓓ	Drain Manhole
Ⓢ	Sewer Manhole
100	Contour Proposed
100x0	Spot Grade Proposed
—100—	Contour Existing
100x0	Spot Grade Existing
	Utility Pole
WV	Water Gate Valve
	Hydrant
■	Bound Found
◉	Drill Hole Found
○	Iron Pin Found
⊡	Proposed Bound
	Soil Test Pit

ZONING DATA

ZONE: AR–1

MINIMUM REQUIREMENTS
AREA: 44,000 s.f.
FRONTAGE: 180'
FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 15'

Site Plan

Located at
Lot 8 Ellis Street
Medway, MA
Owned by
Michael T. Miller
and
Christine M. Miller
4 Applegate Road
Medway, MA

REVISIONS			
No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			
Field By:		DL/GW	1/22
Designed By:		WDH	8/22
Drawn By:		WDH	8/22
Checked By:		NGH	8/22

Land Planning, Inc.
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bellingham@landplanninginc.com

Date: August 5, 2022
Job No.: B2730
Sheet No.: 1

August 9, 2022
Medway Planning & Economic Development Board Meeting

Zoning Bylaw Amendments

- Revised BESS draft v. 5
- Multi-family housing amendments with comments 7-27-22 from Barbara Saint Andre
- Fall Town Meeting Schedule

DRAFT – BESS Bylaw
July 7, 2022 bjs
v.5

Article ____ To see if the Town will vote to amend the Zoning Bylaw by:

(1) Section 2 Definitions deleting the definition of Battery Energy Storage Facility and adding the following new definition in Section 2:

Battery Energy Storage System (BESS): One or more containers or cabinets containing batteries and related equipment, assembled together, capable of storing electrical energy in order to supply electrical energy at a future time. This includes all accessory equipment necessary for energy storage including but not limited to inverters, transformers, cooling equipment, switching gear, metering equipment, transmission tie-lines, and other power interconnection facilities and/or a project substation, but does not include a stand-alone 12-volt vehicle battery or an electric motor vehicle.

(2) Amending Table 1, Schedule of Uses to add Battery Energy Storage System as follows:

Battery Energy Storage Systems [TBD: zones where BESS to be allowed]

Commented [BSA1]: See separate document with proposed changes to Schedule of Uses.

(3) Amending Table 3, Schedule of Off-Street Parking Requirements, by adding a new line:

Battery energy storage systems (as principal use)	2 spaces for Tier 1 3 spaces for Tier 2

(4) Amending Section 3.5 Site Plan Review as follows:

Amend Section 3.5.3.A.1 Major Site Plan Review by adding:
"f. Tier 2 Battery Energy Storage Systems"

And amend Section 3.5.3.A.2 Minor Site Plan Review by adding:
"h. Tier 1 Battery Energy Storage Systems"

(5) And to add a new Section 8.12 Battery Energy Storage Systems:

Section 8.12 Battery Energy Storage Systems

A. Purpose. The purpose of this Section is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of battery energy storage systems, with the following objectives:

1. To provide a regulatory scheme for the location, construction and operation of battery energy storage systems consistent with best practices and safety protocols;
2. To ensure compatible land uses in the vicinity of the areas affected by battery energy storage systems and to mitigate any potential impacts on abutting and nearby properties; and
3. To mitigate the impacts of battery energy storage systems on environmental resources such as important agricultural lands, forests, wildlife and other protected resources.

This Section shall be construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, and state regulations, including but not limited to the provisions of the State Building Code, State Fire Code, and State Electrical Code. In the event of any conflict between the provisions of this section and the provisions of state law or regulations, the state law and regulations shall prevail.

B. Definitions

As used in this bylaw, the following terms shall have the meanings indicated. Terms that are not defined herein or elsewhere in this Zoning Bylaw shall be as defined in NFPA 855 if applicable.

ANSI: American National Standards Institute

Battery or batteries: A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this bylaw, batteries utilized in consumer products are excluded from these requirements.

Battery Energy Storage Management System: An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

Cell: The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

Commissioning: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

Dedicated-Use Building: A building that is built for the primary intention of housing battery energy storage system equipment, and complies with the following:

1) The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.
2) No other occupancy types are permitted in the building.
3) Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
4) Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
    a. The areas do not occupy more than 10 percent of the building area of the story in which they are located.
    b. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

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

Commented [BSA2]: See housekeeping amendment.

Nationally Recognized Testing Laboratory (NRTL): A U.S. Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NFPA: National Fire Protection Association.

Non-Dedicated-Use Building: All buildings that contain a battery energy storage system and do not comply with the dedicated-use building requirements.

Non-Participating Property: Any property that is not a participating property.

Non-Participating Residence: Any residence located on non-participating property.

Participating Property: A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the battery energy storage system owner (or affiliate) regardless of whether any part of a battery energy storage system is constructed on the property.

This bylaw: Section 8.12 of the Zoning Bylaw

UL: Underwriters Laboratory

C. Applicability

1. The requirements of this bylaw shall apply to battery energy storage systems permitted, installed, or modified after the effective date of this bylaw, excluding general maintenance and repair. BESS subject to this bylaw are only those that exceed the following capacities:
- Lead-acid with a capacity of greater than 70 kWh
- Nickel with a capacity of greater than 70 kWh
- Lithium-ion with a capacity of greater than 20 kWh
- Sodium nickel chloride with a capacity of greater than 20 kWh
- Flow with a capacity of greater than 20 kWh
- Other battery technologies with a capacity of greater than 10 kWh
- BESS in one- and two-family dwellings with a capacity of greater than 1 kWh

BESS that do not meet the threshold capacities above are not subject to this bylaw and are allowed by right in all zoning districts.

2. A battery energy storage system that is subject to this bylaw is classified as a Tier 1 or Tier 2 Battery Energy Storage System as follows:
a). Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.

b). Tier 2 Battery Energy Storage Systems have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

D. General Requirements

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1. A building permit, an electrical permit, and a fire department permit per state codes shall be required for installation of all battery energy storage systems.

2. All battery energy storage systems, all Dedicated Use Buildings, and all other buildings or structures that (a) contain or are otherwise associated with a battery energy storage system and (b) subject to the requirements of the State Building Code, shall be designed, erected, and installed in accordance with all applicable provisions of the State Building Code 780 CMR, State Fire Code 527 CMR 1.00, and State Electrical Code 527 CMR 12.00. All battery energy storage systems shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems.

3. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855.

E. Permitting Requirements for Tier 1 Battery Energy Storage Systems

Tier 1 Battery Energy Storage Systems are allowed by right in all zoning districts, subject to applicable provisions of the State Building Code, Electrical Code, Fire Code, and other applicable codes, and are subject to minor site plan review and such provisions of this bylaw as are applicable.

F. Permitting Requirements for Tier 2 Battery Energy Storage Systems

Tier 2 Battery Energy Storage Systems are subject to this bylaw and require the issuance of a special permit in those zoning districts identified in Table 1, Schedule of Uses, and are subject to Major Site Plan Review pursuant to Section 3.5. Tier 1 and Tier 2 BESS shall comply with the applicable requirements set forth in this bylaw, as well as this Zoning Bylaw, and the Medway General Bylaws. The following requirements apply to all Tier 1 and Tier 2 BESS subject to this bylaw, except where it is specifically noted to apply only to Tier 2 BESS:

1. Utility Lines and Electrical Circuitry. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles.

2. Signage. Signage shall comply with the requirements of Section 7.2 of this Zoning Bylaw and the following additional requirements; in the event of a conflict between the provisions of Section 7.2 and this section, the requirements of this section shall prevail.

a) The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed in the area of battery energy storage systems, and 24-hour emergency contact information, including reach-back phone number.

b) As required by the state electrical code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

c) Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.

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3. Lighting. Lighting of the battery energy storage systems shall be limited to that minimally required for safety and operational purposes and shall comply with Section 7.1.2 of this Zoning Bylaw.

4. Vegetation and tree-cutting. Areas within ten feet on each side of Tier 2 Battery Energy Storage Systems shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.

6. Setbacks. Tier 2 Battery Energy Storage Systems shall be set back a minimum of 50 feet from all side, rear, and front lot lines; except that Tier 2 BESS shall be set back a minimum of 100 feet from side, rear, and front lot lines that abut or are across a street from residential zoning districts or existing single, two-family, or multi-family structures. ~~a~~Access drives and parking are allowed in these setbacks. In addition, a minimum of 10 feet must be maintained between BESS components and all buildings, stored combustible materials, hazardous materials, high-piled storage, personnel means of egress, and other exposure hazards not associated with electrical grid infrastructure.

7. Dimensional. Tier 2 Battery Energy Storage Systems shall comply with the dimensional limitations for principal structures of the underlying zoning district as provided in Section 6 of this Zoning Bylaw, unless otherwise provided in this bylaw.

8. Fencing Requirements. Tier 2 Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a minimum eight foot high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building. Security barriers, fences, landscaping, and other enclosures must not inhibit required air flow to or exhaust from the BESS and components. Electrical equipment greater than 1,000V require a means to restrict access. NFPA 855 requires specialty safety systems to be provided based on the BESS chemistry and installed location.

9. Screening and Visibility. Tier 2 Battery Energy Storage Systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Such features may not inhibit required air flow to or exhaust from the BESS and components.

10. Mitigation for Loss of Carbon Sequestration and Forest Habitat – If land that is Forestland or has been Forestland within the past year is proposed to be converted to a Tier 2 BESS, the plans shall designate thereon an area of unprotected (meaning, not subject to G.L. c. 184, sections 31-33 at time of application) land on the same lot and of a size equal to four times the total area of such installation. Such designated land shall remain in substantially its natural condition without alteration, including prohibition of commercial forestry or tree cutting not related to the maintenance of the installation, until such time as the installation is decommissioned; except in response to a natural occurrence, invasive species or disease that impacts the trees and requires cutting to preserve the health of the forest.

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11. Mitigation for Disruption of Trail Networks – If existing trail networks, old roads, or woods or cart roads are disrupted by the location of a Tier 2 BESS, the plans shall show alternative trail alignments to be constructed by the applicant, although no rights of public access may be established hereunder.

12. Mitigation for Disruption of Historic Resources and Properties – Historic resources, structures and properties, such as cellar holes, farmsteads, stone corrals, marked graves, water wells, or pre-Columbian features, including those listed on the Massachusetts Register of Historic Places or as defined by the National Historic Preservation Act, shall be excluded from the areas proposed to be developed for a Tier 2 BESS. A written assessment of the project's effects on each identified historic resource or property and ways to avoid, minimize or mitigate any adverse effects shall be submitted as part of the application. A suitable buffer area shall be established on all sides of each historic resource.

13. Decommissioning Plan. The applicant shall submit with its application a decommissioning plan for Tier 2 BESS to be implemented upon abandonment and/or in conjunction with removal of the facility. The owner or operator of the BESS shall notify the Building Commissioner in writing at least twenty days prior to when a Tier 2 BESS will be decommissioned. Decommissioning of an abandoned or discontinued Tier 2 BESS shall be completed within six months after the facility ceases operation. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
c. The anticipated life of the battery energy storage system;
d. The estimated decommissioning costs and how said estimate was determined;
e. The method of ensuring that funds will be available for decommissioning and restoration;
f. The method by which the decommissioning cost will be kept current;
g. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

14. Decommissioning Fund. The owner and/or operator of the energy storage system, shall continuously maintain a fund or other surety acceptable to the Town, in a form approved by the Planning and Economic Development Board and Town Counsel, for the removal of the battery energy storage system, in an amount to be determined by the Town, for the period of the life of the facility. All costs of the financial security shall be borne by the applicant.

15. Proof of Liability Insurance. The applicant or property owner shall provide evidence of liability insurance prior to the issuance of a building permit, and shall continue such insurance in effect until such facility has been decommissioned, removed, and the site restored in accordance with this bylaw.

G. Site plan application. For a Tier 2 Battery Energy Storage System the site plan application shall include the following information, in addition to that required by Section 3.5 of this Zoning Bylaw and the Planning and Economic Development Board Rules and Regulations Governing Site Plan Applications:

Commented [BSA3]: Do we need ISO document

1. A one- or three-line electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all State Electrical Code compliant disconnects and over current devices.

2. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.

3. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of building permit.

4. Large-scale fire test data, evaluation information, and calculations, and modeling data. For any of the following, UL 9540A fire test data must be made available to the Planning and Economic Development Board for review:
- BESS systems with a capacity of greater than 50kWh
- BESS systems with spacing between arrays of less than 3 feet

5. Commissioning Plan. The system installer or commissioning agent shall prepare a commissioning plan prior to the start of commissioning. Such plan shall be compliant with NFPA 855 and document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in applicable state codes. Where commissioning is required by the Building Code, battery energy storage system commissioning shall be conducted by a Massachusetts Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required by applicable state codes shall be provided to Zoning Enforcement Officer prior to final inspection and approval and maintained at an approved on-site location.

6. Fire Safety Compliance Plan. Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with state codes, including documentation that BESS components comply with the safety standards set forth in subsection 8.12.I.

7. Operation and Maintenance Manual. Such plan shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth state codes and NFPA 855. Maintenance provisions will be driven by manufacturer requirements for the specific listed system.

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8. Depending on the location of the BESS in relation to and its interaction with the electrical grid, interconnection will be completed per 527 CMR 12.00. System interconnections into utility grids shall be in accordance with NFPA 855. An accessible disconnect is required per 527 CMR 12.00.

9 Prior to the issuance of the building permit, engineering documents must be signed and sealed by a Massachusetts Licensed Professional Engineer.

10. Emergency Operations Plan. An Emergency Operations Plan compliant with NFPA 855 is required. A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local fire code official. For so long as the BESS is operational, the operator shall provide the Fire Department, Police Department, Building Commissioner, and Town Manager's office with contact information for personnel that can be reached 24 hours per day every day, and this contact information shall be updated by the operator whenever there is a change in the information. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:

a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
b. Procedures for inspection and testing of associated alarms, interlocks, and controls.
c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
f. Procedures for safe disposal of battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
g. Other procedures as determined necessary by the Town to provide for the safety of occupants, neighboring properties, and emergency responders.
h. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

H. Ownership Changes. If the owner of the battery energy storage system changes or the owner of the property changes, the special permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special permit, site plan approval, and decommissioning plan. A new owner or operator of the battery energy storage system shall notify the Building Commissioner of such change in ownership or operator within 14 days of the ownership change. A new owner or operator must provide such notification to the Building Commissioner in writing.

I. Safety

1. System Certification. Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for battery energy storage systems and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

a) UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),

b) UL 1642 (Standard for Lithium Batteries),

c) UL 1741 or UL 62109 (Inverters and Power Converters),

d) Certified under the applicable electrical, building, and fire prevention codes as required.

e) Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

2. Site Access. Battery energy storage systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.

3. Battery energy storage systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

K. Abandonment

The battery energy storage system shall be considered abandoned when it ceases to operate consistently for more than one year. If the owner and/or operator fails to comply with decommissioning refer to decom upon any abandonment, the Town may, after compliance with any applicable state and federal constitutional requirements, enter the property and utilize the available bond and/or security for the removal of a Tier 2 BESS and restoration of the site in accordance with the decommissioning plan.

Or act in any manner relating thereto.

N.B. Need to check if any other ZBL provisions need to be amended. (dimensional)

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DRAFT Amendments to Table of Uses
bjs -7-21-22

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
A. Agriculture, Conservation, Recreation Uses													
Agriculture, excluding piggeries and fur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land.	Y	Y	N	N	N	N	N	N	N	N	N	N	Y
Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations.	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y
Commercial Greenhouse	SP	SP	N	N	N	Y	Y	N	N	N	N	PB	N
Nursery	SP	SP	N	N	N	Y	Y	N	N	N	N	N	N
Recreational facility	SP	SP	N	N	N	N	Y	Y	N	N	Y	Y	PB
Ski Area	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Golf course	SP	SP	N	N	N	N	N	N	N	N	N	N	N
Livery riding stable	Y	Y	N	N	N	N	N	N	N	N	N	PB	PB
B. PUBLIC SERVICE													
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public utility	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	N	N
C.RESIDENTIAL USES													
Detached single-family house (Amended 5-7-17)	Y	Y	Y	N	Y	N	N	N	N	N	N	N	Y[1]
Two-family house/duplex, provided that the exterior of the dwelling has the appearance of a single-family dwelling. *(Amended 5-7-17)*	N	SP	SP	N	N	N	N	N	N	N	N	N	N
Infill dwelling unit, subject to Section 8.1.	N	PB	PB	N	N	N	N	N	N	N	N	N	N
Open space residential development, subject to Section 8.4	PB	PB	N	N	N	N	N	N	N	N	N	N	N
Assisted living residence facility	PB	PB	N	N	N	N	N	N	N	N	PB	N	N
Adult retirement community planned unit development, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N	N	N	N
Rowhouse subject to Section 10.0 *(Added 5-10-21)*	N	N	N	PB	N	N	N	N	N	N	Y[2]	N	Y

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Multi-Family Building, Apartment Building, and Multi-Family Developments *(Amended 11-18-19)*	Allowed by special permit from the Planning and Economic Development Board in the Multi-Family Overlay District (See Section 5.6.4) and the Medway Mill Conversion Subdistrict (See Section 5.6.2 E).										Y[3]	N	Y
Mixed-Use Development and Mixed-Use Building subject to Section 10.0 *(Amended 11-16-20 and 5-10-21)*	N	N	N	PB	N	N	N	N	N	N	Y	Y	N
Long-term care facility	SP	SP	N	N	N	N	N	N	N	N	PB	N	PB
Accessory Uses													
Accessory family dwelling unit, subject to Section 8.2	SP	SP	SP	N	SP	N	N	N	N	N	N	N	N
Home-based business, subject to Section 8.3 *(Amended 5-10-21)*	Y	Y	Y	Y	Y	N	N	N	N	N	Y	N	Y
Boathouse	Y	Y	N	N	N	N	N	N	N	N	N	N	N
Greenhouse	Y	Y	Y	N	N	N	N	N	N	N	Y	N	Y
D. BUSINESS USES													
Retail Trade													
Retail bakery *(Added 11-16-15)*	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Retail sales	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Retail store larger than 20,000 sq. ft. *(Amended 5-10-21)*	N	N	N	PB	N	N	SP	N	N	N	PB	PB	N
Retail sales, outdoors	N	N	N	N	N	N	Y	N	N	N	N	PB	N
Shopping center/multi-tenant development *(Amended 5-10-21)*	N	N	N	PB	N	SP	SP	N	N	N	PB	PB	N
Auto parts	N	N	N	N	N	N	Y	N	N	N	N	N	N
Florist	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop *(Amended 11-16-20)*	N	N	N	N	N	N	N	N	N	N	N	PB	N
Hospitality and Food Services													
Restaurant providing food within a building, which may include outdoor seating on an adjoining patio	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Restaurant providing live entertainment within a building, subject to license from the Board of Selectmen	N	N	N	Y	SP	SP	N	N	N	N	Y	Y	N
Brew pub	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Motel *(Amended 11-16-20 and 5-10-21)*	N	N	N	PB	N	N	N	N	N	Y	PB	PB	N
Hotel *(Amended 11-16-20 and 5-10-21)*	N	N	N	PB	N	N	N	N	N	Y	Y	Y	N
Bed and breakfast	SP	N	N	N	N	N	N	N	N	N	Y	N	PB
Inn	SP	SP	SP	SP	SP	N	N	N	N	N	Y	N	N
Cultural and Entertainment Uses													
Studio	N	N	SP	Y	Y	Y	N	N	N	N	Y	Y	N
Museum	N	N	N	Y	SP	SP	N	N	N	N	Y	PB	N
Movie theatre/cinema	N	N	N	SP	N	N	N	N	N	N	Y	PB	N
Gallery	N	N	N	Y	Y	Y	N	N	N	N	Y	PB	N
Commercial indoor amusement *(Amended 11-15-21)*	N	N	N	SP	N	N	Y	Y	N	Y	Y	Y	N
Professional Uses and Financial Services													
Financial institution	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Professional or business office	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Services													
Personal care service establishments	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Service establishment *(Amended 11-13-17)*	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N
Doggie day care	N	N	N	N	N	N	SP	N	N	N	N	Y	N
Repair shop *(Amended 5-10-21)*	N	N	N	Y	Y	Y	Y	SP	N	N	Y	Y	N
Furniture Repair *(Amended 5-10-21)*	N	N	N	Y	Y	Y	Y	SP	N	N	N	Y	N
Educational/instructional facility, commercial	N	N	N	Y	Y	Y	Y	Y	N	N	Y	PB	N
Funeral home	SP	SP	N	SP	Y	Y	Y	N	N	N	N	N	N
Veterinary hospital *(Amended 5-10-21)*	SP	SP	N	PB	N	Y	Y	N	N	N	N	PB	N
Kennel	SP	SP	SP	N	SP	N	SP	SP	N	N	N	PB	N
Medical office or clinic	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Adult day care facility, subject to Section 8.5 *(Amended 5-10-21)*	PB	PB	N	PB	N	N	N	N	N	N	N	N	N
Automotive Uses													
Vehicle fuel station with repair services[4] *(Amended 5-10-21)*	N	N	N	PB	N	N	PB	N	N	N	N	N	N
Vehicle fuel station with car wash	N	N	N	N	N	N	PB	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	PB	N	N	N	N	PB	N
Vehicle fuel station with convenience store[4] *(Amended 5-10-21)*	N	N	N	PB	N	N	PB	N	N	N	PB	N	N
Vehicle repair	N	N	N	N	PB	N	PB	Y	N	N	N	Y	N
Auto body shop	N	N	N	N	N	N	PB	Y	N	N	N	Y	N
Parking Lot *(Added 11-16-20)*	N	N	N	N	N	N	N	N	N	N	N	N	N
Other Business Uses: Unclassified													
Adult uses	N	N	N	N	N	N	N	Y	N	N	N	N	N
Mixed-Use Development and Mixed-Use Building subject to Section 10.0 *(Added 11-16-20 and 5-10-21)*	N	N	N	PB	N	N	N	N	N	N	Y	Y	N
Accessory Uses													
Drive-through facility *(Amended 11-16-20 and 5-10-21)*	N	N	N	PB	N	PB	PB	N	N	N	PB	PB	N
Outdoor display	N	N	N	SP	SP	SP	SP	N	N	N	Y	Y	N
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises, subject to Section 7.1.3 of the Zoning Bylaw. *(Amended 11-18-19)*	N	N	N	N	N	N	Y	Y	N	Y	N	PB	N
Electric vehicle charging station *(Added 5-10-21)*	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Electric vehicle charging station with digital advertising signage, subject to Section 5.4.2 of the Zoning Bylaw *(Added 5-10-21)*	N	N	N	PB	N	N	N	PB	N	PB	N	N	N

DRAFT Amendments to Table of Uses
bjs -7-21-22

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
E. INDUSTRIAL AND RELATED USES													
Warehouse/distribution facility	N	N	N	N	N	Y	N	Y	Y	Y	N	PB	N
Wholesale bakery *(Added 11-16-15; amended11-15-21)*	N	N	N	N	N	N	N	Y	N	Y	N	Y	N
Wholesale showroom or office, including warehouse *(Amended 11-15-21)*	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Manufacturing *(Amended 5-8-17; amended 11-15-21)*	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Light Manufacturing *(Added 5-8-17; amended 11-15-21)*	N	N	N	N	N	Y	Y	Y	N	Y	N	Y	N
Contractor's yard	N	N	N	N	N	N	Y	Y	N	N	N	PB	N
Construction Equipment/Machinery Sales, Leasing or Rentals *(Added 11-15-21)*	N	N	N	N	N	N	N	N	N	PB	N	N	N
Research and development *(Amended 11-15-21)*	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Brewery *(Amended 11-15-21)*	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N
Research and development and/or manufacturing of renewable energy products *(Amended 11-16-20)*	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Bulk Storage *(Added 11-18-19)*	N	N	N	N	N	N	N	N	N	N	N	N	N
Electric power generation which includes ~~large-scale ground-mounted solar photovoltaic installations with a rated name plate capacity of 250 kW (DC) or more and other~~ Renewable Energy sources other than solar. *(Amended 11-16-20)*	N	N	N	N	N	N	N	N	Y	N	N	N	N
Large-scale ground-mounted solar electric installations, including those with a rated name plate capacity of 250 kW (DC) or more; but excluding battery energy storage systems as a principal use.	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N
Small-scale ground-mounted solar electric installations (as principal use)	N	N	N	N	N	SP	Y	Y	Y	Y	N	Y	N

DRAFT Amendments to Table of Uses
bjs -7-21-22

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
Gravel/loam/sand or stone removal, commercial	N	N	N	N	N	N	N	N	N	N	N	N	N
Tier 1 Battery Energy Storage System	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tier 2 Battery Energy Storage System	N	N	N	N	N	N	N	N	PB	N	N	N	N
Accessory Uses													
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises, subject to Section 7.1.3 of the Zoning Bylaw *(Amended 11-18-19)*	N	N	N	N	N	N	Y	Y	Y	Y	N	PB	N
Small-scale ground-mounted solar electric installations	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Solar Parking Canopies	N	N	N	PB	PB	PB	PB	PB	PB	PB	PB	PB	N
Tier 1 Battery Energy Storage System	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
F. INSTITUTIONAL USES													
Community center	SP	SP	SP	SP	SP	SP	SP	N	N	N	Y	PB	PB
Lodge or club *(Amended 5-10-21)*	SP	SP	SP	PB	N	N	N	N	N	N	Y	Y	N

TABLE 1: SCHEDULE OF USES

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN
G. MARIJUANA RELATED USES													
Recreational Marijuana Establishment *(Added 3-19-18 and amended 5-21-18)*	N	N	N	N	N	N	N	PB	N	PB	N	N	N
Recreational Marijuana Retailer *(Added 3-19-18 and amended 5-21-19)*	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreational Marijuana Social Consumption Establishment *(Added 5-21-18)*	N	N	N	N	N	N	N	N	N	N	N	N	N
Registered Medical Marijuana Facility (Retail) *(Added 5-21-18)*	N	N	N	N	N	N	PB	N	N	N	N	N	N
Registered Medical Marijuana Facility (Non-retail) *(Added 5-21-18)*	N	N	N	N	N	N	N	PB	N	PB	N	N	N

Footnotes:

1. In the OGN District, detached single family homes are permitted if they meet the designs standards for cottages under Section 9.4

2. In the OGVC and CB District, multi-family dwellings and developments include rowhouses (attached single family units) which are subject to the design standards under Section 9.4 (*Amended 5-10-21)*

3. Allowed by special permit from the Planning and Economic Development Board in the Multi-Family Overlay District (See Section 5.6.4) and the Medway Mill Conversion Subdistrict (See Section 5.6.2 E). *(Added 5-10-21)*

4. Vehicle fuel station with convenience store in the Central Business District (CB) is only allowed on the site of an existing vehicle fuel station with convenience store or an existing vehicle fuel station with repair services. Any substantial improvement to the existing building(s) or fueling station(s) shall require the site to comply with the design standards of Gas Station and Convenience Store in Section 9. Table 9.4.C.1.B (*Added 5-10-21)*

MULTIFAMILY HOUSING
Proposed amendments – July 2~~2~~7, 2022~~/sac~~bjs edits

ARTICLE : To amend the Medway Zoning Bylaw, Section 5.6.4 Multi-Family Housing, as follows:

By revising item 1. in C. Dimensional Regulations. Proposed language is noted in bold.

1. The minimum dimensional regulations as specified in Table 2 shall be the same **for a proposed multi-family building, apartment building, or multi-family development** as for the underlying zoning district in which the parcel is located. However, the Planning and Economic Development Board may adjust these dimensional requirements by a four-fifths vote if, in its opinion, such adjustment will result in a more desirable design of the development or provide enhanced buffering for adjacent residential properties. **Such adjustment may include increasing the underlying setback requirements.**

By adding a new item 5. In C. Dimensional Regulations

5. The minimum lot size for a Multi-Family Building shall be one/half acre.

By amending D. Density Regulations by revising items 1 and 2 as follows, inserting a new item 3, and changing the numbering of item 3 to item 4.

1. For lots of one acre or more:
   a. The density of a Multi-Family Building or a Multi-Family Development without an Apartment Building shall not exceed 8 dwelling units per whole ~~acre~~ **Acres Available for Development**. For example, the maximum density of a lot with 1.8 Acres Available for Development shall not exceed 8 dwelling units.
   b. The density of an Apartment Building or a Multi-Family Development which includes an Apartment Building shall not exceed 12 dwelling units per whole ~~acre~~ **Acres Available for Development.**
2. For lots under one acre, the density of a Multi-Family Building or a Multi-Family development shall not exceed its relative portion of an ~~acre~~ **Acre**s **Available for Development**.
3. **Acres Available for Development = Total area of the site minus the area** subject to~~covered by~~ **upland utility easements** and **minus 50% of** all areas subject to protection under the Wetlands Protection Act, G.L. c. 131, §40, and the Town's General Wetlands Protection Bylaw, Article XXI of the General Bylaws~~wetland and riverfront resource areas~~**.**

Commented [BSA1]: Proposing to use language similar to Section 6.2.D.

By revising item 3. Parking in E. Special Regulations

3. Parking: At least ~~one and on-half~~ **two** off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units. **The Planning and Economic Development Board may adjust this requirement by a four-fifths vote, in consideration of the size of the proposed dwelling units.**

~~By adding a new item 8 in E. Special Regulations~~

~~**8. Architectural Character – The architecture of proposed new construction of a Multi-Family Building, Apartment Building, or Multi-Family development shall be compatible with the**~~

Commented [BSA2]: This seems unnecessary, see section F. which allows this to be in the Regulations, where there is more flexibility and the ability to grant waivers. Also see E.7.c. which provides similar standards for properties with buildings that are deemed historically significant and preferably preserved. "Compatible with the architecture of the surrounding neighborhood" is subjective and open to differing interpretations.

~~architecture of the surrounding neighborhood and comply with Section 4. C. Residential Zones Architectural Guidelines of the *Medway Design Review Guidelines*.~~

2022 Fall Town Meeting Calendar

Activity	Date
Select Board (SB) Adopts Warrant	September 19, 2021
Fall Town Meeting (FTM)	November 14, 2021

Date	Activity	Responsibility
Aug 22-Sep 12	Opening/Closing of FTM Warrant	SB & Town Mgr.
Sept 12	Adopt Warrant	SB
Sep 13-23	Legal Review and Approval of Warrant	Town Counsel
Oct 3	Vote Recommendations	SB
Oct 4	Transmittal of Warrant to Finance Committee (FinCom)	SB
Oct 4-20	Review of Warrant by FinCom	FinCom
14 days before FinCom Public Hearing*	***Post Date of FinCom Public Hearing in:*** ***1. Milford Daily News*** ****(must be provided 3-4 days prior to date you published)*** ***2. FinCom Website Page*** ***3. Town Clerk to Post***	FinCom
Oct 19*	***FinCom Public Hearing; Votes Recommendations****	FinCom
Oct 27	Warrant Posted per Charter	SB
Nov 14	Fall Town Meeting	SB, FinCom, Town Clerk, Moderator

Activity	Date
Constable Posts Warrant	**Oct 27, 2022**

1. *Recommended date of Public Hearing Wed., Oct. 19, 2022
2. Notify Community News. Co. of public hearing notice to be placed in ***Milford Daily News.***
    a. CNC needs three to four business days advance notice to place a legal ad;
    b. CNC's phone#: 800-624-7355, email: legals@patriotledger.com.
    c. **Charter reference (7-5-2) The finance committee shall report its recommendations, in writing, on the articles for which it held public hearings in accordance with the board of selectmen's budgeting calendar for the annual town meeting, and at least 10 days before any other town meeting.

August 9, 2022
Medway Planning & Economic Development Board Meeting

Master Plan Discussion

- Master Plan report – 7-18-22 draft https://www.townofmedway.org/sites/g/files/vyhlif8006/f/uploads/medway_mp_draft_071822_v3.pdf

- Action Plan – 7-20-22 draft

Please review in preparation for discussion at the 8-9-22 meeting.

MEDWAY TOMORROW:

A MASTER PLAN FOR THE FUTURE

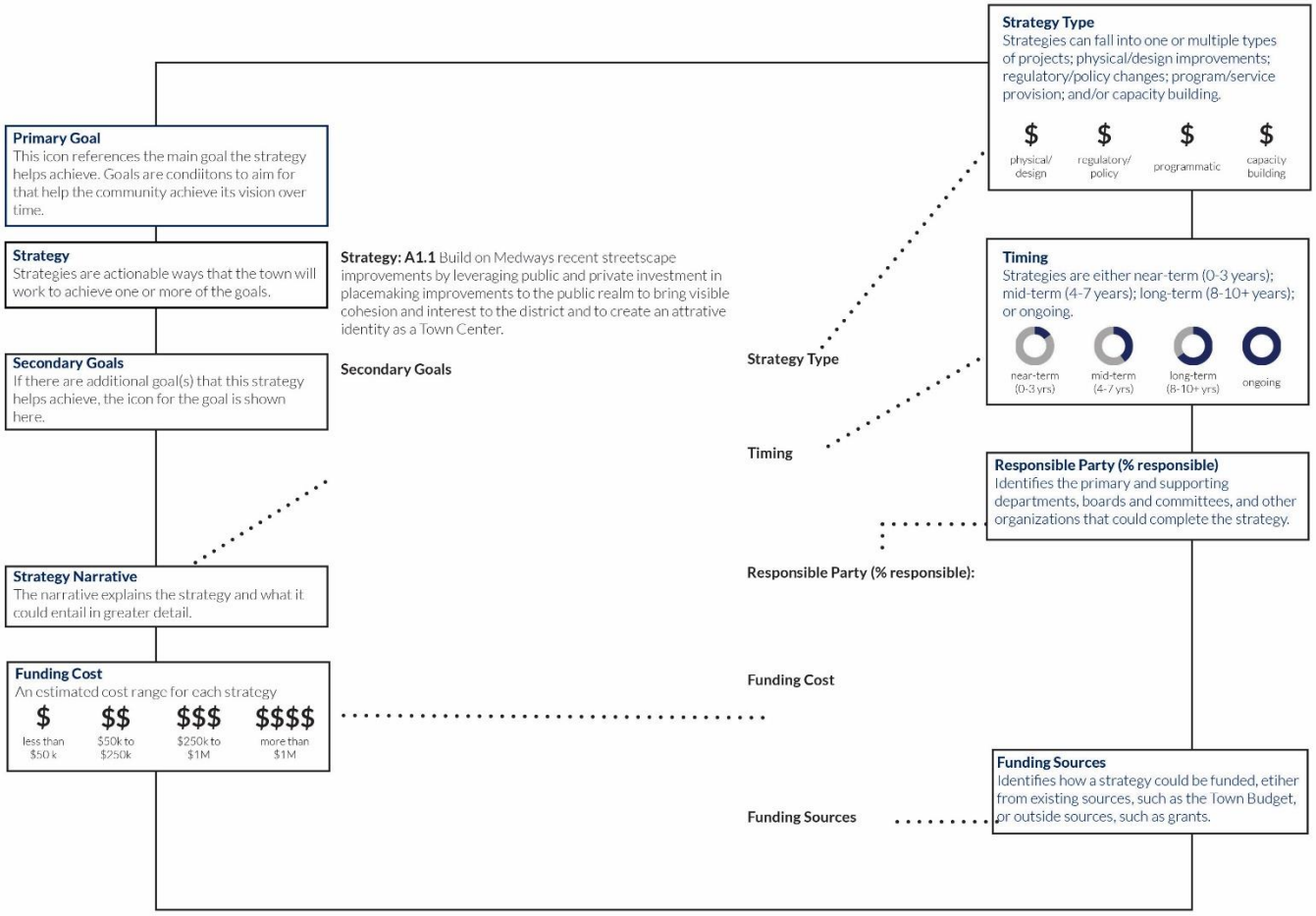
ACTION PLAN

DRAFT FOR REVIEW

REVISED 07/20/22

****DRAFT DOCUMENT INTENDED FOR DISCUSSION PURPOSES ONLY****

DRAFT



IMPLEMENTATION FRAMEWORK

RESPONSIBLE AND STRATEGIC GROWTH

In 2032, Medway has attractive, walkable commercial centers; thriving local businesses, strong commercial and industrial tax base, and employment opportunities; multi-generational, affordable, accessible, and smaller housing options; attractive placemaking; and well-preserved historic buildings.

Oak Grove supports a cluster of established companies and entrepreneurs in addition to new residential development, which has increased the commercial tax base and created new jobs as well as a prominent western gateway for Medway. Additional redevelopment plans are pending or underway as the Town realizes its vision for this important area.

Medway prioritizes and values not only small business development throughout the town, but also the growth and formation of medium-sized businesses. New commercial and residential development in nodal centers throughout the town benefit from expanded local and regional shuttle services, safe walkable sidewalks and crosswalks, and bicycle lanes and bike racks.

GOAL 1: CATALYZE REDEVELOPMENT OF KEY PROPERTIES ON ROUTE 109 TO CREATE A TRADITIONAL, WALKABLE TOWN CENTER WITH PUBLIC FACILITY INVESTMENTS, PUBLIC/PRIVATE PARTNERSHIPS, CREATION OF COHESIVE VISUAL DISTRICT BRANDING, COORDINATED MARKETING AND PROMOTION, AND A NET INCREASE TO THE LOCAL TAX BASE.

1A Strategy:

Build on Medway's recent streetscape improvements by leveraging public and private investment in placemaking improvements to the public realm to bring visible cohesion and interest to the district and to create an attractive identity as a town center.

Secondary Goals:

Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	●	●	●	●	○
Improve walking and biking safety, accessibility, and connections on arterial and connector streets throughout Medway for all ages and abilities by creating a connected network of sidewalks and bike lanes where suitable, as well as off-road trails or pathways providing people with safe and efficient access to schools, parks, commercial areas, and other key destinations.	●	●	●	○	○
Support the increased use of technology and infrastructure to expand electric vehicle and bicycle use, including charging stations and bicycle storage.	●	●	●	○	○
Invest in traffic calming with physical improvements to streets to slow automobile travel speeds and improvements to high crash areas to increase overall road safety.	●	●	●	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	●	○

Strategy Narrative:

Such an effort can include on short and long-term design changes to make accessible and welcoming public spaces, such as parklets; temporary and permanent public art installations and public amenities; and non-vehicular connections. Start by creating a placemaking playbook for the future town center area on Route 109 corridor and Village Center area to create/reinforce their unique identities. Seek public and private grants to fund improvements based on the playbook with a phased 10-year approach. With placemaking-informed redesign, Main Street/Route 109 can become a vibrant downtown area and revenue-generation stream for the town. Placemaking initiatives reimagine existing community assets and seek to promote high quality of life for those they engage.

- Burlington Town Center Playbook: https://www.burlington.org/800/Town-Center-Placemaking-Playbook
- PPS – "Get Funded: Tips for a New Era of Placemaking Philanthropy": https://www.pps.org/article/get-funded-tips-for-a-new-era-of-placemaking-philanthropy

Strategy Type:

Physical/design improvements

Timing:

Long-term (8-10+ years)

Responsible Party (% Responsible)

Planning & Economic Development Board
Redevelopment Authority
DPW
Select Board
Chamber of Commerce

Funding Cost:

$$$$ 1M+

Funding Source:

Massaschusetts Downtown Initiative
Local or state Cultural Council grants
Shared Streets and Spaces program

1B Strategy:

Explore adoption of an Urban Center Housing Tax Increment Financing (UCH-TIF) zone to promote private housing and commercial development in the Route 109 future town center area.

Secondary Goals:

Promote significant commercial and industrial development expansion including medium-sized businesses to help minimize residential tax increases and increase local employment opportunities.	●	●	●	●	○
Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	●	●	●	○	○
Foster accessible and affordable housing options, including smaller homes and options for middle-income households, in strategic locations that enable residents to thrive in the community and support the needs of an aging population, young families, young adults, special needs, and a socioeconomically diverse population.	●	●	●	○	○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	●	●	○	○	○

Strategy Narrative:

The Urban Center Housing Tax Increment Financing Program is a statewide initiative through DHCD's Division of Community Services to promote mixed-use residential and commercial development within municipal commercial centers. Adopting UCH-TIF zoning provides annual real estate exemptions for up to 20 years on some or all of the increased value (the "Increment") of improved real estate. All Massachusetts municipalities with designated commercial centers and a need for multi-unit housing are eligible to apply. Incentivizing private housing and commercial development along Route 109 would allow Medway to attract diverse businesses and residents.

To participate in the program, a city or town must adopt a detailed urban center housing tax increment financing plan ("UCH-TIF Plan") for a designated area with high business or commercial use (the "UCH-TIF Zone"). The UCH-TIF Plan must include:

- Development plans for proposed public and private projects in the UCH-TIF Zone
- Executed agreements with the property owners who will be doing new development and who will be receiving tax increment exemptions ("UCH-TIF Agreements").

A UCH-TIF Agreement provides an annual real estate tax exemption for up to 20 years for all or part of the real estate tax on the increment. The Agreement also specifies the affordable housing to be created and includes an affordable housing restriction which ensures that 25% of the housing assisted by the exemption will be affordable for 40 years or the useful life of the housing, whichever is longer.

- MA Department of Housing and Community Development (DHCD) website: https://www.mass.gov/service-details/urban-center-housing-tax-increment-financing-uch-tif

Strategy Type:

Regulatory/Policy changes
Capacity Building

Timing:

Near-term (0-3 years)

Responsible Party:

Select Board
Economic Development Committee

Funding Cost:
$ less than $50k

Funding Source:
Town budget, if needed

1C Strategy:

Consider designating a portion of the Route 109 corridor as an Urban Renewal Area, if eligible, which would include all or a portion of the existing Central Business District (CBD) zoning district to promote private development consistent with the community's vision for a traditional town center as the CBD zoning allows.

Secondary Goals:

Promote significant commercial and industrial development expansion including medium-sized businesses to help minimize residential tax increases and increase local employment opportunities.	● ● ● ● ○
Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	● ● ● ● ○

Strategy Narrative:

This designation would give Medway's Redevelopment Authority the ability to develop an Urban Renewal Plan to bring new life into the Route 109 corridor. When designated as an Urban Renewal Area, municipal Redevelopment Authorities gain access to technical assistance in preparing and implementing Urban Renewal Plans from DHCD. Revitalizing this underused area will attract new residents and businesses to Medway. This strategy would allow the town to create a second Redevelopment Authority to acquire key redevelopment sites through negotiation or by eminent domain to create an "environment needed to promote sound growth and attract and support private investment in designated urban renewal areas." An inventory and study would need to be conducted to determine if the area would meet the eligibility requirements as an Urban Renewal Area.

To qualify as an Urban Renewal Area, the municipality and the state must approve an Urban Renewal Plan that has found that (a) the project area would not by private enterprise alone and without either government subsidy or the exercise of governmental powers be made available for urban renewal; (b) the proposed land uses and building requirements in the project area will afford maximum opportunity to privately financed urban renewal consistent with the sound needs of the locality as a whole; (c) the financial plan is sound; (d) the project area is a decadent, substandard or blighted open area; (e) that the urban renewal plan is sufficiently complete.

- State webpage re: Urban Renewal https://www.mass.gov/service-details/urban-renewal-ur
- MGL c.121B s.45 https://malegislature.gov/Laws/GeneralLaws/PartI/TitleXVII/Chapter121B/Section45
- Urban Renewal Implementation Regs https://www.mass.gov/files/documents/2018/05/23/760cmr12.pdf

Strategy Type:

Regulatory/Policy changes

Timing:

Near-term (0-3 years)

Responsible Party (% Responsible)

Select Board

Funding Cost:

$ less than $50k

Funding Source:

Town funds

GOAL 2: PROMOTE NEW DEVELOPMENT IN THE OAK GROVE AREA TO REALIZE THE VISION OF THE 2017 OAK GROVE URBAN RENEWAL PLAN WITH A DIVERSE MIX OF USES, INCLUDING BUSINESS, INDUSTRY, OPEN SPACE, AND HOUSING AND GENERATE SUSTAINABLE EMPLOYMENT OPPORTUNITIES, PROVIDE OPPORTUNITIES FOR ECONOMIC DEVELOPMENT, AND DELIVER A NET INCREASE TO THE LOCAL TAX BASE.

2A Strategy:

Leverage funding and execute Phase I and Phase 2 activities of the Oak Grove Urban Renewal Plan including acquiring and assembling parcels, transportation safety improvements, coordinating with developers, and ensuring water and wastewater capacity as described in the Oak Grove Urban Renewal Plan.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	○	○
Protect drinking water quality, expand wastewater treatment capacity, and implement MS4 stormwater permit recommendations.	●	●	●	●	○
Improve walking and biking safety, accessibility, and connections on arterial and connector streets throughout Medway for all ages and abilities by creating a connected network of sidewalks and bike lanes where suitable, as well as off-road trails or pathways providing people with safe and efficient access to schools, parks, commercial areas, and other key destinations.	●	●	●	●	○

Strategy Narrative:

Urban renewal is a tool to assist communities to revitalize decadent, substandard or blighted open areas and to encourage sound growth in specific areas. An Urban Renewal Plan is an application submitted by the municipality through its urban renewal agency, such as the Medway Redevelopment Authority, to the Massachusetts Department of Housing and Community Development requesting its approval of a redevelopment project. The Urban Renewal Plan (page 69) estimates the town will require $4.5M to implement the Urban Renewal Plan. There are a variety of funding sources including federal, state, and local funding to spur private investments to implement the plan. Page 70 of the plan lists 18 potential funding sources including MassWorks Infrastructure Funding, Transportation Enhancement Program, Chapter 90 Funding, MassDEP and Brownfields Funds, The New Markets Tax Credits Program, District Improvement Financing, among others.

The Oak Grove Urban Renewal Plan was approved in March 2017, with Phase I being activities set to be achieved in the short-term (0-5 years) and Phase II being activities set to be achieved in the medium-term (6-10 years). These include acquiring and assembling parcels for development of a new restaurant and hotel, apartments, and townhouses, a retail or childcare facility, commercial retail and office space, and industrial use. Bringing these sectors to Medway would introduce employment opportunities and new services for residents as well as increase the local tax base. Transportation safety improvements including a new bus stop and new traffic signal/wider left turn lanes at Trotter Drive/Milford Street will minimize the effects of increased traffic in the area.

- Medway Community and Economic Development webpage for Oak Grove Urban Renewal Plan: https://www.townofmedway.org/community-and-economic-development/pages/medway-oak-grove-urban-renewal-plan
- Oak Grove Urban Renewal Plan: https://www.townofmedway.org/sites/g/files/vyhlif866/f/uploads/2017_06_12_medway_urp_final.pdf

Strategy Type:

Physical/design improvements

Timing:

Long-term (8-10+ years)

Responsible Party (% Responsible)
Planning Board
Select Board
Redevelopment Authority

Funding Cost:
$$$$ $1m+

Funding Sources:
See Oak Grove Urban Renewal Plan (2017, pg. 70)

2B Strategy:

Create marketing materials highlighting opportunities in the Oak Grove area for future development. Include Medway's favorable tax rates, access to transportation corridors, streamlined development and permitting process, and more.

Secondary Goals:

Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	● ● ● ● ●

Strategy Narrative:

The Oak Grove Urban Renewal Area (URA) is located near the western boundary of Medway and is comprised of approximately 82.2 acres. The northern section of the URA consists of a multi-parcel segment known as the "Bottle Cap Lots." As a gateway to Medway, the community envisions this area as having a strong identity and image with a diverse mix of uses, including the potential for housing, business, industry, and open space, to generate sustainable commercial and industrial employment opportunities, provide business opportunities for economic development, and deliver a net increase to Medway's tax base. Using its financial and political resources, Medway can help market the development opportunities at Oak Grove to new businesses. The Town can work with local and regional business groups to attract new businesses that meet local needs. While not a common function of town government, some towns have helped to actively market private development opportunities that could further the town's community vision and help to spur economic growth. The Town of Norton is one example. The Town has developed a property search tool to help identify local commercial listings. The site also provides advice and guidance as well as links to other resources.

- Norton, MA's portal for commercial properties: https://nortonmaus.ecdev.org/available-properties

Strategy Type:

Program/service provision

Timing:

Near-term (0-3 years)

Responsible Party:

Planning and Economic Development Board
Community and Economic Development Department
Medway Business Council
MetroWest Chamber of Commerce
Milford Area Chamber of Commerce

Funding Cost:

$ less than $50k

Funding Source:

Business sponsors
Economic development grants
Chamber of Commerce

GOAL 3: PROMOTE COMMERCIAL AND INDUSTRIAL DEVELOPMENT EXPANSION INCLUDING MEDIUM-SIZED BUSINESSES TO HELP MINIMIZE RESIDENTIAL TAX INCREASES AND INCREASE LOCAL EMPLOYMENT OPPORTUNITIES.

3A Strategy:

Consider offering Economic Development Incentive Program (EDIP) Tax Increment Financing (TIF) to encourage redevelopment in key priority development areas for economic growth, such as the Business Industrial, East Industrial, and West Industrial districts.

Secondary Goals:

Promote significant commercial and industrial development expansion including medium-sized businesses to help minimize residential tax increases and increase local employment opportunities.	●	●	●	○	○
Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	●	●	●	●	○

Strategy Narrative:

Offering EDIP TIF within Medway will incentivize existing businesses to remain in town as well as attract new commercial enterprises. This program offers state and/or local tax incentives in exchange for job creation, private investment, and generation of substantial sales outside of Massachusetts and could be explored to stimulate the Medway economy. The TIF provides a property tax exemption for each landowner of between zero and one hundred percent of the taxes attributable to the increment in new value resulting from the proposed new development. Using TIF agreements would allow the town to enter into agreements negotiated with businesses as a host community to promote increased business development and expansion in Economic Target Areas of the Commonwealth per MGL c.40 & 59. Medway is part of the I-495/95 South Regional Technology Center Economic Target Area.

The EDIP is the largest job generating program in the Commonwealth. TIF Agreements are negotiated agreement between businesses and the host municipality. The percentage exemption applies to the incremental increase of assessed value of the parcel. TIF agreements can be structured so both parties achieve their desired outcomes such as bringing new jobs to the area, hiring local employees, or growing the tax base of the town.

- Massachusetts Economic Target Areas: https://www.mass.gov/doc/alphbetical-listing-of-eta-municipalities/download
- Norwood TIF program: http://www.norwoodma.gov/government/committees_boards/economic_development_committee/tax_increment_financing.php
- Economic Assistance Coordinating Council – Economic Development Incentive Program Guidelines: https://marlboroughedc.com/wp-content/uploads/2021/05/Massachusetts-Economic-Development-Incentive-Program-2013-1.pdf

Strategy Type:

Regulatory/Policy changes
Program/service provision

Timing:

Mid-term (4-7 years)

Responsible Party (% Responsible)

Select Board
Finance Committee

Funding Cost:

$$ $50k-$250k

Funding Source:

Economic Development Incentive Program

3B Strategy:
Encourage smaller-scale redevelopment at “Village” Centers around Medway (e.g., Village Commercial Zoning Districts).

Secondary Goals:

Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	● ● ● ● ●

Strategy Narrative:
Two areas of Medway are currently zoned as Village Commercial Zoning Districts (Medway Village and Rabbit Hill). The VC districts allow retail, restaurants, and single-family houses, banks, offices, and services, among other uses. This area, despite being zoned as Agricultural Residential 2 and Village Residential, has multiple retail and non-residential uses. Village commercial districts allow for a wide array of commercial uses while still restricting development to maintain a small-town atmosphere. Updating the allowed uses in these areas will allow for new uses of the existing land and bring new job opportunities to the town.

Strategy Type:
Regulatory/Policy changes

Timing:
Near-term (0-3 years)

Responsible Party (% Responsible)
Planning and Economic Development Board

Funding Cost:
$ less than $50k

Funding Source:
n/a

3C Strategy:

Analyze parcels of land in and around the two industrially zoned areas in Medway (East Business Park and West Business Park) to determine if additional land could be rezoned for industrial use and if there are opportunities to modernize industrial zoning to attract more commercial development.

Secondary Goals:

Promote significant commercial and industrial development expansion including medium-sized businesses to help minimize residential tax increases and increase local employment opportunities.	● ● ● ● ○
Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	● ● ● ● ○

Strategy Narrative:

About 3.4 percent of Medway's land area is occupied by industrial uses, yet industrial uses make up almost 13 percent of Medway's total assessed values. Part of the Boston metropolitan region, Medway sits almost perfectly between Boston, Worcester, and Providence. Despite its advantageous location, Medway is a net exporter of labor, with a difference of more than 3,000 jobs between its resident workers and in-town jobs. The disparity between number of workers and number of jobs in Medway creates an opportunity for the town to try and capture more employment locally, thereby providing additional employment options and potentially reducing congestion from commuters on Medway's roads.

The fact that there are relatively few jobs in town creates a heavy reliance on the residential tax base, which can burden residents in the long term while making the town's budget vulnerable to downturns in the wider housing market. Exploring if additional land could be rezoned for industrial use near the East Industrial zoning district, or along West Street, and studying zoning provisions of existing industrial zones to identify improvements to promote feasibility of uses that respond to the market. Tap into support and resources from the 495/MetroWest Creative Economy Network, a regional effort to accelerate the economic growth of the area's creative industries. MassDevelopment and the Metropolitan Area Planning Council provide technical assistance grants around real estate and economic development questions like these. Alternatively, the town could fund an economic development consultant.

- 495/MetroWest Collaborative Creative Economy Network: https://www.495partnership.org/495-mw-creative-economy-network

Strategy Type:

Regulatory/Policy changes

Timing:

Near-term (0-3 years)

Responsible Party (% Responsible)

Planning and Economic Development Board
Redevelopment Authority

Funding Cost:

$$ $50k-$250k

Funding Source:

MassDevelopment Real Estate Services grants
Metropolitan Area Planning Council technical assistance
Or Town funds

GOAL 4: CONTINUE TO KEEP TOWN FINANCES ON SOLID FOOTING AND MAINTAIN TOWN'S FAVORABLE AAA BOND RATING

4A Strategy:
Municipal leadership will continue to formally monitor financial and economic conditions impacting the Town.

Secondary Goals:
Maintaining the Town's good financial standing benefits all the goals of the Master Plan.

Strategy Narrative:
Monitoring actual performance against the original budget can reveal problems early and give policymakers and managers time to take corrective action to avoid potential deficits. The most effective budget process follows a formal calendar that begins in the fall of each year with revenue and expenditure projections, also known as a financial forecast. Best practices of municipal financial planning include joint meetings of town leadership, distribution of budget guidelines to department managers, and deadlines for appropriation requests. It is a best practice to closely monitor the budget adopted by town meeting throughout the year to verify that expenditures are consistent with town meeting votes, line items are not overspent, and receipts are tracking in line with expected results.

Strategy Type:
Regulatory/Policy changes
Capacity Building

Timing:
Ongoing

Responsible Party (% Responsible)
Town Admin/Select Board
Finance Committee
Finance Department staff

Funding Cost:
$ less than $50k

Funding Source:
Town budget

4B Strategy:
Municipal leadership maintains a long-range financial forecast regarding debt affordability, liabilities such as pensions, OPEB (Other Post-Employment Benefits), economic development strategies, reserve policies, and asset management strategies.

Secondary Goals:
Maintaining the Town's good financial standing benefits all the goals of the Master Plan.

Strategy Narrative:
A forecast of projected revenues and expenditures is a useful management and policymaking tool that enables a municipality to evaluate the impact of various government decisions over time. Since policy decisions often affect financial conditions for years to come, it is beneficial to analyze their associated fiscal impacts over a multiyear period. For example, what is the impact of a multiyear collective bargaining agreement? What is the impact of financing a new public safety building, town hall, or community center? How will its debt service affect the tax rate? Financial forecasting provides an effective approach to evaluating these and other policy choices under consideration by a municipality.

Strategy Type:
Regulatory/Policy changes

Timing:
Ongoing

Responsible Party (% Responsible)
Town Manager/Select Board

Human Resources

Funding Cost:
$ less than $50k

Funding Source:
Town Budget

4C Strategy:
Municipal leadership maintains a Capital Improvement Plan (CIP) to maintain community assets with optimal service, preserve and improve existing infrastructure, and invest in future needs.

Secondary Goals:
Maintaining the Town's good financial standing benefits all the goals of the Master Plan.

Strategy Narrative:
The Massachusetts Department of Revenue defines a capital improvement plan as a blueprint for planning a community's capital expenditure; developing a CIP allows a municipality to organize multiple years of capital funding rather than view annual expenses in isolation.

Strategy Type:
Regulatory/Policy changes

Timing:
Ongoing

Responsible Party (% Responsible)
Capital Improvement Planning Committee

Finance Committee
Town Admin/Select Board

Funding Cost:
$ less than $50k

Funding Source:
Town budget

4D Strategy:
Medway successfully meets spending parameters and target balances. For example, debt service as a percentage of the operating budget target is 5% to 8% and the unassigned fund balance as a percentage of the total town meeting budget target is 10% - 16%.

Secondary Goals:
Maintaining the Town's good financial standing benefits all the goals of the Master Plan.

Strategy Narrative:
Debt management is essential to the overall financial planning of any municipality. Borrowing allows the Town to finance projects that the Town could not support from current operating budgets and spreads the cost to citizens who will be benefit in the future from the capital investment. Capping the percentage of debt service preserves the Town's high bond rating. Maintaining minimum unassigned fund balances at a level sufficient assures that the Town can withstand unanticipated financial shocks without endangering payments to bondholders or critical Town functions.

Strategy Type:
Regulatory/Policy

Timing:
Mid-term (4-7 years)

Responsible Party (% Responsible)
Town Manager/Select Board

Finance Committee

Funding Cost:
$$, Finance Department operating budget

Funding Source:
Town budget

GOAL 5: ACTIVELY LEVERAGE FINANCIAL, TECHNICAL, AND PROMOTIONAL SUPPORT FOR THE CONTINUED SUCCESS OF EXISTING AND NEW LOCAL BUSINESSES THROUGHOUT MEDWAY.

5A Strategy:

Create initiatives and collaborations to promote agri-entrepreneurs to unlock untapped business potential, such as farm-to-table initiatives, and review zoning provisions for areas with active farms to allow such business uses and programs to support the financial stability of local farms.

Secondary Goals:

Actively work to achieve 40% emissions reductions below the Fiscal Year 2009 baseline by 2030 in alignment with the state's Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy.	● ● ● ● ●
Permanently protect tree canopy and at least 30% of open space land prioritized for four purposes: carbon sequestration to remove carbon from the atmosphere, biodiversity conservation to ensure long-term persistence of rare and other native species and their habitats, prime farmland to enable local food production through regenerative water smart farming practices, and passive recreation and trails.	● ● ● ● ●
Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	● ● ● ● ●

Strategy Narrative:

Medway retains some active local farms that are highly valued by community members. Medway is already a Right-to-Farm community. This strategy suggests taking this a step further to support local farms and farming activities by promoting agri-business opportunities to provide additional revenue streams to help local farmers sustain profitable businesses. Medway could seek new initiatives and collaborations to preserve its agricultural sector and rich farming history. The Town could investigate opportunities to connect local farms with the business community and Medway community at large so they may build mutually beneficial collaborations. Farm-to-table initiatives, sometimes called Farm-to-Fork, connect local farmers with existing food service businesses such as restaurants, bakeries, and cafeterias to provide fresh, local food to business and consistent customers to farms. Food service providers can attract more customers with the appeal of local food and can often charge more for it as well. Farms gain name recognition and steady income supporting their financial stability. Working to develop creative solutions to reinvigorate the agricultural section will not only strengthen relationships with local farms but offer new resources to other existing businesses as well. Connecting existing agri-entrepreneurs with other commercial sectors creates opportunities for all businesses to flourish.

- Kahan, David "Entrepreneurship in Farming", 2012: https://www.fao.org/3/i3231e/i3231e.pdf
- Case studies: Executive Office of Energy and Environmental Affairs Agricultural Preservation case studies

Strategy Type:

Regulatory/Policy changes
Program/service provision

Timing:

Mid-term (4-7 years)

Responsible Party (% Responsible)

Community + Economic Development Department
Planning and Economic Development Board/Zoning
Agricultural Committee

Funding Cost:

$$$ $350k-$1m

Funding Source:

Massachusetts Buy Local Grant Program, Farm Viability Enhancement Program

5B Strategy:
Expand the Farmer's Market, which is an avenue for local businesses to educate the public and sell their products and promote its utilization.

Secondary Goals:

Actively work to achieve 40% emissions reductions below the Fiscal Year 2009 baseline by 2030 in alignment with the state's Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy.	●	●			
Permanently protect tree canopy and at least 30% of open space land prioritized for four purposes: carbon sequestration to remove carbon from the atmosphere, biodiversity conservation to ensure long-term persistence of rare and other native species and their habitats, prime farmland to enable local food production through regenerative water smart farming practices, and passive recreation and trails.	●	●	●	●	
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	●	
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities.	●				

Strategy Narrative:
Farmer's Markets provide countless benefits to communities including stimulating the local agricultural economy, increasing access to fresh food, educating consumers, and building a more personalized producer-consumer relationship. Medway's Farmer's Market could seek new ways to build access for more local businesses, farms, and entrepreneurs to participate. For example, increasing the number of vendors, providing live entertainment, kids activities, or studying or reviewing other successful farmer's markets to explore strategies (ideal day of the week, time of day).

- Case study: Canton's Farmer's Market. https://www.cantonfarmersmarket.org/

Strategy Type:
Program/service provision

Timing:
Near-term (0-3 years)

Responsible Party (% Responsible)
Community & Economic Development Dept
Agricultural Committee
Economic Development Committee

Funding Cost:
$ less than $50k

Funding Source:
Business sponsors, Farmer's Market Promotion Program (FMPP), Farmer's Market and Local Food Promotion Program (FMLFPP), Farmers Market Coalition, Mass Farmers Markets

5C Strategy:

Create a place in the Town Center for shared community gathering place and incubator for pop up businesses. This could be a large shed as a "storefront" on town-owned land, or in a private-public partnership with a vacant storefront or lot, where businesses can test-drive their market and residents can come together, like Ashland's "Corner Spot".

Secondary Goals:

Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ● ● ●

Strategy Narrative:

Incubator spaces allow small businesses to undergo a trial run of managing a brick-and-mortar storefront in Medway. Residents running online businesses, existing Medway businesses curious about expansion opportunities, and local small businesses interested in trying to appeal to the Medway client-base are just some of the groups that would benefit from an incubator space. By combining the incubator with a community gathering place, residents will be able to enjoy a new shared space and businesses will benefit from the foot traffic.

- Case Study: North Shore Community Development Small Business Pop Up Shop; The Corner Spot, Ashland MA

Strategy Type:

Physical/design improvements
Program/service provision
Capacity Building

Timing:

Long-term (8-10+ years)

Responsible Party (% Responsible)

Planning and Economic Development Board
Community and Economic Development Department
Economic Development Committee
Medway Business Council

Funding Cost:

$$$ $350k-$1m

Funding Source:

Business Sponsors, MassDevelopment, Patronicity

5D Strategy:
Allow for and encourage shared co-working spaces and home-based businesses through programmatic or zoning methods.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ● ●
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ● ● ●

Strategy Narrative:
Co-working spaces are intentional places designed like offices but are open to people from different companies. Small businesses and startups can thrive in these collaborative settings with reduced operating costs and greater flexibility. Allowing co-working spaces would incentivize more freelancers, entrepreneurs, start-ups, and creatives to relocate to Medway. Additionally, co-working spaces offer refuge for work-from-home employees that lack space or privacy. Home-based businesses, or businesses operated out of one's home, are often restricted yet offer useful services to communities such as pet and childcare, tutoring services, and event planning. Most small businesses start as home-based businesses and many artists work out of home studios. Co-working spaces and home-based businesses are unique business models that challenge the traditional workplace setting. Developing programs and changing zoning to encourage co-working spaces and home-based businesses would enable Medway to welcome diverse enterprises and/or introduce additional local services.

Strategy Type:
Regulatory/Policy changes
Program/service provision

Timing:
Mid-term (4-7 years)

Responsible Party (% Responsible)
Planning and Economic Development Board

Funding Cost:
$ less than $50k

Funding Source:
n/a

5E Strategy:
Consolidate information on business resources, technical assistance, and networking and engagement events in one location on the Town's website.

Secondary Goals:

Strategy Narrative:
Medway could streamline ease of access to information regarding businesses by consolidating everything to one central location on the Town's website. This would allow businesses to interact more positively with the Town as well as increase utilization of municipal and other local services.

- Case study: Ashland's Economic Development website: https://www.ashlandmass.com/225/Economic-Development

Strategy Type:
Program/service provision

Timing:
Near-term (0-3 years)

Responsible Party (% Responsible)
Community and Economic Development Dept

Information Services Department/Communications
Medway Business Council

Funding Cost:
$ less than $50k

Funding Source:
n/a

5F Strategy:
Work with the Medway Business Council to host and promote more peer-to-peer collaboration, mentoring, and networking events for the Medway business community.

Secondary Goals:

Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ● ● ●

Strategy Narrative:
The Medway Business Council is a non-profit organization that provides opportunities for local business owners to connect and network. MBC operates on a model that understands the exchange of ideas and practices enables businesses to improve. The Town could seek to collaborate with the Business Council to offer more wider-scale opportunities for mentorship and networking to the business community.

Strategy Type:
Program/service provision

Timing:
Long-term (8-10+ years)

Responsible Party (% Responsible)
Community and Economic Development Department
Medway Business Council

Funding Cost:
$ less than $50k

Funding Source:
Town budget
Staff time
Business sponsorships

5G Strategy:
Clearly communicate to the business community who the point of contact is in Medway for helping new and existing businesses with any town-related processes.

Secondary Goals:

Strategy Narrative:
Identifying and communicating a single point of contact in Medway for new and existing businesses will streamline municipal-business procedures as well as encourage stronger relationships between business owners and the Town.

Strategy Type:
Regulatory/Policy changes
Program/service provision

Timing:
Near-term (0-3 years)

Responsible Party (% Responsible)
Building Department
Community and Economic Development Department
Communications Department

Funding Cost:
$ less than $50k

Funding Source:
n/a

5H Strategy:
Consider working with the Medway Business Council or the Neponset River Regional Chamber of Commerce to create or support a job posting board for local businesses.

Secondary Goals:

Promote significant commercial and industrial development expansion including medium-sized businesses to help minimize residential tax increases and increase local employment opportunities.

Strategy Narrative:
The Medway Business Council and Neponset River Regional Chamber of Commerce promote the interests of local businesses. Collaborating with either or both entities to develop a job posting board would allow the Town to maintain a strong relationship with local businesses and assist with employment efforts.

Small businesses often compete with larger corporations for local talent and lack the resources to engage in large-scale recruitment practices. This board would prioritize connecting residents with local employment opportunities rather than outsourcing their labor to large nearby cities. A centralized location for job posting would also streamline the hiring process and subsequently reduce the time from when a position opens to when it is filled.

Strategy Type:
Program/service provision

Timing:
Near-term (0-3 years)

Responsible Party (% Responsible)
Community and Economic Development Department

Funding Cost:
$ less than $50k

Funding Source:
n/a

GOAL 6: FOSTER ACCESSIBLE AND AFFORDABLE HOUSING OPTIONS, INCLUDING AFFORDABLE HOMES AND OPTIONS FOR MIDDLE-INCOME HOUSEHOLDS, IN STRATEGIC LOCATIONS THAT ENABLE RESIDENTS TO THRIVE IN THE COMMUNITY AND SUPPORT THE NEEDS OF AN AGING POPULATION, YOUNG FAMILIES, YOUNG ADULTS, SPECIAL NEEDS, AND A SOCIOECONOMICALLY DIVERSE POPULATION.

6A Strategy:
Rezone residential neighborhoods to match the prevailing existing development patterns more closely to help preserve these types of smaller housing options, such as the Brentwood neighborhood and other neighborhoods with modestly sized housing stock on smaller lots.

Secondary Goals:

Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	

Strategy Narrative:
Many older neighborhoods predated zoning regulations. When the zoning regulations were adopted, they did not always reflect the existing development patterns. This is the case of many Medway neighborhoods. Right-sized zoning that reflect existing and historical development patterns can help preserve neighborhoods and allow for compatible infill development.

Strategy Type:
Regulatory/Policy changes

Timing:
Near-term (0-3 years)

Responsible Party (% Responsible)
Planning and Economic Development Board

Funding Cost:
$ less than $50k

Funding Source:
n/a

6B Strategy:

Revise zoning provisions for accessory apartments, infill bylaw, multi-family overlay, affordable housing provisions; consider other zoning revisions to promote greater variety of housing types including senior, accessible, and affordable options in accordance with the most current Housing Production Plan.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ○ ○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	● ● ● ● ○

Strategy Narrative:

Medway's 2016 Housing Production Plan included proactively promoting the use of infill, accessory apartment, and multifamily conversions of existing properties as an implementation action for achieving its third goal of identifying viable locations and optimizing opportunities for their development. Revising zoning provisions to allow for such housing options would streamline the success of this implementation and promote diverse housing stock and new, naturally occurring affordable housing options in Medway.

- **Accessory Apartments:** Medway's current zoning provisions do not allow ADUs. The existing bylaw only allows Accessory Family Dwelling Units (AFDU) which is restricted to the owner, owner's family, or a caregiver for an elderly person, individuals with a disability, or other special needs. This presents a barrier to creating smaller housing options, which can help provide a flexible housing option to meet the needs of older adults and young families alike.
- **Infill Bylaw:** Per the consultant's analysis, as of 2021, there are 11 vacant parcels that would meet the current Infill Bylaw requirements and do not appear to have significant environmental constraints. The Infill Bylaw has not been used to create any affordable homes in the 12 years since its adoption. To promote creation of neighborhood-scale affordable homes, which could help meet a need for more affordable home options, the Town could reconsider the provisions of the Infill Bylaw including expanding eligibility to all residential districts, allow a by-right path for single-family construction to create start-homes, and expand allowed housing types to include duplexes by special permit.
- **Multi-family overlay:** The existing provisions could benefit from further revision to refine the requirement for different development and redevelopment scenarios including adjusting the density requirements for different housing types such as duplexes, townhouses (attached single-family houses), and reuse scenarios.
- **Affordable Housing Provisions:** The Town could consider revising the Affordable Housing provisions to encourage more deeply affordable units to address local housing needs including units for households at or below 30 percent AMI and between 30 and 50 percent AMI.

Strategy Type:

Regulatory/Policy changes

Timing:

Mid-term (4-7 years)

Responsible Party (% Responsible)

Planning and Economic Development Board
Community and Economic Development Department

Funding Cost:

$ less than $50k

Funding Source:

Staff time, Metropolitan Area Planning Council technical assistance, MassHousing Partnership technical assistance

6C Strategy:

Support and promote the modernization and rebuilding of Housing Authority properties, especially at Lovering Heights and Kenney Drive, to continue to provide safe, decent, accessible housing for low-income elderly and individuals with disabilities by leveraging federal and state funding with local seed funds.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	●	○	○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	●	●	●	●	○

Strategy Narrative:

The Medway Housing Authority (MHA) provides a public, affordable housing option for eligible residents. MHA's two oldest properties, Lovering Heights (built in 1972) and Kenney Drive (built in 1965) provide safe, decent, and accessible housing for low-income seniors and individuals with disabilities. The Lovering Heights property has 60 units of affordable elderly and disabled housing, and the Kenney Drive property has 34 units. These properties are both in great need for modernization including accessible units. In addition, redevelopment could provide an opportunity for additional affordable units, particularly at the Kenney Drive property. These properties provide a vital resource to Medway residents. Medway could take advantage of federal and state funding opportunities to provide quality public housing.

Strategy Type:

Physical/design improvements

Timing:

Mid-term (4-7 years)

Responsible Party (% Responsible)

Planning and Economic Development Board
Housing Authority
Finance Committee
Council on Aging

Funding Cost:

$$$ $350k-$1m

Funding Source:

Community Development Block Grant
Community Preservation Act funds

6D Strategy:

Promote the creation of affordable homes, congregate housing for individuals with special needs including older adults, and other supportive housing options through collaborations between the Medway Affordable Housing Trust, Housing Authority, mission-based developers, and other entities to acquire undersized lots for infill development.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ○ ○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	● ● ● ● ○

Strategy Narrative:

It would benefit older adults if Medway diversified its housing stock including smaller homes, congregate housing for individuals with special needs including older adults, and other supportive housing through infill development. Infill development refers to development on underutilized lots that is consistent with existing neighborhood conditions and/or development patterns. Using these lands to generate new types of housing without compromising Medway's look and feel. Smaller homes allow young adults with ties to the community to remain in Medway and provide opportunities to welcome new economically diverse residents as well. Congregate and supportive housing options combine services and housing for people with disabilities and older adults. Congregate and supportive housing provide affordable and stable shared living environments that allow for the continuation of independent living without the responsibilities of homeownership. Providing these options in Medway would allow residents to age in place and/or ensure residents are able to remain in their community long-term.

- Resource: MassHousing Partnership's Guidebook *Create, preserve, support: Using Community Preservation Act funds to foster local housing initiatives*.

Strategy Type:

Physical/design improvements
Program/service provision

Timing:

Long-term (8-10+ years)

Responsible Party (% Responsible)

Planning and Economic Development Board
Housing Authority
Affordable Housing Trust
Redevelopment Authority

Funding Cost:

$$$$ $1m+

Funding Source:

Community Preservation Act funds
Community Development Block Grant funds
Town funds, property

GOAL 7: CONSIDER THE NEEDS O F ALL RESIDENTS WHEN PLANNING FUTURE TRANSPORTATION IMPROVEMENTS WITH LAND USE PLANNING AND REGULATORY CHANGES THAT ENCOURAGE FOCUSED RESIDENTIAL OR COMMERCIAL GROWTH.

7A Strategy:

Consider adopting a Complete Street Policy to provide safe and accessible options for all travel modes – walking, biking, transit, and vehicles – for people of all ages and abilities, which allows design solutions to be context sensitive and complement the community.

Secondary Goals:

Improve walking and biking safety, accessibility, and connections on arterial and connector streets throughout Medway for all ages and abilities by creating a connected network of sidewalks and bike lanes where suitable, as well as off-road trails or pathways providing people with safe and efficient access to schools, parks, commercial areas, and other key destinations.	● ● ● ● ○
Support the increased use of technology and infrastructure to expand electric vehicle and bicycle use, including charging stations and bicycle storage.	● ● ● ○ ○
Invest in traffic calming with physical improvements to streets to slow automobile travel speeds and improvements to high crash areas to increase overall road safety.	● ● ● ● ○

Strategy Narrative:

Complete Streets Policies support mobility and accessibility for all people: including public transportation, pedestrians, bicyclists, and all other motorists. This planning approach is equity-focused, specifically working to include those whose needs are traditionally not met by existing transportation, including people with disabilities, seniors, low-income populations, as well as racial minorities. Adopting a Complete Streets Policy would prompt the Town to develop a Prioritization Plan which would give Medway access to MassDOT technical assistance and construction funding and ensure accountability in developing equity-focused transportation improvements. Eligible projects include intersection redesigns, pedestrian crossing modifications, street reconfigurations and traffic calming, pedestrian and bike network connections, and environment and streetscape investments.

- MassDOT Complete Streets website: https://www.mass.gov/complete-streets-funding-program
- MassDOT Complete Streets Funding Program - Portal: https://gis.massdot.state.ma.us/completestreets
- Smart Growth America, National Complete Streets Coalition: https://smartgrowthamerica.org/program/national-complete-streets-coalition/

Strategy Type:

Regulatory/Policy changes

Timing:

Short-term (0-3 years)

Responsible Party (% Responsible):

Planning and Economic Development Board
Department of Public Works
Select Board/Town Manager

Funding Cost:

$ less than $50k

Funding Source:

n/a

7B Strategy:

Consider an on-demand shuttle system that connects village centers and emerging economic development areas on Route 109 and Oak Grove.

Secondary Goals:

Catalyze redevelopment of key properties on Main Street (Route 109) to create a traditional, walkable Town Center with public facility investments, public/private partnerships, creation of cohesive visual district branding, coordinated marketing and promotion, and a net increase to the local tax base.	● ● ○ ○ ○
Promote new development in the Oak Grove Area to realize the vision of the 2017 Oak Grove Urban Renewal Plan with a diverse mix of uses, including business, industry, open space, and housing and generate sustainable employment opportunities, provide opportunities for economic development, and deliver a net increase to the local tax base.	● ● ○ ○ ○
Invest in traffic calming with physical improvements to streets to slow automobile travel speeds and improvements to high crash areas to increase overall road safety.	● ● ● ○ ○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	● ● ● ● ○

Strategy Narrative:

Micro transit opportunities such as an on-demand shuttle allow municipalities to offer transportation within certain service locations. A public alternative to transportation network companies like Uber and Lyft would allow Medway to reduce barriers to accessing economic development areas for residents and visitors. An on-demand shuttle would likely utilize an app or phone number for riders to request a ride. Micro transit options specifically increase mobility access for people with disabilities, low-income populations, and the aging population. They also help mitigate traffic congestion and bring more foot traffic to economic hot spots, benefitting local businesses. This expansion of public transportation would also provide new employment opportunities for residents.

- Case Study: Salem Skipper

Strategy Type:

Program/service provision

Timing:

Long-term (8-10 years)

Responsible Party (% Responsible)

Planning and Economic Development Board
Community and Economic Development Department
Town Manager/ Select Board

Funding Cost:

$$$ $350k-$1m

Funding Source:

Community Transit Grant
Community Connections Grant

7C Strategy:

Explore regional shuttle options for Medway commuters who use the MBTA commuter rail facilities and the public who would benefit from expanded transit options. For example, through the Greater Attleboro and Taunton Regional Transit Authority (GATRA).

Secondary Goals:

Invest in traffic calming with physical improvements to streets to slow automobile travel speeds and improvements to high crash areas to increase overall road safety.	● ● ● ○ ○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	● ● ● ● ○

Strategy Narrative:

Medway residents without access to personal vehicles lack adequate public transportation options. Expanding transit options within the town would provide residents, particularly our most vulnerable populations, with transportation connections to medical appointments, shopping, job opportunities, and entertainment. Creating more options for seniors through expansion of the senior van service would further support seniors in the community by offering more flexibility on transportation. Those who commute for work would benefit from expanded commuter transit options, including a park and ride lot that would serve as a hub for buses connecting to destinations like downtown Boston, Logan Airport, and commuter rail stations and expanded service through GATRA to connect residents to the Norfolk Commuter Rail Station.

The Greater Attleboro and Taunton Regional Transit Authority (GATRA) currently offers the Medway Shuttle whose route runs from the Medway Middle School to the Village Street Post Office to the Norfolk Commuter Rail Station, assisting commuters using the Franklin/Foxboro line into Boston's South Station. Medway could explore options to expand this service and offer more stops across town to introduce new transit options for accessing the MBTA commuter rail as well as traveling across town. Expanded transit options yield a multitude of benefits such as improving community health, cutting down the environmental impact of personal vehicles, reducing traffic congestion, increasing access to the local economy, and building community mobility.

The Medway Council on Aging (COA) worked directly with GATRA to provide transportation options for Medway residents. There are two portions to the transportation service the Senior Center offers, which are completed using two Handicapped Accessible vans provided by GATRA. One is the Dial-a- Ride Service for all seniors or disabled residents in Medway and the second is the Norfolk T Shuttle for all Medway residents. Prior to the pandemic, the Dial-a-Ride offered services Monday-Thursday and brought any seniors to medical appointments, activities at the Senior Center, hair appointments, banks, post office and the library. This service included shopping trips to Shaw's Supermarket and Roche Brothers on Mondays and Market Basket and Walmart on Wednesdays. This service was curb to curb, so the senior must be able to get on and off the van without assistance. From July 1, 2018, to June 30, 2019, the Senior Center had over 2,000 passengers use the Dial-a-Ride Services.

Strategy Type:

Program/service provision

Timing:

Mid-term (4-7 years)

Responsible Party (% Responsible)

Planning and Economic Development Board
Community and Economic Development Department

Funding Cost:
$$$ $350k-$1m

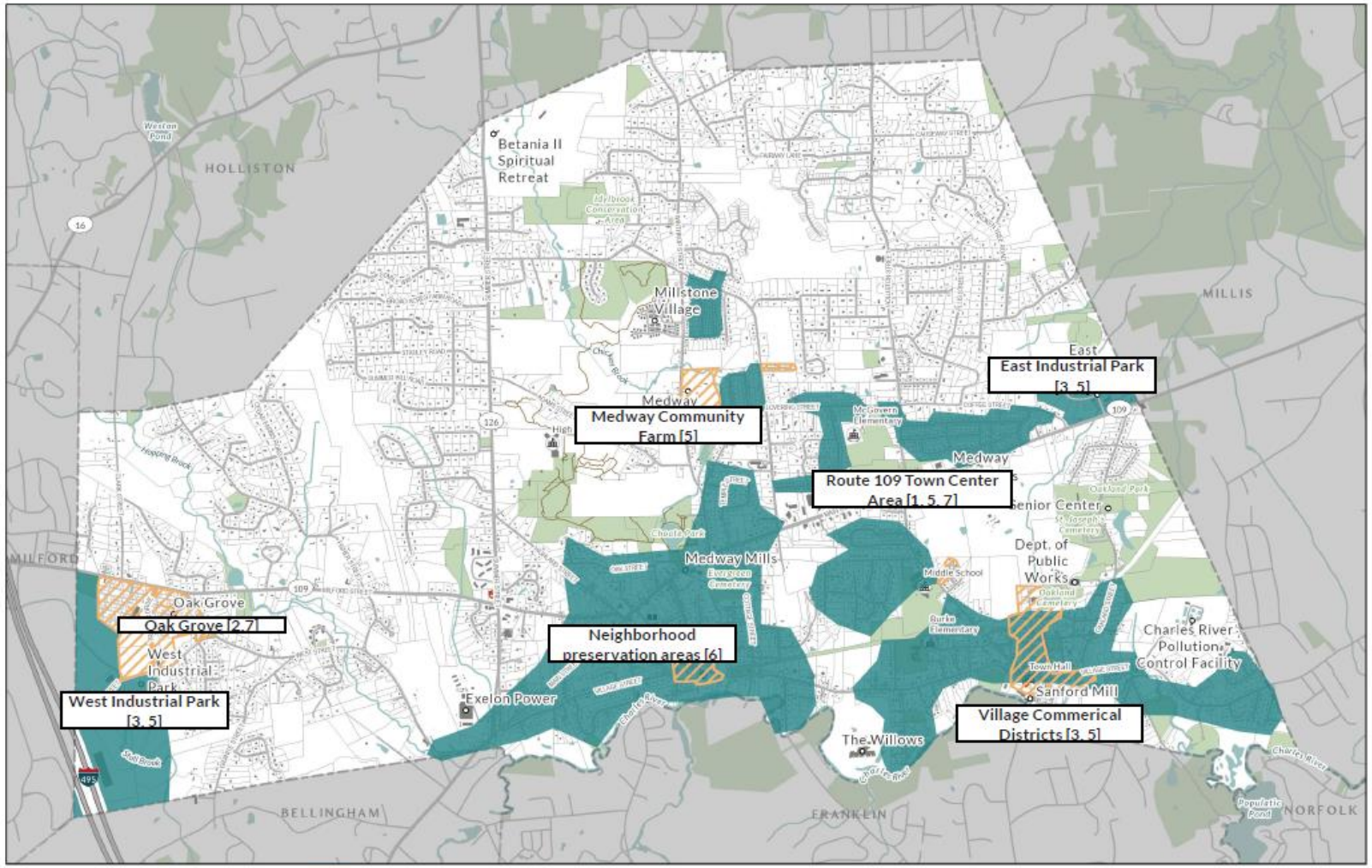
Funding Source:

Efficiency and Regionalization Grant program
Community Transit Grant
Community Connections Grant

TOWN OF MEDWAY - RESPONSIBLE AND STRATEGIC GROWTH

Prepared by JM Goldson LLC

JM GOLDSON



INFRASTRUCTURE TO SUPPORT GROWTH

In 2032, Medway's decades of strategic investment in public infrastructure have benefited the whole community. A new water treatment facility, along with measures to protect the Town's aquifer from contaminants and replenish it by limiting impervious surfaces and emphasizing infiltration of stormwater, have helped ensure that Town residents have safe and reliable drinking water. The expansion of the Town's sewer capacity supports thoughtful, responsible commercial growth and appropriately sized residential development.

New or upgraded public safety facilities, a new Town Hall, and the Town's on-going program of capital improvements and maintenance for other Town and school facilities provide for efficient delivery of local services. These investments by the Town support responsible growth that provide municipal tax revenue and maximizes protection and health of Town residents, as well as natural habitats.

The Town's commitment to improving and maintaining its streets has resulted in accessible sidewalks and crosswalks, bicycle facilities, electric vehicle infrastructure, and access to a variety of local and regional mobility options for all ages that connect residents to employment and education opportunities, as well as parks, grocery stores, restaurants, healthcare facilities, and gathering places. Aging residents feel supported by accessible mobility infrastructure. Improvements on major roadways have reduced stormwater pollution to surface and groundwater sources and provided more attractive streetscapes with vegetation to help capture and treat run-off. These also reduce heat island effects in summer and help to mitigate flooding.

GOAL 8: PROTECT DRINKING WATER QUALITY, EXPAND WASTEWATER TREATMENT CAPACITY, AND IMPLEMENT MS4 STORMWATER PERMIT RECOMMENDATIONS

8A Strategy:

Construct the Populatic Street Water Treatment Plant to help ensure safe and adequate drinking water.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	● ● ● ○ ○
Support affordable supportive community and health services, including social and emotional health services.	● ○ ○ ○ ○

Strategy Narrative:

The growing population of Medway has resulted in a corresponding increase in demand for potable water. To ensure adequate supply of safe drinking water and to meet future demand, the Town has decided to design and construct a centralized water treatment plant on Populatic Street. The Populatic Street Water Treatment Plant will serve three of the Town's four well sites and will provide space for offices and equipment storage. The Town is in the process of seeking general contractors and subcontractors to construct a water treatment plant that includes a GreensandPlus pressure filtration system for iron and manganese removal, chemical feed systems, backwash recycling system, settled solids waste system, baffled clearwell, provisional space for future PFAS treatment equipment, and ancillary equipment and controls. The building also includes an operations area containing offices, locker and toilet facilities and an attached garage. One of the notable challenges with the Town's current water supply is the reliability and redundancy due to the Oakland Street well having limited use because of water quality issues related to iron and manganese. While DPW can meet the daily water demand today, long term stability of the supply depends on reinstating the full capacity of the groundwater wells through additional treatment.

- Source: https://www.wright-pierce.com/project/medway-ma-contractor-prqualification-populatic-water-treatment-plant/

Strategy type:

Physical/design

Timing:

Near-term (0-3 years)

Responsible party:

Medway Department of Public Works
Medway Building Department
Medway Procurement Department
Planning & Economic Development Board
Conservation Commission
Construction firms and engineering consultants

Funding costs:

$$$ ($500,000 – $1.5 M)

Funding sources:

Town Budget
Municipal bonds
Massachusetts State Revolving Fund Loan Program
ARPA funds

8B Strategy:

Purchase additional wastewater capacity of about 150,000 GPD as a first phase and more as needed to accommodate both permitted development projects and to account for projected future growth. Implement wastewater system recommendations per the Integrated Water Resources Management Program.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	○	○

Strategy Narrative:

Wastewater flows from Medway are close to exceeding the Town's allocated capacity at the Charles River Pollution Control District treatment facility. Some capacity has been reserved for the future connection of homes in the Town's sewer service area, which would help address the issue of septic failures, but Medway is approaching the limit of its allocated capacity at the Charles River Pollution Control District treatment facility. Projections show Medway may be nearing its wastewater capacity based on the reserved capacity for structures that have elected to not connect to the system but could.

The Town has also calculated a need for an additional wastewater flow of 165,000 gallons per day through the year 2035 based on known development that is or may be forthcoming. To meet this need, the Town of Medway could purchase additional wastewater capacity from a neighboring municipality, or from the Charles River Pollution Control District (CRPCD). In addition, the implementation of the wastewater system recommendations per the Integrated Water Resources Management Program will enable Medway to holistically manage its water resources and infrastructure, and better plan for the Town's water system needs and maintenance.

Strategy type:

Capacity building
Programmatic

Timing:

Long-term (8-10 years)

Responsible party:

Medway Department of Public Works

Medway Town Manager
Select Board
Medway's IWRMP Task Force
Kleinfelder

Funding costs:

$$ ($50,000 – $250,000)

Funding sources:

Town Budget

Strategy 8C:

Implement the recommendations included in the Code Review for Medway's Municipal Separate Storm Sewer System (MS4) permit to update codes, bylaws, rules, and regulations pertaining to stormwater.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	● ● ● ○ ○
Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	● ● ○ ○ ○
Reduce impacts on essential natural systems caused by human activity through eco-friendly landscaping and waste disposal, and nature-based stormwater solutions.	● ● ● ○ ○

Strategy Narrative:

Up-to-date stormwater regulations will ensure Medway is better prepared to respond to extreme weather events, including flooding and storm surges. Moreover, updated stormwater management systems can reduce the potential for public health hazards, and protect the quality of Medway's natural water resources, including the bordering Charles River. The Code Review process will assess current regulations, design standards, and zoning to determine if they are conducive to promoting low-impact design and green infrastructure. Recommendations will be made to ensure Medway's infrastructure and policies are more stormwater friendly.

Strategy type:

Regulatory/policy

Timing:

Near-term (0-3 years)

Responsible party:

Community and Economic Development Department
Department of Public Works
Town Manager
Department of Public Works
Select Board
Bylaw Review Committee

Funding costs:

$ (Less than $50k)

Funding sources:

Town Budget to cover the cost of staff time for implementation

Strategy 8D:
Review drinking water infrastructure to ensure that the system has adequate energy resources to enable pump and treatment systems to operate if the grid were down to ensure safe and clean drinking water for Medway residents in case of an emergency.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	●	●
Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	●	●
Support affordable supportive community and health services, including social and emotional health services.	●	●	●	●	●

Strategy narrative:
Sustainable water infrastructure is vital to providing the public with clean and safe water and helping to ensure the environmental, economic, and social health. Utilities can aid in community resilience by using various alternative energy sources to reduce their dependence on traditional energy sources. Options include solar panels (the most common), wind turbines, fuel cells, and micro turbines. Utilities can purchase and operate their own renewable energy generation equipment or contract with a third-party provider that owns and manages the green power on-site for them (Source: EPA). As extreme weather events occur with greater frequency, an assessment of Medway's water infrastructure will ensure the Town is prepared in case of grid failure. Back-up power options, such as a generator, can safeguard continuity of water supply and treatment during an emergency.

Strategy type:
Physical/design, capacity building

Timing:
Near-term (0-3 years)

Responsible party:
Department of Public Works

Capital Improvement Planning Committee
Energy and Sustainability Committee

Funding costs:
$$ ($50,000 – $250,000)

Funding sources:
Town Budget

GOAL 9 ENSURE ONGOING STEWARDSHIP AND IMPROVE ACCESSIBILITY FOR PUBLI C ASSETS INCLUDING PARKS, PLAYGROUNDS, TRAILS, ATHLETIC FIELDS, AS WELL AS PUBLIC FACILITIES, DPW, PUBLIC SCHOOLS, THAYER HOUSE, IDE HOUSE, AND OTHER TOWN-OWNED ASSETS.

9A Strategy:
Update municipal facility assessments at regular intervals to prioritize maintenance and repairs on public facilities to ensure their useful life and longevity.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	● ● ● ○ ○
Invest to maintain and modernize school facilities and technological resources to reinforce and sustain Medway's high quality public education services to plan and prepare for changes to school enrollment.	● ● ○ ○ ○

Strategy Narrative:
The 2021 Facilities Condition Assessment inventoried municipal buildings and provided key information outlining the condition of each building. The report details not only the status of each facility, but the projected maintenance needs and replacement lifecycle of key building components. These reports provide a roadmap that allows the Town to plan for and program on-going maintenance and capital investments related to each facility well in advance of when the actual repairs are needed. The Town should continue this practice of using the reports to budget out capital expenditures and update these reports over time, so they continue to be a valuable resource. It identified immediate projects to improve the following buildings: Town Hall, both Fire Stations, the Police Station, the Library, the Senior Center, DPW Admin, the VFW building, and four Medway schools.

The Town 's thorough and thoughtful Capital Improvement Program (CIP) covering five years' worth of planned improvement projects. There are some buildings, particularly the schools, public safety buildings, and the VFW Hall which need substantial repairs, expansions, or even new facilities. A regular schedule for updated municipal facility assessments will help Medway to prioritize these facilities' maintenance and repairs, ensure their useful life, and guide new facility development.

- Learn more about the individual recommendations here: https://www.townofmedway.org/sites/g/files/vyhlif866/f/uploads/bos-workshop-presentation_for-website.pdf

Strategy type:
Programmatic

Timing:
Ongoing

Responsible party:
Building Department

Department of Public Works, Engineering and Facilities

Funding costs:
$ ($20,000 - $50,000)

Funding sources:
Town budget for staff time to complete feasibility studies, and/or set aside funds for external consultant to complete feasibility studies.

Strategy 9B:
Create VFW building and Jacob Ide House feasibility studies to determine future uses.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	● ● ○ ○ ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ● ○ ○
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities	● ● ● ○ ○

Strategy Narrative:
In 2018, the Town purchased the VFW property at 123 Holliston Street which includes a 13,352 square foot building and a playing field/softball diamond which is in very poor condition. The building is still rented and occupied by the VFW. The Building Assessment Report completed for this building notes significant physical and functional deficiencies including entries and exits, lack of ADA compliance, mechanicals beyond their serviceable life, lack of code compliance for electrical, and the building is not sprinkled. This site could offer the Town opportunities for constructing new facilities for other departments or offering the site up for private development.

About the Jacob Ide House:
The Jacob Ide House residential building that is significant to the Medway community, located at 158 Main Street. Jacob Ide was a pastor in the town for 51 years in the 1800s who was believed to be an ardent abolitionist. In 2017, the town used Community Preservation funds to purchase the historic house, which opened for historical tours through the Medway Historical Society the same year.

Feasibility studies would offer guidance to the Town on potential uses or reuses for these buildings based on the properties' physical state and historical significance.

Strategy type:
Programmatic

Timing:
Near-term (0-3 years)

Responsible party:
Department of Community and Economic Development

Planning and Economic Development Board

Funding costs:
$ ($20,000 – $50,000)

Funding sources:
Town budget for staff time to complete feasibility studies, and/or set aside funds for external consultant to complete feasibility studies.

Strategy 9C:
Continue to evaluate staffing for all Town and School departments on an annual basis to ensure the current programming and operations are sustainable.

Secondary Goals:

Invest to maintain and modernize school facilities and technological resources to reinforce and sustain Medway's high quality public education services to plan and prepare for changes to school enrollment.

Strategy Narrative:
Several municipal departments are currently trying to fill open positions due to increased demand for services or anticipated retirements. For departments that rely on gained knowledge and experience, such as public safety, it is important to consider succession planning and have processes in place to promote from within and transfer knowledge to newer employees. There may also be a need to invest in additional staffing across some departments. As Medway's population continues to grow and change, demands on existing staff may exceed capacity. The Town might carefully evaluate service demands and match that with adding staffing or volunteer capacity.

Strategy type:
Capacity building

Timing:
Ongoing

Responsible party:
Town Manager,
Town Accountant
Treasurer/Collector
All Medway municipal departments

Funding costs:
$ ($20,000 – $50,000)

Funding sources:
Town budget for staff time to complete evaluation, and/or set aside funds for external consultant to complete evaluation.

GOAL 10: CREATE NEW OR UPDATED MUNICIPAL FACILITIES INCLUDING UPGRADED PUBLIC SAFETY FACILITIES AND TOWN HALL TO PROMOTE INVESTMENT IN THE TOWN'S ESSENTIAL FUNCTIONS. NEW FACILITIES SHOULD BE DESIGNED WITH POSSIBLE FUTURE EXPANSION IN MIND.

10A Strategy:

Consider the creation of a new Town Hall and appropriate re-use of the existing Town Hall site.

Secondary Goals:

Foster accessible and affordable housing options, including smaller homes and options for middle-income households, in strategic locations that enable residents to thrive in the community and support the needs of an aging population, young families, young adults, special needs, and a socioeconomically diverse population.	●	●	○	○	○
Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	●	●	●	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	○	○	○
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities.	●	●	○	○	○

Strategy Narrative:

The current Town Hall was constructed in 1912 and is in the Medway Village Historic District. The size, layout, conditions, and accessibility of the current Town Hall no longer appear to be adequate to meet the needs of staff or residents who utilize the building. A new Town Hall could be designed to accommodate modern workspaces, modernized meeting spaces for boards and committees, and possibly additional accommodation for community meetings. The new building would also be more energy efficient and ensure compliance with all modern accessibility standards for all residents regardless of age and ability. The current Town Hall building is in a walkable village node and could possibly be repurposed in a creative way.

A 2020 building assessment of Medway's Town Hall noted several deficiencies that are of "great concern" related to the functionality of the building as a place to conduct town business and to gather for meetings and public events. Considering these findings, Medway might study the feasibility of a new town hall to better serve the needs of municipal departments and Medway residents. In addition to the creation of a new town hall, Medway could identify an appropriate re-use for the Town's existing Town Hall, given the building's history and location within an existing historic commercial area.

Strategy type:

Physical/design

Timing:

Mid-term (4-7 years)

Responsible party:

Select Board,
Town Manager

Medway Building Department
Medway Department of Community and Economic Development
Facility Review Committee
Finance Committee

Funding costs:

$$$$ ($1M - $10M)

Funding sources: Town Budget , Bonding

10B Strategy:

Consider creating a new or updated joint or separate fire and police facilities to further support and coordinate public safety, and appropriate reuse of existing sites.

Secondary Goals:

Foster accessible and affordable housing options, including smaller homes and options for middle-income households, in strategic locations that enable residents to thrive in the community and support the needs of an aging population, young families, young adults, special needs, and a socioeconomically diverse population.	●	●	○	○	○
Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	●	●	●	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	○	○	○
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities.	●	●	○	○	○

Strategy Narrative:

During interviews with members of both the Fire Department and Police Department, it was noted that the current (separate) facilities for each department no longer meet their needs. Staff have increased beyond what the original buildings were designed to house, equipment has exceeded the current storage space, fire apparatus continue to expand in size making it difficult to fit in existing bays, and the buildings were not designed to accommodate features both fire and police departments require today. Since both police and fire are requesting facility upgrades, it may be prudent for the Town to consider a shared public safety facility which could save money by constructing a single building and save land for other purposes.

The Facilities Assessment also determined issues with the current Fire Stations and Police Station. Fire Station #1 lacks sufficient space, has inadequate overnight living quarters, and has physical issues including non-functioning equipment and other site deficiencies. Fire Station #2 has physical issues as well, including the structural deficiency of the basement ceiling, and functional issues related to the size, layout, and lack of office or administration space. The Police Station is also experiencing physical issues including worn interiors, mechanical/electrical deficiencies, and windows beyond their service life. The report cites a need for larger space, appropriate interrogation rooms, greater site security, and more updates. The Facilities Assessment recommends the mitigation of all these issues through the creation of a new public safety building.

The existing facilities for Medway's Police and Fire Departments are inadequate to house modern equipment and the growing number of staff required to serve the community. Recent building assessments for the Town's Police Department and two fire stations recommended the construction of a new Public Safety building that would house both departments, and provide needed space for staff, vehicles, and equipment.

Strategy type:

Physical/design; capacity building

Timing:

Mid-term (4-7 years)

Responsible party:

Select Board
Town Manager
Building Department
Department of Community and Economic Development

Fire Department
Police Department
Facility Review Committee
Finance Committee

Funding costs:

$$$$ ($15-$30M)

Funding sources:

Town Budget, bonding

10C Strategy:
Consider implementing recommendations of the feasibility study that will evaluate the establishment of a joint dispatch center for police calls with surrounding towns.

Secondary Goals:

Strategy Narrative:
Smaller communities around the Commonwealth, like Medway, are beginning to look at ways of regionalizing services with surrounding communities of similar size as a cost savings measure. One such opportunity is the creation of a joint/shared dispatch center for police calls, often referred to as Regional 911 dispatch center. Total call volume for Medway's Police and Fire Departments have increased in recent years. Medway's Police Department currently handles dispatch calls for the Police and Fire Departments, yet there is no room to hire another dispatcher at the existing facility. A recent feasibility study recommended the establishment of a regional dispatch center, in coordination with surrounding towns like Millis, Medfield, and Bellingham. A regional dispatch center would increase overall capacity and reinforce other regional public safety initiatives.

- An example of a regional joint dispatch center can be found in Middleton, MA at the North Shore Regional 911 Center, which serves as a 911 answering point for over 70 communities in the greater North Shore area. It is the primary answering point and dispatch center for the police and fire departments of Amesbury, Essex, Middleton, Topsfield, and Wenham.

Strategy type:
Physical/design; capacity building

Timing:
Mid-term (4-7 years)

Responsible party:
Select Board
Town Manager
Building Department
Department of Community and Economic Development
Police Department
Facility Review Committee
Finance Committee

Funding costs:
$ (less than $50,000)

Funding sources:
Town Budget to cover staff time for implementation.

GOAL 11: IMPROVE WALKING AND BIKING SAFETY, ACCESSIBILITY, AND CONNECTIONS ON ARTERIAL AND CONNECTOR STREETS THROUGHOUT MEDWAY FOR ALL AGES AND ABILITIES BY CREATING A CONNECTED NETWORK OF SIDEWALKS AND BIKE LANES WHERE SUITABLE, AS WELL AS OFF-ROAD TRAILS OR PATHWAYS PROVIDING PEOPLE WITH SAFE AND EFFICIENT ACCESS TO SCHOOLS, PARKS, COMMERCIAL AREAS, AND OTHER KEY DESTINATIONS.

11A Strategy:
Continue funding support and implementation of the Town's master sidewalk plan.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	○	○
Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	●	○
Support the increased use of technology and infrastructure to expand electric vehicle and bicycle use, including charging stations and bicycle storage.	●	●	●	○	○
Invest in traffic calming with physical improvements to streets to slow automobile travel speeds and improvements to high crash areas to increase overall road safety.	●	●	●	○	○

Strategy Narrative:
The 2009 Master Plan highlighted several priority transportation improvements, including increasing the number of sidewalks and trails in Medway. Since then, the sidewalk network has been improved. Many neighborhoods and interior roadways have sidewalks on at least one side of the road, but coverage on some primary roadways is lacking; residents are not connected to each other or to activity centers across the town.

The Massachusetts Department of Transportation's most recent roadway inventory identified that sidewalk coverage in Medway is a bit disconnected. Notably, there are missing gaps in the Town's sidewalk network, on some collectors and arterial streets, that could provide walking options from nearby neighborhoods. Medway's Select Board, Town Manager and Department of Public Works developed a six-year Road and Sidewalk Plan for the years 2023 through 2029. The Town intends to continue to implement the plan to address connectivity issues, improve sidewalk coverage, and encourage pedestrian activity.

Strategy type:
Financial, programmatic

Timing:
Long-term (8-10 years)

Responsible party:
Select Board
Treasurer/Collector
Finance Committee
Department of Public Works

Funding costs:
$$$$ ($1M)+

Funding sources:
Town Budget, Chapter 90 funds
MassDOT Complete Streets funding
Massachusetts Community Health and Healthy Aging Fund
Sidewalk special assessment

11B Strategy:

If a Complete Streets Policy is adopted, create a Complete Streets Prioritization Plan targeting commercial areas and other priority development areas, to unlock Complete Streets construction grant dollars.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	○	○
Support the increased use of technology and infrastructure to expand electric vehicle and bicycle use, including charging stations and bicycle storage.	●	●	●	○	○
Invest in traffic calming with physical improvements to streets to slow automobile travel speeds and improvements to high crash areas to increase overall road safety.	●	●	●	○	○

Strategy Narrative:

Once a community has adopted a Complete Streets Policy and enrolled in Massachusetts Department of Transportation's Complete Streets program, MassDOT will provide funding for the Town to hire a consultant to undertake a Complete Streets Prioritization Plan. The completion of a prioritization plan will not only help Medway unlock additional Complete Streets funding opportunities but will also support the equitable and streamlined implementation of Complete Street strategies.

Strategy type:

Regulatory/policy

Timing:

Near-term (0-3 years)

Responsible party:

Town Manager

Department of Public Works
Community and Economic Development Department

Funding costs:

$ (less than $50,000)

Funding sources:

Complete Streets Program grant

11C Strategy:

Pursue other federal and state grant programs to leverage local funds to expand pedestrian and bicycle facilities in Town, such as Safe Routes to Schools or the Shared Streets and Spaces grant programs.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	○	○
Support the increased use of technology and infrastructure to expand electric vehicle and bicycle use, including charging stations and bicycle storage.	●	●	●	●	○
Invest in traffic calming with physical improvements to streets to slow automobile travel speeds and improvements to high crash areas to increase overall road safety.	●	●	●	○	○

Strategy Narrative:

Federal and state grant programs could help the Town share the cost to improve pedestrian and bicyclist safety by expanding the current sidewalk and bike network throughout Medway. Sidewalks and crosswalks as well as other safety mechanisms could help safely connect residential areas to municipal facilities, schools, outdoor recreation amenities, and commercial areas. A more connected bicycle network would include a mix of shared use paths, on-street bike lanes, and shared lanes as appropriate.

The pursuit of matching state and federal grants will further stretch Medway's local funding and increase Medway's capacity to expand pedestrian and bicycle facilities. Specific funding opportunities, such as the Safe Routes to School, can help Medway to prioritize pedestrian and bicycle facility upgrades along heavily trafficked routes or for vulnerable populations.

- Safe Routes to School: Safe Routes to School (SRTS) is an approach that promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school. Nationally, 10%–14% of car trips during morning rush hour are for school travel. SRTS initiatives improve safety and levels of physical activity for students. SRTS programs can be implemented by a department of transportation, metropolitan planning organization, local government, school district, or even a school.
- Shared Streets: The Shared Streets and Spaces Program is administered by the Massachusetts Department of Transportation (MassDOT). The program provides funding to municipalities and public transit authorities to quickly implement improvements to plazas, sidewalks, curbs, streets, bus stops, parking areas, and other public spaces in support of public health, safe mobility, and strengthened commerce. Building on the success of the program first launched as a response to the COVID-19 pandemic during the summer of 2020, the program continues to be an integral funding source for communities as they address ongoing challenges and seek to improve their transportation infrastructure.

Strategy type:

Capacity building, financial

Timing:

Mid-term (4-7 years)

Responsible party:

Town Manager
Department of Public Works
Community and Economic Development

Public Schools

Funding costs:
$ (less than $50,000)

Funding sources:
Town Budget to cover staff time to complete grant writing

GOAL 12: SUPPORT THE INCREASED USE OF TECHNOLOGY AND INFRASTRUCTURE TO EXPAND ELECTRIC VEHICLE AND BICYCLE USE, INCLUDING CHARGING STATIONS AND BICYCLE STORAGE.

12A Strategy:

Supplemented by available grant programs, invest in installations of additional electric vehicle charging stations on public land in or near commercial areas to capture anticipated economic benefits to support Medway's small businesses.

Secondary Goals:

Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	●	●	●	○	○
Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	○	○
Actively work to achieve 40% emissions reductions below the Fiscal Year 2009 baseline by 2030 in alignment with the state's Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy.	●	●	●	●	○

Strategy Narrative:

Boosted by federal, state, and utility incentives, electric vehicles ownership is on the rise and EV readiness through infrastructure improvements, placed strategically, can help boost local and small businesses and will help the town be prepared for the future of widespread EV use. Customers can charge while they do some shopping or have a meal. Town Hall, the Library, and Shaw's supermarket all have charging stations. As the use of Electric Vehicles expands, strategically placing charging stations near local businesses would increase the number of customers visiting those businesses. The Town of Medway can access funding for the installation of electric vehicle chargers through a combination of federal and state grant opportunities. The installation of electric vehicle chargers will enable Medway to support electric vehicle use and bring new business to Medway's commercial areas. Resulting fees for electric vehicle charging would create a new revenue source for the Town.

With the federal target of 50% electric vehicle sale shares in the US of 2030, the federal funds provided through the Infrastructure Law. Under the Infrastructure Investment and Jobs Act, Massachusetts would expect to receive $63 million over five years to support the expansion of an EV charging network in the state. (Infrastructure Investment & Jobs Act in MA)

Using more energy efficient vehicles like hybrid and plug-in electric vehicles is an important part of minimizing consumption of fossil fuels and it's also important to support the local economy. EV owner's plan their trips by first finding where the charging stations are. They plan where to eat by where the charging stations are. They plan where to shop by where the charging stations are. With Medway's proximity to Interstate 495, the Town can help support local businesses and set the stage for private investment by expanding the public EV charging infrastructure strategically in local commercial areas.

- 6/11/21 "EV Charging Stations Can Benefit Local Economies: https://www.governing.com/next/ev-charging-stations-can-benefit-local-economies
- The Infrastructure Investment and Jobs Act will Deliver for Massachusetts: https://www.whitehouse.gov/wp-content/uploads/2021/08/MASSACHUSETTS_Infrastructure-Investment-and-Jobs-Act-State-Fact-Sheet.pdf
- Electric Vehicle charging in Massachusetts: https://www.mass.gov/service-details/electric-vehicle-charging-information

Strategy type:

Programmatic

Timing:

Mid-term (4-7 years)

Responsible party:
Department of Public Works
Department of Community and Economic Development
Planning and Economic Development Board
Economic Development Committee
Energy and Sustainability Committee

Funding costs:
$ (<$50,000), for EV charger software annually; Installation and chargers paid for with grants and incentives

Funding sources:
MassEVIP Public Access Charging Incentives
Eversource incentives
Bipartisan Infrastructure Law funding
Town funds

12B Strategy:

Consider measures to increase accessibility for electric vehicle infrastructure in Medway, such as the adoption of an Electric Vehicle readiness Policy and a zoning audit focused on ways local regulations can encourage EV charging infrastructure on private and public properties.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	● ● ● ○ ○
Actively work to achieve 40% emissions reductions below the Fiscal Year 2009 baseline by 2030 in alignment with the state's Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy.	● ● ● ● ○

Strategy Narrative:

Zoning and parking ordinances have a wide impact on how and where public charging stations are installed and used. Zoning rules can help determine what types of land uses are appropriate for AC Level 1, AC Level 2, and DC fast charging stations and how they may be sited. The Town of Medway can anticipate and support the increased adoption of electric vehicles through regulatory and zoning measures. Such measures could include the adoption of an electric vehicle readiness policy, or an EV charging incentive program. In the long-term, these policies can contribute to Medway's total reduction in carbon emissions and bring visitors hoping to access EV charging infrastructure to the town.

Added in May 2021, the Medway Zoning Bylaw allows special permits for electric vehicle charging stations with digital advertising and allows by-right electric vehicle charging stations (without digital advertising) in all districts except the three residential districts (AR-I, AR-II, VR) and one of the Oak Grove Park districts – Oak Grove Neighborhood (OGN). What else can Medway do to encourage installation of EV charging infrastructure on private property? Some communities are going beyond allowing charging stations to requiring charging stations for certain types of new development, as show in the Boston EV Readiness Policy (link below).

- Example of an Electric Vehicle Readiness Policy that applies to some new development in Boston: https://www.boston.gov/sites/default/files/file/2020/03/EV%20Readiness%20Policy%20For%20New%20Developments%20%287%29.pdf
- MAPC Resource about Clean Vehicle Projects: https://www.mapc.org/our-work/expertise/clean-energy/clean-vehicle-projects/
- Example of an EV Charging Station Plan from Pioneer Valley Planning Commission: http://www.pvpc.org/sites/default/files/doc-ev-charging-station-plan/guide3215.pdf

Strategy type:

Regulatory, capacity-building

Timing:

Near-term (0-3 years)

Responsible party:

Select Board
Town Manager
Department of Community and Economic Development
Planning and Economic Development Board
Energy and Sustainability Committee

Funding costs:

$ (less than $50,000)

Funding sources:

Town Budget to cover staff time for policy development, zoning audit and other regulatory efforts.

12C Strategy:
Expand bike racks on municipal property near major activity centers, at municipal facilities, parks, and playgrounds.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	○	○
Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Actively work to achieve 40% emissions reductions below the Fiscal Year 2009 baseline by 2030 in alignment with the state's Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy.	●	●	●	●	○

Strategy Narrative:
The expansion of bike racks near major activity centers will help facilitate greater biking in Medway. Increased cycling activity will, in turn, reduce vehicular traffic and help Medway reduce its overall carbon emissions due to vehicle transportation.

Strategy type:
Programmatic, physical/design

Timing:
Near-term (0-3 years)

Responsible party:
Department of Public Works
Department of Community and Economic Development
Parks and Recreation Department

Funding costs:
$ (less than $50,000)

Funding sources:
Town Budget
MassDOT Community Connections funding

GOAL 13: INVEST IN TRAFFIC CALMING WITH PHYSICAL IMPROVEMENTS TO STREETS TO S LOW AUTOMOBILE TRAVEL SPEEDS AND IMPROVEMENTS TO HIGH CRASH AREAS TO INCREASE OVERALL ROAD SAFETY.

13A Strategy:
Review speed limits on town-controlled roadways to determine if speeds could be reduced or if design interventions could help slow vehicle speeds.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	

Strategy Narrative:
Slower vehicle speeds, as the result of reduced speed limits or targeted design interventions, could reduce the number of vehicular crashes, improve roadway safety, and encourage more biking and walking.

Strategy type:
Regulatory

Timing:
Near-term (0-3 years)

Responsible party:
Department of Public Works

Police Department

Funding costs:
$ (less than $50,000)

Funding sources:
Town budget to cover the cost of staff time to conduct speed limit review; MassDOT Traffic Safety Grants

13C Strategy:

Continue to consider design interventions on roads with faster travel speeds such as sidewalk widening, curb extensions, addition of street trees, or other traffic calming measures.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.

Strategy Narrative:

Traffic calming design interventions would have multiple benefits, including the reduction of vehicle speeds, improved street safety, and an enhanced public realm. In addition to encouraging slower driving speeds, these interventions can encourage more walking and biking.

Strategy type:

Physical/design

Timing:

Mid-term (4-7 years)

Responsible party:

Department of Public Works

Funding costs:

$$$ ($250,000 – $1M)

Funding sources:

Town Budget
Complete Streets Grant Program
Shared Streets and Spaces Grant Program

13C Strategy:
Consider applying for grant funds through programs like Complete Streets or Shared Streets and Spaces to evaluate and test traffic calming measures.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	●	○
Improve walking and biking safety, accessibility, and connections on arterial and connector streets throughout Medway for all ages and abilities by creating a connected network of sidewalks and bike lanes where suitable, as well as off-road trails or pathways providing people with safe and efficient access to schools, parks, commercial areas, and other key destinations.	●	●	○	○	○
Support the increased use of technology and infrastructure to expand electric vehicle and bicycle use, including charging stations and bicycle storage.	●	●	○	○	○

Strategy Narrative:
Grant funding would increase the Town of Medway's capacity to both implement and evaluate the effectiveness of traffic calming measures.

Strategy type:
Financial, capacity-building

Timing:
Near-term (0-3 years)

Responsible party:
Town Manager

Department of Public Works

Funding costs:
$ (less than $50,000)

Funding sources:
Town Budget to cover staff time to complete grant writing or set aside funds for a contracted grant writer.

13D Strategy:

Consider testing traffic calming approaches with quick build, short-term, and low-cost pilot projects to evaluate the effectiveness of a solution before pursuing funds for design and construction.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.

Strategy Narrative:

Quick-build, short-term and low-cost pilot projects would enable Medway to test the effectiveness of different traffic calming interventions, and experiment with the best solution for a particular road or neighborhood. This strategy would also allow Medway to receive community feedback on the pilots, which could lead to more equitable implementation before initiating design and construction.

Strategy type:

Programmatic

Timing:

Near-term (0-3 years)

Responsible party:

Department of Public Works

Funding costs:

$ (less than $50,000)

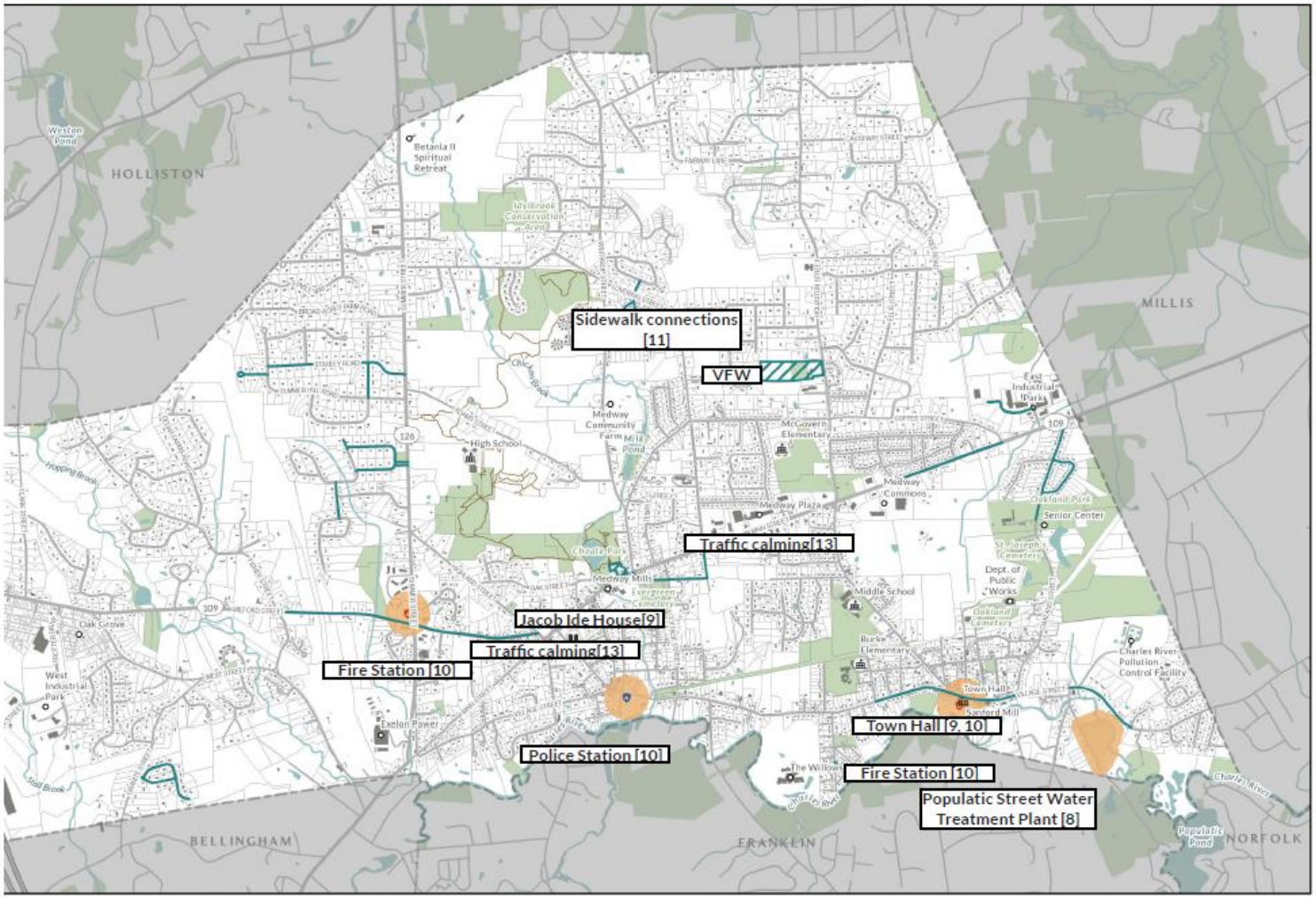
Funding sources:

Town Budget
Complete Streets Grant Program
Shared Streets and Spaces Grant Program

MEDWAY - INFRASTRUCTURE TO SUPPORT GROWTH

oldson LLC

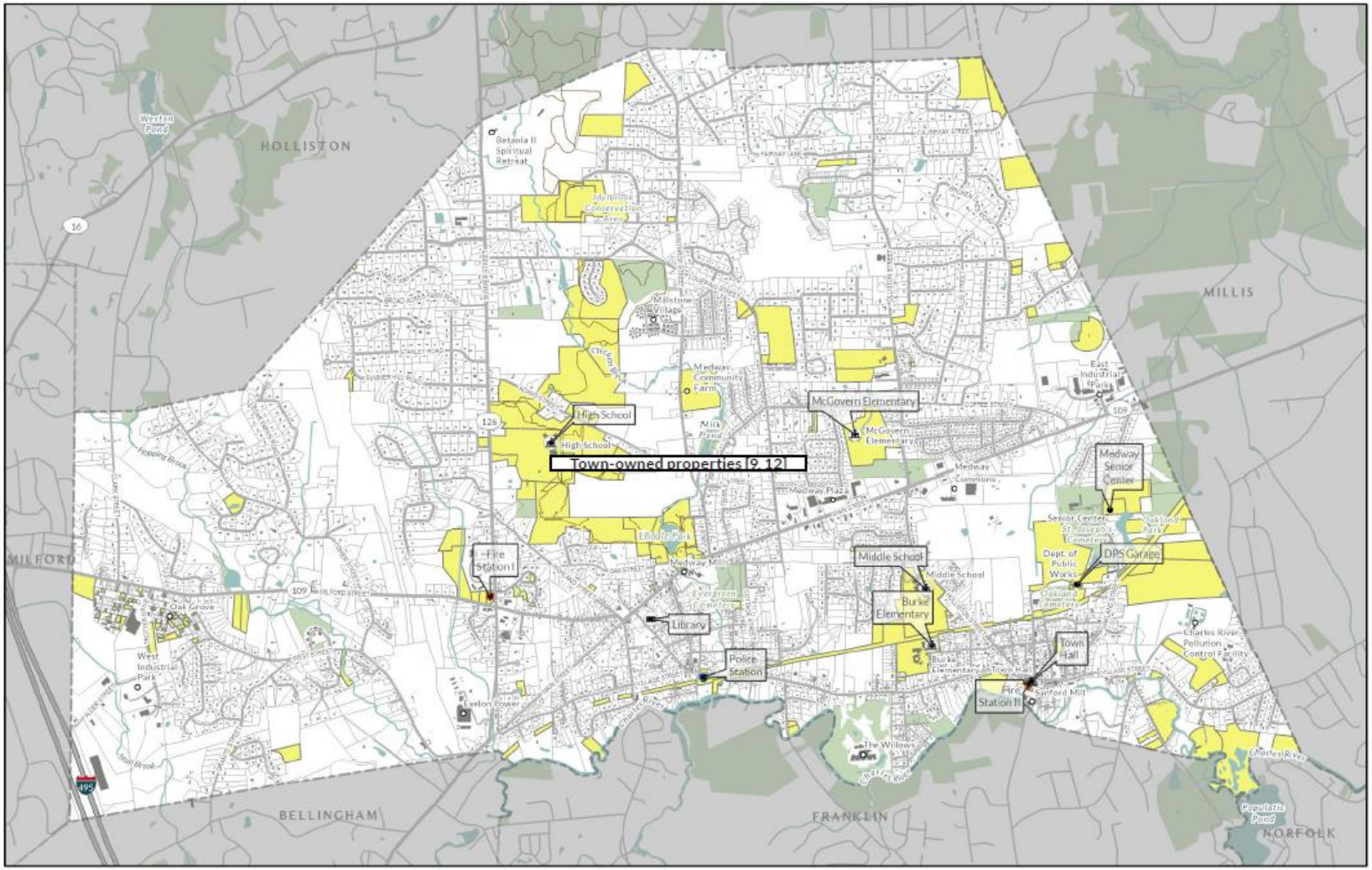
J M GOLDSON



TOWN OF MEDWAY - MUNICIPAL BUILDINGS AND PROPERTIES

Prepared by JM Goldson LLC

JM GOLDSON



Sources: Town of Medway, MassGIS

CONSERVATION, RESILIENCE & STEWARDSHIP

In 2032, the community is regarded as a regional conservation leader due to its commitment and initiatives to ensure heritage protection, natural resource conservation, reforestation, and regeneration, and renewable energy for a sustainable and resilient Town and region. Medway's natural resource conservation has not only increased protected open space and tree canopy coverage, but also has reduced the impacts on essential natural systems caused by human activity, such as wastewater and solid waste, energy consumption, and changes in land use that reduce natural ground cover and increase impervious surfaces.

Medway's commitment to supporting locally grown food and regenerative, water smart farming practices ensures the availability of healthy local food options, through viable farming businesses, as well as pulling excess carbon dioxide out of the atmosphere.

Town assets are well-maintained including Choate and Oakland Parks, the Community Farm, the Thayer House, athletic fields, playgrounds, and the Town's extensive, interconnected trail system along the Chicken Brook corridor.

GOAL 14: ACTIVELY WORK TO ACHIEVE 40% EMISSIONS REDUCTIONS BELOW THE FISCAL YEAR 2009 BASELINE BY 2030[1] IN ALIGNMENT WITH THE STATE'S ACT CREATING A NEXT-GENERATION ROADMAP FOR MASSACHUSETTS CLIMATE POLICY.

[1] 85 million lbs CO_2, *The Town of Medway Local Energy Action Plan* (2013)

14A Strategy:

Plan a phased approach to move Medway's public buildings and infrastructure towards net zero energy with the ability to power their operations and vehicle fleets, and run independently from the grid as needed, utilizing solar, wind, or geothermal power.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	● ● ● ○ ○
Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	● ● ○ ○ ○
Invest to maintain and modernize school facilities and technological resources to reinforce and sustain Medway's high quality public education services to plan and prepare for changes to school enrollment.	● ● ● ○ ○

Strategy Narrative:

Plan a phased approach to move Medway's public buildings and infrastructure towards Net Zero Energy with the ability to power their operations and fleets, and run independently from the grid as needed, utilizing solar, wind, or geothermal power. Each public facility could have its own energy storage system and vehicle charging infrastructure to assist with management of the energy produced on site. Medway could generate sufficient power through alternative energy sources during emergencies to operate key facilities, such as schools, drinking water infrastructure, electric vehicle charging stations, and the senior center. Zero energy buildings combine energy efficiency and renewable energy generation to consume only as much energy as can be produced onsite through renewable resources over a specified period. Achieving zero energy is an ambitious yet increasingly achievable goal that is gaining momentum across geographic regions and markets. For more information on municipal actions to reduce community-wide greenhouse gas emissions to net zero by 2050: MAPC's Municipal Net Zero Playbook.

Strategy type:

Physical/design, regulatory/policy

Timing:

Ongoing

Responsible party:

Select Board
Town Manager
Department of Community and Economic Development
Planning and Economic Development Board
Energy and Sustainability Committee
Department of Public Works

Funding costs:

$$$$ ($1M+)

Funding sources:

Town Budget
Green Communities
Energy rebates and incentives
Other grants

14B Strategy:
Promote and utilize Mass Save and the Commonwealth Energy Tool for Savings (energyCENTS) for Medway residents, which address heating, cooling, lighting, appliances, weatherization, air source heat pumps, etc.

Secondary Goals:

Strategy Narrative:
Mass Save provides financial support and technical services to help residents save money and use less energy. EnergyCENTS is a resource for further energy saving opportunities available to residents and businesses, including rebates, loans and financing for electric vehicles, appliances, home energy assessments, and solar electricity. The Mass Save and the Commonwealth Energy Tool for Savings will help Medway residents to save on energy costs and reduce their energy consumption. This is important as climate change will create more weather extremes, including extreme heat in the summer and increased storms and precipitation in the winter. By utilizing these energy programs, residents can increase their energy efficiency, lower costs, and mitigate some climate impacts.

- Learn more about Mass Save here: https://www.masssave.com/
- Learn more about the Commonwealth Energy Tool here: http://public.dep.state.ma.us/Doer/mesa/#/home

Strategy type:
Programmatic, capacity building

Timing:
Ongoing

Responsible party:
Energy and Sustainability Committee

Select Board
Communications

Funding costs:
$-$$

Funding sources:
Mass Save
Town Budget
Other grants

14C Strategy:

Support zoning changes to incentivize high performance green building initiatives and create ways for businesses to pursue sustainable building.

Secondary Goals:

Promote significant commercial and industrial development expansion including medium-sized businesses to help minimize residential tax increases and increase local employment opportunities.	● ● ○ ○ ○
Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	● ● ○ ○ ○

Strategy Narrative:

This would include an audit of the existing regulations, reviewing case study examples from other communities, and working with the Energy & Sustainability Committee to determine best practices for communities to pursue sustainable building. Support zoning changes to incentivize high performance green building initiatives and create ways for businesses to pursue sustainable building. This would include an audit of the existing regulations, reviewing case study examples from other communities, and working with the Energy & Sustainability Committee to determine best practices for communities to pursue sustainable building. There are various approaches municipalities can take to pursue green building and other sustainability policies. These include incentives, performance requirements, and overlay districts and other zoning requirements.

Incentive types:

- Density bonus: provide an increase in allowed dwelling units per acre, Floor Area Ratio, or height for desired buildings
- Fee reductions, deferrals, or waivers for construction of desired buildings
- Property tax abatement for construction of desired buildings
- Subsidies for construction of desired buildings
- Design flexibility: easing requirements for setbacks on desired buildings, for example.

Performance Requirements - requiring buildings meeting certain criteria (e.g. over a certain size or in a special overlay district) to conform with approved green building rating programs, which could include:

- The LEED Green Building rating program
- The Passive House Green Building rating program
- The Enterprise Green Communities Green Building rating program

Zoning and other requirements:

- Altering design review and special permits: Certain developments require special permits vs. construction by-right – and developments that require special permits often undergo significant design review by city/town boards. Municipalities could alter any existing special permitting/design review rules and criteria to encourage building electrification.
- Create overlay districts: Create or modify overlay districts to include sustainable building requirements.
- Require solar or solar-ready buildings

Strategy type:
Physical/design, regulatory/policy

Timing:
8-10 years

Responsible party:
Energy and Sustainability Committee
Community and Economic Development Department

Funding costs:
$-$$

Funding sources:
Town Budget

14D Strategy:

Create a community-supported solar project for residents that do not own their homes or cannot afford to install solar infrastructure. Prioritize new community solar projects above parking lots or already deforested areas.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.

Strategy Narrative:

Create a community-supported solar project for residents that don't own their homes or can't afford to install solar infrastructure. Massachusetts passed a virtual net metering bill in 2008 that enabled neighborhood net metering. (Net metering allows you to generate your own electricity to offset your electricity usage.) In 2014, financial incentives became available for community solar projects. A community solar project in Medway could target residents of affordable housing units to offset electric bills and work directly with these households to get solar credits.

What is Net Metering?

Net metering is a practice that encourages consumer investment in on-site electric generators – typically small-scale, renewable energy technologies. When a customer/generator is producing and consuming electricity at the same time, the laws of physics dictate that the electricity being produced flows to where it is being used. But what about when electricity is being generated and none is being consumed? In these instances, net metering allows customer/generators to spin their meter backwards, in effect paying the customer/generator the retail rate for the electricity they generate but don't immediately consume. If a customer generates more electricity than they consume over a period, they are typically paid for that net excess generation (NEG) at the utility's avoided cost, or the wholesale rate.

Aggregate Net Metering

Aggregate net metering is an add on to net metering allowing a utility customer to aggregate consumption at all their buildings/meters into a single amount that can be offset from on-site generation connected to any meter. Without aggregation, a customer can only offset energy use on an electric meter with generation connected to that specific meter.

Virtual Net Metering

Virtual net metering is a step further than aggregate net metering. It allows the generation to be located off-site, often anywhere within the utility's service territory but still be treated as though it is on-site for the purposes of off-setting electricity consumption.

Strategy type:

Physical/design, programmatic

Timing:

4-7 years

Responsible party:

Energy and Sustainability Committee
Community and Economic Development Department
Select Board
Town Manager
Department of Public Works

Funding costs:

$$-$$$

Funding sources:

Town Budget
Public-Private Partnerships
Community Solar Grants
Other grants

14E Strategy:
Expand the Energy and Sustainability Committee's charge to provide for it to take a larger role in climate change mitigation, resilience, and adaptation.

Secondary Goals:

Permanently protect tree canopy and at least 30% of open space land prioritized for four purposes: carbon sequestration to remove carbon from the atmosphere, biodiversity conservation to ensure long-term persistence of rare and other native species and their habitats, prime farmland to enable local food production through regenerative water smart farming practices, and passive recreation and trails.	
Reduce impacts on essential natural systems caused by human activity through eco-friendly landscaping and waste disposal, and nature-based stormwater solutions.	
Consider ways for the public to submit feedback to the Town so that community members can express their views, as well as community volunteer opportunities to encourage civic engagement. This could be a change to Town Meeting or another vehicle for public comment.	

Strategy Narrative:
The Town of Medway's Energy and Sustainability Committee works to promote sustainability and energy efficiency. Part of this work could include climate resilience and adaptation. As mitigation and adaption efforts can include increasing energy conservation efforts and switching to renewable energy, this could fall within the Committee's purview. This could include involving the committee in the retrofit and improvement of municipal facilities and properties. The committee could also expand to play a more active role in public education and engagement surrounding energy and sustainability measures. Consider if the committee needs any additional professional staff support to aid in initiatives.

Strategy type:
Capacity building

Timing:
0-3 years

Responsible party:
Select Board

Funding costs:
n/a

Funding sources:
Department Budget

GOAL 15: PERMANENTLY PROTECT THE TREE CANOPY AND AT LEAST 30% OF OPEN SPACE LAND PRIORITIZED FOR FOUR PURPOSES: CARBON SEQUESTRATION TO REMOVE CARBON FROM THE ATMOSPHERE, BIODIVERSITY CONSERVATION TO ENSURE LONG-TERM PERSISTENCE OF RARE AND OTHER NATIVE SPECIES AND THEIR HABITATS, PRIME FARMLAND TO ENABLE LOCAL FOOD PRODUCTION THROUGH REGENERATIVE WATER SMART FARMING PRACTICES, AND PASSIVE RECREATION AND TRAILS.

15A Strategy:
Acquire historic farm properties for Town ownership.

Secondary Goals:

Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	● ● ● ● ○
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities.	● ● ● ○ ○

Strategy Narrative:
The historic Shady Oaks Dairy Farm/Briggs Farm properties would ideally be purchased for Town ownership. This property is located on Winthrop Street, in West Medway near the Medway Community Farm, and could be preserved as open space or as active agriculture to protect local food production and an agricultural and open space resource from development. The farm is identified in Medway's 2020 Open Space and Recreation Plan as a Scenic and Unique Feature that is part of the Chicken Brook Corridor.

Strategy type:
Physical/design

Timing:
0-3 years

Responsible party:
Select Board
Finance Department
Finance Committee

Funding costs:
$$$$ (1M+)

Funding sources:
Town Budget
Department of Agricultural Resources
Agricultural Preservation Restriction (APR)
Community Preservation Act funds

15B Strategy:

Strategically acquire and conserve unprotected open space to protect and expand important open space connections, wildlife corridors, and natural resources through fee acquisition or deed restrictions.

Secondary Goals:

Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	● ● ● ● ○

Strategy Narrative:

Strategically acquire and conserve unprotected open space in Town to protect important open space connections, wildlife corridors, and natural resources through fee acquisition or deed restrictions. Prioritize the protection of properties identified for protection in the 2020 Open Space and Recreation Plan. Per the 2020 OSRP, only 7.2 percent of land in Medway is permanently protected open space land (Source: OSRP p. 43). Relative to neighboring towns, Medway has the lowest amount of protected recreational and open space land. The protection of open space is not only good for recreation purposes and to preserve rural features in the town, but for the overall sustainability of the land, including carbon sequestration, the protection of natural habitat, and encouraging biodiversity.

Strategy type:

Physical/design, capacity building

Timing:

8-10 years

Responsible party:

Community and Economic Development Department
Select Board
Town Manager
Community Preservation Committee

Funding costs:

$$$ (<1M)

Funding sources:

Town Budget
Department of Conservation and Recreation LAND grant
Community Preservation Act funds

15C Strategy:

Consider adopting Natural Resource Protection zoning as an alternative to the existing Open Space Residential Development (OSRD) zoning. Natural Resource Protection Zoning has a similar process to OSRD zoning but allows for concentrated development with open space preservation as a right, while OSRD requires a special permit.

Secondary Goals:

Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	● ● ● ● ●

Strategy Narrative:

Consider adopting Natural Resource Protection Zoning as a stronger open space protection alternative to Medway's existing zoning. Natural Resource Protection Zoning (NRPZ) has been used in several Massachusetts communities to regulate new subdivisions of land in a way that maximizes the protection of wetlands, forests, agricultural lands, and open space. Using NRPZ would make the protection of open space an important component of any subdivision of land by combining low underlying densities with compact patterns of development so significant areas of land are left undeveloped and available for agriculture, forestry, recreation, watershed, or wildlife habitat. It is different than your existing Open Space Residential Development (OSRD), which is by special permit, whereas a conventional subdivision is by-right (a.k.a. the path of least resistance for a developer). NRPZ flips this model on its head, making the conventional the special permit (as the less desirable option for open space and natural resource protection).

Natural Resource Protection Zoning (NRPZ) describes local zoning techniques designed to link land conservation to land development. It can take several forms, but its essence is to combine low underlying densities with compact patterns of development so significant areas of land are left undeveloped and available for agriculture, forestry, recreation, watershed, or wildlife habitat.

Typical zoning across Massachusetts, even in the smallest towns, prescribes the creation of house lots from every one, two, or three acres. Development according to this pattern rapidly consumes open land and compromises its natural resource value. Despite regional plans that stress maintenance of the state's "working landscapes," the implementation techniques successful in other states, such as cluster development, agricultural zoning, or transfer of development rights, do not work well here given these relatively high underlying densities.

States across the nation very effectively use zoning techniques to protect natural resources, especially in rural areas or areas of high environmental importance. Base development densities ranging from one unit of housing for every 10 to 160 acres of land are combined with zoning requirements that either: 1) ensure land is not divided into smaller units than can be viably farmed or managed for forestry; or 2) concentrate allowed development so the balance of the land may remain in current use (farming, recreation, wildlife habitat, etc.).

Learn more here:

- https://www.mass.gov/service-details/smart-growth-smart-energy-toolkit-modules-open-space-design-osdnatural-resource-protection-zoning-nrpz
- https://masswoods.org/sites/masswoods.net/files/pdf-doc-ppt/natural_resources_protection_zoning.pdf

Strategy type:
Physical design, regulatory/policy

Timing:
0-3 years

Responsible party:
Planning and Economic Development Board

Funding costs:
$

Funding sources:
Town Budget

15D Strategy:
Inventory the existing tree canopy in Medway and consider adoption of a tree preservation bylaw to protect Medway's tree canopy.

Secondary Goals:

Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.

Strategy Narrative:
Improving a community's tree canopy can have many benefits, including reducing summer peak temperatures and air pollution, enhancing property values, providing wildlife habitat, and benefitting public health. Inventory the existing tree canopy in Medway and consider adoption of a tree preservation bylaw to protect Medway's tree canopy. A local bylaw can strengthen tree protection in communities and help spread the message that your community values the important and critical services that trees provide. A local ordinance can help a community achieve its urban forestry goals, whether those are establishing a tree committee, preserving trees during construction projects, protecting significant trees, requiring tree planting in certain situations, or others. It is not uncommon for rules regarding trees to appear in various sections of municipal code. Tree planting for development projects may appear in planning rules or subdivision regulations, and requirements for tree buffers may appear in zoning rules. Sometimes local rules related to trees may be scattered throughout municipal code. Other times, rules may be lacking entirely. Going through the process of developing a local tree ordinance can unify these provisions and ensure that rules related to trees are straightforward and compatible with the goals of the community.

Strategy type:
Regulatory/policy, programmatic

Timing:
4-7 years

Responsible party:
Planning and Economic Development Board

Funding costs:
$

Funding sources:
Town Budget

GOAL 16: CELEBRATE AND HONOR LOCAL HERITAGE BY INCREASING LOCAL AWARENESS AND PROTECTING HISTORIC RESOURCES INCLUDING BUILDINGS, CEMETERIES, LANDSCAPES, ARCHAEOLOGICAL RESOURCES, AND OTHER IRREPLACEABLE RESOURCES.

16A Strategy:
Expand and create walking tours, publications, and online information to promote awareness of Medway's history, especially historically marginalized populations.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ○ ○ ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ● ○ ○

Strategy Narrative:
Expand and create walking tours, publications, and online information to promote awareness of Medway's history, including the history of Native American, immigrant, and other historically marginalized populations. This strategy can expand the role of the Medway Historical Society and the Medway Historical Commission to create further opportunities for residents of all ages to learn about Medway's history.

Strategy type:
Programmatic, capacity building

Timing:
Ongoing

Responsible party:
Historical Commission
Historical Society

Funding costs:
$-$$

Funding sources:
Town Budget, Grants
Sponsorships
Private philanthropy

16B Strategy:
Consider the establishment of local historic districts to further protect Medway's historic resources, including the Rabbit Hill neighborhood.

Secondary Goals:

Strategy Narrative:
Consider the establishment of local historic districts to further protect Medway's historic resources, including a Local Historic District for the Rabbit Hill neighborhood. Medway has two National Register Historic Districts: Medway Village and Rabbit Hill. However, the protection offered by this designation is slim. Designating a local historic district would further protect historic resources by providing the community with the means to make sure that growth, development, and change take place in ways that respect the important architectural, historical, and environmental characters within the district. The Rabbit Hill Historic District includes the Medway Second Congregational Church (1814) as its central point and contains 58 buildings, almost all of which are 100 years or older. The designation of a local district protects the significant properties and the historic character of the district. It provides communities with the means to make sure that growth, development, and change take place in ways that respect the important architectural, historical, and environmental characteristics within a district. Local designation encourages sensitive development in the district and discourages unsympathetic changes from occurring. This happens through a process called design review, whereby the Historic District Commission approves major changes that are planned for the district and issues Certificates of Appropriateness which allow the proposed changes to take place.

- CASE STUDY: Easton's Ames local historic district study reports

Strategy type:
Physical/design, regulatory/policy

Timing:
0-3 years

Responsible party:
Historical Commission

Historical Society
Planning and Economic Development Board

Funding costs:
$$

Funding sources:
Town/ Department Budgets, could fund a study before implementing

16C Strategy:
Consider the establishment of a floating local historic district to protect Colonial and Federal (pre-1800) buildings.

Secondary Goals:

Strategy Narrative:
Consider the establishment of a floating Local Historic District to protect Colonial and Federal (pre-1800) buildings. Medway has over twenty pre-1800 structures located throughout the town. These are antique buildings. Many communities have lost all or virtually all of the structures that reflect our nations colonial and federal origins. Some of these antique buildings are concentrated on Village Street, and most of which are residential. A floating Local Historic District would help ensure the protection of these structures for future generations of Medway. A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land. Rather than being placed on the zoning map as traditional zones are, however, the floating zone is simply written as an amendment in the zoning ordinance.

- https://www.planning.org/divisions/planningandlaw/propertytopics.htm

Strategy type:
Physical/design, regulatory/policy

Timing:
0-3 years

Responsible party:
Historical Commission
Historical Society
Planning and Economic Development Board

Funding costs:
$$

Funding sources:
Town/Department Budgets

16D Strategy:

Consider using Community Preservation Act (CPA) dollars to provide preservation grants to fund renovations of historic homes for income qualified homeowners, like Cambridge's Affordable Housing Preservation Grants program.

Secondary Goals:

Foster accessible and affordable housing options, including smaller homes and options for middle-income households, in strategic locations that enable residents to thrive in the community and support the needs of an aging population, young families, young adults, special needs, and a socioeconomically diverse population.	

Strategy Narrative:

The Community Preservation Act (CPA) helps communities protect and preserve open spaces, historic sites, affordable housing, and recreation facilities. Funding from the CPA could be used to renovate historic homes in the town. This program could be similar to Cambridge's Affordable Housing Preservation Grants Program which provides funding for exterior repair and restoration, as well as structural repairs for income qualified homeowners. This could help income qualified homeowners make improvements to preserve their homes and meets both goals of historic preservation and preserving affordable housing.

Strategy type:

Programmatic. Capacity building

Timing:

4-7 years

Responsible party:

Community Preservation Committee
Historic Commission
Community and Economic Development Department

Funding costs:

$$

Funding sources:

Community Preservation Act
Subsequent Grants

16E Strategy:
Develop zoning to further address protection of character of existing older residential neighborhoods including zoning to address massing and scale of new construction.

Secondary Goals:

Strategy Narrative:
Zoning can help to restrict or allow certain types of development in designated areas. Zoning can be used to maintain single family neighborhoods and restrict the development of large-scale residential complexes.

Strategy type:
Regulatory/policy

Timing:
0-3 year

Responsible party:
Community and Economic Development Department

Planning and Economic Development Board

Funding costs:
$

Funding sources:
Town/Department Budgets

GOAL 17: REDUCE IMPACTS ON ESSENTIAL NATURAL SYSTEMS CAUSED BY HUMAN ACTIVITY THROUGH ECO-FRIENDLY LANDSCAPING AND WASTE DISPOSAL, AND NATURE - BASED STORMWATER SOLUTIONS.

17A Strategy:

Facilitate an education campaign to provide information to residents and businesses about the advantages of conservation, resiliency, and stewardship and incentivize actions that promote these values. Demonstrate these site design and management strategies on municipal properties so they can serve as demonstration sites that aid in this public education initiative.

Secondary Goals:

Actively work to achieve 40% emissions reductions below the Fiscal Year 2009 baseline by 2030 in alignment with the state's Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy.	● ● ○ ○ ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ● ● ○

Strategy Narrative:

Public education is essential in helping Medway residents and partners to take part in sustainability strategies. Educational outreach can help to increase public awareness of the programs and tools available to them to promote sustainability and increase stewardship among everyone in Medway.

This can include providing written resources, hosting webinars, and using a variety of other online and in-person learning tools to educate about and promote conservation.

Strategy type:

Programmatic, capacity building

Timing:

Ongoing

Responsible party:

Energy and Sustainability Committee
Communications

Funding costs:

$$

Funding sources:

Town Budget
MAPC Accelerating Climate Resilience Grant
Other grants

17B Strategy:
Consider improvements to habitat areas like historic streams and wetland restoration areas, including planting pollinators and new trees.

Secondary Goals:

Permanently protect tree canopy and at least 30% of open space land prioritized for four purposes: carbon sequestration to remove carbon from the atmosphere, biodiversity conservation to ensure long-term persistence of rare and other native species and their habitats, prime farmland to enable local food production through regenerative water smart farming practices, and passive recreation and trails.	
Celebrate and honor local heritage by increasing local awareness and protecting historic resources including buildings, cemeteries, landscapes, archeological resources, and other irreplaceable resources.	

Strategy Narrative:
Habitat restoration has many benefits including helping with climate mitigation strategies, improving Town aesthetics, and providing more natural spaces which Medway residents can enjoy. Protecting habitats provides a host of ecological benefits as well and improve the overall environmental health of the area. Planting new trees and plants to attract native pollinators can increase the tree canopy to reduce heat island effects.

Strategy type:
Physical/design, capacity building

Timing:
4-7 years

Responsible party:
Community and Economic Development Department
Conservation Commission

Funding costs:
$$$-$$$$

Funding sources:
Town Budget
Massachusetts Environmental Trust
Other grants

17C Strategy:

Involve integrated partners in implementing strategies, including schools, which could plant and sustain a pollinator garden and create more hands-on experiences for children.

Secondary Goals:

Permanently protect tree canopy and at least 30% of open space land prioritized for four purposes: carbon sequestration to remove carbon from the atmosphere, biodiversity conservation to ensure long-term persistence of rare and other native species and their habitats, prime farmland to enable local food production through regenerative water smart farming practices, and passive recreation and trails.	
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	
Invest to maintain and modernize school facilities and technological resources to reinforce and sustain Medway's high quality public education services to plan and prepare for changes to school enrollment.	

Strategy Narrative:

Creating partnerships in the Town, such as schools, can create valuable educational opportunities and promote greater land stewardship among Medway Residents. Further, this will allow Medway residents to have greater involvement in implementing sustainability initiatives. These partnerships will also help to increase the capacity for implementing and maintaining these strategies.

Strategy type:

Programmatic, capacity building

Timing:

On going

Responsible party:

School Department
Conservation Commission
Energy and Sustainability Committee

Funding costs:

$-$$

Funding sources:

Town budget
School Budget
Grants, e.g. Plant Something Bee-eutiful Program

17D Strategy:
Consider creating a town-wide composting program, utilize an existing resource for composting program (e.g., Hidden Acres Compost), and/or bringing compost to local farms.

Secondary Goals:

Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	●	●	●	●	●
Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	●	●

Strategy Narrative:
Consider creating a town-wide composting program. Compost is organic material that can be added to soil to help plants grow. Food scraps and yard waste together currently make up more than 30 percent of what we throw away and could be composted instead. Making compost keeps these materials out of landfills where they take up space and release methane, a potent greenhouse gas. (Source: EPA) Composting programs are more effective when paired with a pay-as-you-throw municipal waste program. Many communities are starting to implement town wide composting programs and are finding that they can save money by reducing the frequency of trash collection and adding compost collection.

Strategy type:
Programmatic

Timing:
0-3 years

Responsible party:
Select Board
Department of Public Works
Energy and Sustainability Committee

Funding costs:
$$

Funding sources:
Town Budget
Department of Environmental Protection Grant
Other grants

17E Strategy:

Review and revise land use regulations to ensure that new development activity integrates nature-based design solutions along public streets and within parking areas to reduce stormwater runoff, protect surface and groundwater quality, reduce heat island impacts, and provide other benefits.

Secondary Goals:

Protect drinking water quality, expand wastewater treatment capacity, and implement MS4 stormwater permit recommendations.	
Actively work to achieve 40% emissions reductions below the Fiscal Year 2009 baseline by 2030 in alignment with the state's Act Creating a Next-Generation Roadmap for Massachusetts Climate Policy.	

Strategy Narrative:

Review and revise the land use regulations to ensure that new development activity will integrate nature-based design solutions along public streets and within parking areas to reduce stormwater runoff, protect surface and groundwater quality, reduce heat island impacts, and provide other benefits. Nature-based solutions involve working with nature to address societal challenges, providing benefits for both human well-being and biodiversity.

- Source: Nature-Based Solutions Initiative.

Strategy type:

Physical/design, regulatory/policy

Timing:

0-3 years

Responsible party:

Planning and Economic Development Board

Funding costs:

$

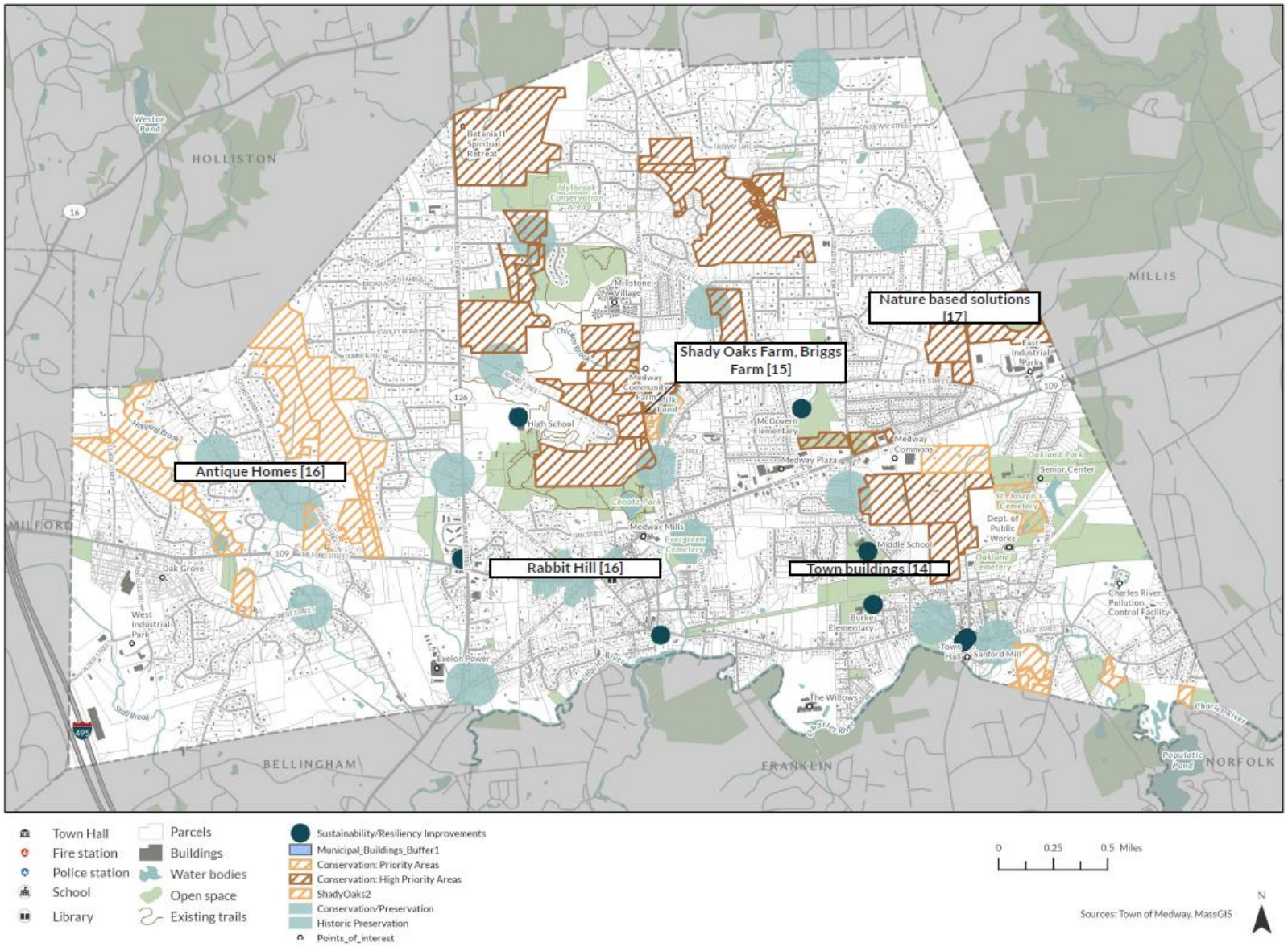
Funding sources:

Town Budget
Technical assistance, e.g. Metropolitan Area Planning Council

TOWN OF MEDWAY - CONSERVATION, RESILIENCY, AND STEWARDSHIP

Prepared by JM Goldson LLC

JM GOLDSON



A SUPPORTIVE COMMUNITY

In 2032, Medway fosters caring connections supported by accessible services; academically thriving and inclusive schools; and arts, cultural, and recreation opportunities for all ages for a healthy, interconnected community.

Residents of Medway, of all income levels, ages, identities, abilities, ethnicities, and cultures support the community as volunteers, actively participate in local decisions including at Town Meeting, and share in the various community events, festivals, and activities sponsored by the Town, schools, and local organizations.

Medway has varied recreation, creative arts, and cultural options where teens and young adults engage with each other as well as programming and services for older adults and intergenerational participants that fosters a socially connected community with strong support systems.

GOAL 18: NURTURE AND BUILD A SENSE OF BELONGING FOR ALL RESIDENTS OF MEDWAY AS A WELCOMING AND INCLUSIVE COMMUNITY WHERE PEOPLE WITH DIVERSE BACKGROUNDS AND CULTURAL IDENTITIES FEEL SAFE, RESPECTED, AND INTEGRATED, HAVE OPPORTUNITIES TO SHARE THEIR TRADITIONS, AND ARE ENCOURAGED TO PARTICIPATE IN TOWN GOVERNMENT.

18A Strategy:

Continue to invest in modernizing the Town's Information technology (IT) infrastructure and technology to maximize community access to Town information.

Secondary Goals:

Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	● ○ ○ ○ ○
Consider ways for the public to submit feedback to the Town so that community members can express their views, as well as community volunteer opportunities to encourage civic engagement. This could be a change to Town Meeting or another vehicle for public comment.	● ● ○ ○ ○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	● ○ ○ ○ ○

Strategy Narrative:

As work from home, and a growing need for digital access continue to rise in our communities, Medway intends to continue to invest in both IT infrastructure as well as staff capacity to manage the overall system. This could include support for town functions and staff, emergency services, schools, and the community at-large. To increase community digital connectedness, the Town could consider expanding wi-fi availability around Medway. There will also be continued investment in ensuring the Town's data, servers, and emergency systems are protected from cyber-attacks and hacking by having the proper protections in place and professional development/trainings for IT staff.

Investments in IT infrastructure allows for town administration to build effective systems for management of financial, physical, and human resources of Medway. Updating existing systems will streamline administrative processes and subsequently increase town capacity. Additionally, high community access to Town information builds accountability and transparency between residents and the Town.

Strategy type:

Capacity Building

Timing:

Ongoing

Funding costs:

$$ $50k to $350k

Responsible party:

Information Services

Funding sources:

Town Budget + Grants
Community Compact IT Grant Program

18B Strategy:

Support opportunities for collaborative activities, such as the Town Square series the Medway Village Church sponsored several years ago with speakers to discuss issues of the day and promote dialogue within the community.

Secondary Goals:

Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.

Strategy Narrative:

Collaborative events help residents build stronger ties to the Town, strengthening the community in turn. Medway could explore ways to connect with local organizations to offer regularly planned events that encourage both active and passive participation. Building relationships among neighbors is an essential step towards building a resilient community and can increase cohesion among town residents.

Educational recreational opportunities support lifelong learners and can be used to promote local tourism. Collaborative activities engage the broader community and result in a higher quality of life for residents. Events like the Town Square series offered more structured interaction that served as the icebreaker introduction and allowed residents to connect with those outside their typical circle.

Strategy type:

Programmatic

Timing:

Near-term (0-3 years)

Responsible party:

Parks and Recreation
Medway Public Library
Cultural Council
IDEA Committee

Funding costs:

$ less than $50k, capacity expenses/regular programming budget

Funding sources:

Town Budget + Grants (Mass Cultural Council)

18C Strategy:
Consider creating Welcome to Medway materials online and in a Town building that could help new residents by providing resources about the community.

Secondary Goals:

Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ○ ○ ○

Strategy Narrative:
Medway currently lacks any sort of centralized information and guidance about living in town. Medway could develop a *Welcome to Medway* landing page on the town website and physical guide/brochure that outlines town happenings and procedures. The town could consider developing a roadmap for diverse populations and seek opportunities to collaborate with new residents to gain a better understanding of important information to include. Providing a one-stop place for new residents to learn more about the Town reduces barriers to participation and encourages newcomers to engage more quickly.

Strategy type:
Programmatic

Timing:
Near-term (0-3 years)

Responsible party:
Town Manager

Communications
IDEA Committee

Funding costs:
$ less than $50k

Funding sources:
Town budget, staff time

18D Strategy:

Review and strategically implement the recommendations of the Inclusion, Diversity, and Equity Advisory Committee, which is tasked with providing feedback and recommendations to the Select Board geared toward policy development that will promote and foster a community that is inclusive and welcoming to people of all backgrounds, beliefs, and cultures.

Secondary Goals:

Consider ways for the public to submit feedback to the Town so that community members can express their views, as well as community volunteer opportunities to encourage civic engagement. This could be a change to Town Meeting or another vehicle for public comment.	
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	

Strategy Narrative:

Medway's Inclusion, Diversity, & Equity Advisory (IDEA) Committee exists to specifically advocate for building an inclusive Medway community. The IDEA Committee will wrap up its final phase in November of 2022, where it will deliver recommendations to the Select Board. The Select Board could develop a regular system for both publicly and privately accepting feedback from the IDEA Committee. A regular system such as mandating a specific number of annual public meetings allows the IDEA Committee to hold the Select Board accountable for hearing their proposals and implementing new approaches toward building a more equitable Medway.

Strategy type:

Regulatory/policy

Timing:

Ongoing

Responsible party:

Select Board

IDEA Committee

Funding costs:

$ less than $50k, volunteer capacity

Funding sources:

Depends on recommendations

GOAL 19: CONSIDER WAYS FOR THE PUBLIC TO SUBMIT FEEDBACK TO THE TOWN SO THAT COMMUNITY MEMBERS CAN EXPRESS THEIR VIEWS, AS WELL AS COMMUNITY VOLUNTEER OPPORTUNITIES TO ENCOURAGE CIVIC ENGAGEMENT. THIS COULD BE A CHANGE TO TOWN MEETING OR ANOTHER VEHICLE FOR PUBLIC COMMENT.

19A Strategy:

Survey the community to determine strategies to boost attendance at Town Meetings, local elections, and other public meetings, such as providing free childcare.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ○ ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ○ ○ ○

Strategy Narrative:

Medway, like all municipalities, can increase participation in Open Town Meetings, local elections, and public meetings. There is a myriad of standing barriers to participation that universally restrict access to civic participation such as gaps in communication of such events, event logistics, and history of oppression of marginalized groups at such events. Medway could build a community survey to better understand what specifically bars residents from participating and/or attending. This survey would solicit positive reinforcement of town strategies that work well for them as well as criticism and suggestions for improvements. The analysis of this survey can be presented to relevant municipal officials and the public at large but could be utilized to inform changes that alleviate gaps in participation.

Strategy type:

Regulatory/policy
Programmatic

Timing:

Near-term (0-3 years)

Responsible party:

Town Clerk
Town Manager
Communications
IDEA Committee

Funding costs:

$, potential consultant fees

Funding sources:

Town Budget
Civic Engagement Grants

19B Strategy:
Focus more on using online and email outreach than in-person meetings.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ○ ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ○ ○ ○

Strategy Narrative:
In person meetings often attract the same, small percentage of community members that are willing and able to vocalize their opinions; because of this, town decisions are often made to cater toward that civically engaged population. Understanding that sufficient barriers to participation exist for in person meetings, Medway could consider transitioning to include more creative outreach methods, specifically emphasizing the importance of virtual options. Utilizing online and email outreach allows for accessible spaces for residents to engage with the Town and welcomes a broader audience. Additionally, virtual feedback exists in perpetuity and can safeguard against recording errors. Most platforms include a minimum of basic analytic tools to process data which provide added convenience in analyzing and reporting out feedback.

- Case Study: Bar Harbor Citizen Engagement Platform

Strategy type:
Programmatic + Capacity Building

Timing:
Ongoing

Responsible party:
Communications, Town Manager + Town Clerk

Funding Cost:
$$ $50k to $350k, initial set up costs + staff/volunteer capacity

Funding sources:
Town budget

19C Strategy:
Work toward all board and committee meetings being broadcast and recorded, and/or having online ways to view.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ○ ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ○ ○ ○

Strategy Narrative:
Presenting alternatives to attending in-person meetings boosts engagement and invites a wider audience to stay informed on town happenings. Higher viewership in turn promotes more participation and feedback. Medway could develop a procedure for ensuring all board and committee meetings are broadcast live and available for residents to view in their free time. Medway Cable Access and social media (i.e., Facebook) should continue to be utilized to offer these services and expanded to provide coverage of all boards and committees. The Town could consider linking meeting recordings to board and committee webpages to promote ease of access for residents.

Strategy type:
Regulatory/policy

Timing:
Ongoing

Responsible party:
Medway Cable Access, Communications, Information Technology

Funding costs:
$ less than $50k, staff capacity

Funding sources:
Town budget

19D Strategy:
Provide resources for language translation, hard of hearing, and blind individuals to access Town information and meetings.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ○ ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ○ ○ ○

Strategy Narrative:
Medway could consider integrating general accessibility solutions into public meetings and town information to welcome a broader audience. The Town could allocate resources toward an on-demand translation service to assist residents with low English proficiency as well as deaf or hard-of-hearing individuals that require interpretation services. For example, live broadcasts and recordings of public meetings could be professionally captioned. Closed captioning benefits deaf and hard-of-hearing communities as well as those unable to view with volume and provides clarity in the event of technical difficulties. The Town might work with disability access professionals to ensure technology and virtual platforms are compatible with screen readers, captioning devices, as well as additional assistive technology.

Strategy type:
Regulatory/policy + Capacity Building

Timing:
Ongoing

Responsible party:
Information Systems/Technology + Communications

Funding Cost:
$ less than $50k

Funding Source:
Town Budget
Grants

GOAL 20: INVEST TO MAINTAIN AND MODERNIZE SCHOOL FACILITIES AND TECHNOLOGICAL RESOURCES TO REINFORCE AND SUSTAIN MEDWAY'S HIGH QUALITY PUBLIC EDUCATION SERVICES TO PLAN AND PREPARE FOR CHANGES TO SCHOOL ENROLLMENT.

20A Strategy:

Strategically invest in Medway School buildings, including in appropriate technology, to ensure the town's students continue to receive an excellent education.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	● ● ● ● ○

Strategy Narrative:

The Medway School District is comprised of four schools: two elementary schools (one serving pre-kindergarten through first grade, the other serving second through fourth grade), one middle school serving grades five through eight, and one high school serving grades nine through twelve. Except for the high school constructed in 2004, these schools were built several decades prior to the turn of the century and thus have accrued different maintenance needs. Deferred maintenance could result in more rapid deterioration of facilities and impact Medway's high educational standing in the Commonwealth. Additionally, Medway intends to invest in updating school technology to ensure access for all students and remain consistent with educational standards. The Town's *Building Assessment* identified facility updates and maintenance needs for each property for a 20-year capital plan with an estimated $60 million in capital needs. Medway must ensure adequate money is allocated to complete these updates to protect municipal assets and maintain Medway Public Schools' impressive reputation.

The 2021 Facilities Assessment Report assessed the conditions of municipal buildings in Medway, including schools. The report highlighted physical and functional issues present in the High School, the Middle School, McGovern Elementary School, and Burke-Memorial School.

- Read the Facilities Assessment report for more information: https://www.townofmedway.org/sites/g/files/vyhlif866/f/uploads/bos-workshop-presentation_for-website.pdf

What is the Massachusetts School Building Authority?

The Massachusetts School Building Authority ("MSBA") is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. The MSBA strives to work with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts.

The MSBA, which has a dedicated revenue stream of one penny of the state's 6.25-percent sales tax, is collaborating with municipalities to equitably invest in finding the right-sized, most fiscally responsible and educationally appropriate solutions to create safe, sound, and sustainable learning environments.
The MSBA has made more than $15.6 billion in reimbursements to cities, towns, and regional school districts for school construction projects. Instead of waiting years for reimbursement, districts now receive payments from the MSBA as costs are incurred, usually within 15 days of submitting a request through the MSBA's online Pro-Pay System.

Continue to invest in technology for schools including IT services and support, tablets and computers, security features such as cameras and door locks, and cyber security. Although enrollment is down and the middle and high school buildings are operating under existing capacity, the School

District will continue its practice of annual enrollment projections and monitoring capacity at the McGovern Elementary School. Lastly, continue to plan for and invest in maintenance and major capital projects for school facilities. This includes upcoming expenses such as new roofs at each facility, and investments in windows and doors at Burke-Memorial. Consider funding for capital improvement projects through the Massachusetts School Building Authority, which reimburses municipalities for school construction projects.

- The MSBA Website: https://www.massschoolbuildings.org/

Strategy type:
Physical/design improvements

Timing:
Mid-term (4-7 years)

Responsible party:
Medway Public Schools
Finance Committee
Facility Review Committee
DPW
Town Meeting

Funding Cost:
$$$$ ($1M+)

Funding Source:
Town Budget
Capital Planning
Grants (MSBA)

20B Strategy:
Evaluate the current and future use of the Burke portion of the Memorial Elementary School.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.

Strategy Narrative:
The Burke-Memorial School is an older school facility that currently serves as a daycare and before and after school program for students. While this is a great service to the town and its employees, the building needs repair and modernization. With enrollment trending downward the last 10 years, and capacity in all three active school buildings this may be an opportune time to look more closely at the future of this facility.

The Burke-Memorial Elementary school is divided into two portions. The Memorial portion was built in 1996 and is actively in use as an academic space for kindergarten and first grade. The Burke portion was constructed in 1954 and is currently operationalized as a daycare facility with extensive physical and functional deficiencies. The Burke portion serves as an opportunity for Medway to renovate and increase public space in town. Medway must determine how the property will be utilized moving forward and consider alternatives to enhance the town.

Strategy type:
Physical/design improvements

Timing:
Mid-term (4-7 years)

Responsible party:
Medway Public Schools
Redevelopment Authority
Facility Review Committee
DPW
Town Meeting

Funding Cost:
$$ $50k to $350k

Funding Source:
Town Budget
Capital Planning

20C Strategy:
Meet the increasingly complex and diverse needs of all students in the Medway Public Schools.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	●	●	○
Support affordable supportive community and health services, including social and emotional health services.	●	●	○	○	○

Strategy Narrative:
Medway has experienced growth in the number of English Language Learners in the school population and in the number of students needing interventions and supports to achieve grade level progress. Medway would also like to create more educational programming for the highest achieving students.

Strategy type:
Regulatory/policy + Capacity Building

Timing:
Long-term (8-10 years)

Responsible party:
Medway Public Schools

Funding Cost:
$$$

Funding Source:
Town Budget
Capital Planning

GOAL 21: FOSTER STRONG COMMUNITY CONNECTIONS AND SOCIAL PARTICIPATION BY PROVIDING INTERGENERATIONAL GATHERING SPACES, CONTINUED LEARNING OPPORTUNITIES, AND SUPPORTING COORDINATED EDUCATIONAL, ARTISTIC, AND FUN CULTURAL ACTIVITIES AND EVENTS FOR ALL AGES AND ABILITIES, INCLUDING CHILDREN, TEENS, YOUNG ADULTS, AND OLDER ADULTS.

21A Strategy:

Consider the construction of a new community center that could serve a wide variety of needs, including the Council on Aging, recreation, youth activities, arts and cultural activities and more.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	● ● ● ● ○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ○ ○ ○
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities.	● ● ● ● ○

Strategy Narrative:

Community centers offer a public space where residents can exercise both their body and mind. Medway could consider allocating town resources to develop a multigenerational space for municipal recreational offerings as well as offering rental space for private use. The need for this resource is compounded by the growing senior population and those who have entered early retirement. The Medway Senior Center is very popular and offers a wide array of activities, but this change in demographics could create capacity issues moving forward. A community center is also needed to serve youth of all ages with recreation opportunities and adults with recreation and learning opportunities. This space could serve as a neutral location for municipal meetings and provide residents/local nonprofits with affordable access to recreational facilities. Public spaces such as these provide opportunities for diverse populations to build community and connection while meeting community needs. Residents can be invited to provide ideas and feedback on what types of facilities they may be interested in seeing (e.g., fitness center, food pantry, kitchen access, computer lab, aerobic/dance studio, office/conference space, auditorium space, etc.).

- Case Study: Randolph, MA Intergenerational Community Center

Strategy type:

Regulatory/policy
Capacity Building

Timing:

Mid-term (4-7 years)

Responsible party:

Parks and Recreation
Council on Aging
Community & Economic Development
Planning & Economic Development Board
Redevelopment Authority
Cultural Council
IDEA Committee

Funding Cost:

$$$$ 1M+

Funding Source:

Town Budget
Capital Planning
Grants

21B Strategy:

Consider the desire for more space dedicated to the arts and performance when spending on maintenance or renovation of town buildings, such as the VFW building or the Jacob Ide House.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	○	○
Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets	●	●	●	○	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	○	○	○
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities.	●	●	●	●	○

Strategy Narrative:

Creating multiple spaces dedicated to community need throughout the town may be the most financially realistic option. Medway is home to many artists though lacks any sort of financial support for the arts or physical space dedicated to the arts and performance. Art has been used for centuries as a method for driving social connection and participation. Medway could consider collaborating with Medway Cultural Council to designate municipal space as an arts and culture center to engage residents and invite arts-based tourism in Town.

- Case Study: ReachArts in Swampscott, MA

Strategy type:

Physical/design improvements + Capacity Building

Timing:

Long-term (8-10+ years)

Responsible party:

Medway Cultural Council
Redevelopment Authority
Planning Board
Community & Economic Development

Funding Cost:

$$$ $250k to $1M

Funding Source:

Town Budget
Capital Planning
Grants (Mass Cultural Council)

21C Strategy:

Consider establishing a commission for public art with a juried artist collaborative to make decisions and give direction and support for public art, including. fostering diversity multi-dimensional enrichment, to town, and promoting local businesses.

Secondary Goals:

Actively leverage financial, technical, and promotional support for the continued success of existing and new local businesses throughout Medway.	●	●			
Consider ways for the public to submit feedback to the Town so that community members can express their views, as well as community volunteer opportunities to encourage civic engagement. This could be a change to Town Meeting or another vehicle for public comment.	●	●	●	●	
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	●		

Strategy Narrative:

Public Arts Commissions (PAC) are municipal leaders whose sole mission is to garner community appreciation and awareness of public art. Public art boosts both the cultural and economic vitality of a community and can be used as a tool for civic engagement. Establishing a PAC would delegate art and placemaking responsibility to a specific leadership group and regulate the expansion of public art throughout town.

- Case Study: Amherst, MA Public Arts Commission

Strategy type:

Regulatory/policy + Capacity Building

Timing:

Near-term (0-3 years)

Responsible party:

Select Board
Town Meeting
Medway Cultural Council

Funding Cost:

$$ $50k to $350k

Funding Source:

Town Budget
MassCultural Council grants

21D Strategy:

Invest and partner with the Medway Public Library to expand its dynamic collections, innovative programs, and wide-ranging and sustainable services for all ages and interests. Note, the Library Board of Trustees are currently in the process of updating the library's strategic plan.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	
Meet community needs for inclusive indoor and outdoor recreation opportunities, green spaces, and water recreation options that can be used and enjoyed by people of all ages and abilities	
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	

Strategy Narrative:

Medway Public Library (MPL) is one of the largest community hotspots in town complete with an expansive book collection, computer workstations, meeting rooms, and makerspace. MPL partners with a variety of municipal groups to offer free programming to a diverse group of residents. Public libraries fill gaps in community access and maintain archives to preserve town histories. MPL is a town asset and continuing to sufficiently fundi it will ensure the library can continue to offer a wide variety of services and programs.

Strategy type:

Physical/design improvements
Programmatic
Capacity Building

Timing:

Ongoing

Responsible party:

Medway Public Library
Finance Committee
Parks and Recreation
Medway Cultural Council

Funding Cost:

$$ $50k to $350k
$$$ $250k to $1M

Funding Source:

Town Budget
Grants (Massachusetts Board of Library Commissioners)

GOAL 22: SUPPORT AFFORDABLE SUPPORTIVE COMMUNITY AND HEALTH SERVICES INCLUDING SOCIAL AND EMOTIONAL HEALTH SERVICES.

22A Strategy:
Expand the mental health clinician program shared by Medway and Franklin Police Departments to full-time to further meet the mental health needs of Medway residents.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.

Strategy Narrative:
Medway currently shares a mental health clinician who accompanies police to mental health calls with the Franklin Police Department. This program has successfully reduced the number of hospital transports emergency services make and increased access to mental health services for community members. Utilizing a co-response model allows for the mental health clinician to properly evaluate risk, de-escalate response scenarios, and reduces the short-term cost of mental health support for at-risk individuals. Medway could transition this to a full-time position to provide more regular access to mental health support during police response. This role primarily exists to serve those in mental health crisis but may also positively impact the relationship between Medway Police and the Medway community.

In 2020, the clinician worked with police to respond to 106 incidents and can evaluate a person on scene to determine if they are a threat to themselves or others. This program has reduced the number of people sent to the hospital for evaluations (where they are usually sent by police who would otherwise respond to the call), as the clinician can do those on scene. Not only does this benefit the individual being helped, it also saves the police department time in having to drive to the hospital when the individual may actually not need that type of help.

Strategy type:
Capacity Building

Timing:
Near-term (0-3 years)

Responsible party:
Medway Police Department

Human Resources

Funding Cost:
$$ $50k to $350k, salary

Funding Source:
Police Budget

22B Strategy:

Address the Council on Aging Department needs for additional funding, staff, volunteers, and space.

Secondary Goals:

Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ○ ○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	● ● ● ● ○

Strategy Narrative:

The Council on Aging Department, in partnership with the community, strives to provide the highest quality of services and programs available to meet the ongoing needs of Medway residents of all ages. The Council on Aging operates the Senior Center with programs for older Medway residents. They Department is also the only public human services agency in Medway providing a variety of social services to its residents. As Medway's residents age, and to meet the social service needs of residents of all ages, the Town could consider evaluating the capacity needs of the department.

Medway's Senior Center, located at 76 Oakland Road, serves as Medway's base of operations for the Council on Aging (COA) serving senior residents of the town. The Senior Center offers many programs and services for Medway's older residents and serves as a meeting place, wellness check, and opportunity for socialization particularly for those seniors who may live alone or have mobility challenges. In general, the Senior Center offers programs in four broader areas which include:

- Health – this category includes programs such as wellness checks, visits with the visiting nurse, Fire Department health and safety checks, assistance with food stamps or fuel assistance, or housing assistance. Exercise is one of the biggest draws to the Senior Center and includes active fitness for both younger and older seniors. Activities like Chair Yoga are popular with older seniors, while others enjoy boot camp or Pilates.
- Events – In addition to fitness classes and events, the Senior Center also puts on educational events like TED Talks for those who want to learn cooking techniques, tips for aging in place, or technology. The Senior Center offers games like cards, bridge, or Mah Jong.
- Meals – Prior to the pandemic, meals were offered at the Senior Center with lunch two days a week on Tuesday and Thursday, and breakfast on Wednesday.
- Transportation/Trips – The Council on Aging and Senior Center play a huge role in senior transportation and mobility. Many seniors who can't drive or no longer have access to a vehicle are often isolated and rely on friends, family, or volunteers for rides. The COA offers a Dial-a-Ride van service to take residents to where they need to go and also dedicated trips using the vans for shopping two days a week or medical appointments. The COA also arranges longer trips to places like Boston for shows, Maine for a lobster bake, monthly breakfasts, monthly dinners, and more. These trips are offered at a set price per trip depending on the activity and distance.

Strategy type:

Programmatic

Capacity Building

Timing:
Near-term (0-3 years)

Responsible party:

Select Board
Town Manager
Human Resources
Council of Aging staff

22C Strategy:
Create a strategic plan for health and human services to address needs for additional money, staff, and volunteers.

Secondary Goals:

Consider ways for the public to submit feedback to the Town so that community members can express their views, as well as community volunteer opportunities to encourage civic engagement. This could be a change to Town Meeting or another vehicle for public comment.	● ● ○ ○ ○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	● ● ● ● ○

Strategy Narrative:
Medway could invest in the development of a strategic plan to promote access to health and human services for the community at large. This plan may evaluate available resources, identify gaps, and provide measurable solutions for increasing access to health/human services in town. The town could seek to bring additional, affordable service providers to town and work to destigmatize mental health assistance in order to promote wellness.

Strategy type:
Programmatic
Capacity Building

Timing:
Near-term (0-3 years)

Responsible party:
Health Agent
Board of Health
Planning Board
Town Manager

Funding Cost:
$$ $50k to $350k

Funding Source:
Town Budget
Grants (DMH)

GOAL 23: MEET COMMUNITY NEEDS FOR INCLUSIVE INDOOR AND OUTDOOR RECREATION OPPORTUNITIES, GREEN SPACES, AND WATER RECREATION OPTIONS THAT CAN BE USED AND ENJOYED BY PEOPLE OF ALL AGES AND ABILITIES.

23A Strategy:

Continue to consider constructing more options for pre-teen/teen recreation such as a skate park, new volleyball or basketball courts, community pool, or temporary outdoor ice-skating rink.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	●	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	●	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	●	○

Strategy Narrative:

Medway's 2020 *Open Space and Recreation Plan* identified active recreation facilities, such as sport fields and playgrounds, among the top five most important values and characteristics of the town. This plan also identified that teenagers and pre-teens were among the most underserved population by Medway's open spaces, despite almost one-third of the town's population being under nineteen years old. Throughout the community engagement process, residents have identified the creation of a swimming pool as a priority. Opportunities for swimming are limited in Medway, especially since the closing of the former beach at Choate Park. Public pools offer not only recreation opportunities, but a relief for residents during climate change-related heat waves.

Medway could seek to develop active recreational spaces that specifically target pre-teen and teens to remedy this gap in services. Teen-oriented spaces foster positive intellectual, emotional, and social development and encourage active lifestyles. Additionally, public access to recreational spaces increases property values and maintain a higher quality of life for residents.

Strategy type:

Physical/design improvements

Timing:

Long-term (8-10+ years)

Responsible party:

Parks and Recreation
Community & Economic Development
DPW
Parks Commission
Planning & Economic Development Board
Open Space Committee
Community Preservation Committee

Funding Cost:

$$$$250k to $1M

Funding Source:

Town Budget
Capital Planning
CPA Fund

23B Strategy:

Consider constructing more options for older adult outdoor recreation, such as outdoor fitness (senior playground) equipment, or building a gazebo on the GAR property across from the Police Station using CPA/Tri-Valley Regional Technical School/Eagle Scouts.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	●	○
Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	○	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	○	○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	●	●	●	●	○

Strategy Narrative:

Outdoor fitness spaces designed for older and aging populations offer public access and promote healthy living. Adults between fifty and seventy years old were identified as the third most underserved group by Medway's open spaces, behind teenagers and pre-teens. Developing intentional spaces for older recreation allows Medway's aging population to stay connected to the town and offers unique ways to stay fit and incorporate play into daily life. Similarly, lack of seating options was identified by roughly one-third of participants as the top major concern of existing parks and non-trail recreation areas. The GAR property across from the Police Station serves as an opportunity to increase seating availability in a scenic area in town. Medway could consider seeking collaborative initiatives between Tri-Valley Regional Technical School and/or local Eagle Scouts to offer seating for passive recreational use.

- Case Study: Carbide Park Galveston, TX Motion Wellness System Senior Playground

Strategy type:
Physical/design improvements

Timing:
Mid-term (4-7 years)

Responsible party:
Parks and Recreation; Community & Economic Development; DPW; Parks Commission; Planning & Economic Development Board; Open Space Committee; Community Preservation Committee; Council on Aging

Funding Cost:
$$$$250k to $1M

Funding Source:
Town Budget
CPA Fund

23C Strategy:
Consider the expansion of recreational services and options at existing recreational facilities, like Choate and Oakland Park.

Secondary Goals:

Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	●	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	○	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	○	○
With the aging population in mind, prioritize the creation of age-friendly housing, access to community services, and opportunities for older residents to participate in community life.	●	●	●	○	○

Strategy Narrative:
Medway's 2020 *Open Space and Recreation Plan* indicated that knowing where a place is located and where to get information about a place directly correlated to resident use of a facility. Choate and Oakland Parks and Playgrounds were among the most utilized by the Medway community as residents know where they are and how to access information about them. Parks and Recreation could seek to maintain and expand recreational programming and services available in these spaces to continue strong connection with residents. Additionally, the Town could consider new ways to promote other existing recreational facilities to elevate usage.

Strategy type:
Programmatic

Timing:
Near-term (0-3 years)

Responsible party:
Parks and Recreation

Funding Cost:
$ less than $50k, staff/volunteer capacity

Funding Source:
Town budget
Community Preservation Act funds
PARC grants
LWCF grants

23D Strategy:

Identify any town-owned parcel(s) or private parcels for acquisition in the Oak Grove redevelopment area and West Medway to improve the geographic distribution of open space and recreation facilities throughout the Town.

Secondary Goals:

Promote new development in the Oak Grove Area to realize the vision of the 2017 Oak Grove Urban Renewal Plan with a diverse mix of uses, including business, industry, open space, and housing and generate sustainable employment opportunities, provide opportunities for economic development, and deliver a net increase to the local tax base.	●	●	●	●	○
Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	○	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	○	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	●	○

Strategy Narrative:

Open space and recreation facilities are unevenly distributed throughout Medway, with the Oak Grove and broader West Medway areas being deprived. Spatial disparities in distributions of parks and green spaces are often linked to race and income with access traditionally reserved for whiter and wealthier communities. Increasing walkable access to open space and recreation facilities in these corridors could reduce the distribution gap and increase connectivity throughout the entirety of town.

Strategy type:

Physical/design improvements

Timing:

Long-term (8-10+ years)

Responsible party:

Planning and Economic Development Board
Parks and Recreation, Parks Commission, Open Space Committee

Funding Cost:

$$$$ 1M+

Funding Source:

Town Budget
Capital Planning
Grants
CPA Funds

23E Strategy:
Implement the 7-year Open Space and Recreation Plan (OSRP) Action Plan.

Secondary Goals:

Create new or updated municipal facilities including upgraded public safety facilities and Town Hall to promote investment in the Town's essential functions. New facilities should be designed with possible future expansion in mind.	●	●	●	●	○
Ensure ongoing stewardship and improve accessibility for public assets including parks, playgrounds, trails, athletic fields, as well as public facilities, DPW, public schools, Thayer House, Ide House, and other town-owned assets.	●	●	●	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	○	○

Strategy Narrative:
In 2020, the Medway Open Space and Recreation Plan Task Force developed a seven-year action plan naming 57 recommended actions falling into the following categories: Land Management, Land Conservation, Land Use and Environmental Planning, Education and Outreach, and Organizational Capacity. These actions were identified to further develop Medway's Open Space and Recreation; It is important to ensure adequate funding and resources to enable responsible parties to complete their intended roles.

Strategy type:
Regulatory/policy

Timing:
Mid-term (4-7 years)

Responsible party:
As identified in Action Plan:
Agricultural Commission, Animal Control, Board of Selectmen, Conservation Commission, Department of Community and Economic Development, Community Preservation Committee, Department of Public Works, GIS Coordinator, Open Space Committee, Evaluation of Parks, Fields and Recreation Areas Committee, Massachusetts Association of Conservation Commissions, Metropolitan Area Planning Council, Medway Public Schools, Massachusetts Natural Heritage and Endangered Species Program, Board of Parks Commissioners, Planning and Economic Development Board, Town Manager, Town Counsel.

Funding Cost:
$$$$ 1M+

Funding Source:
As identified in plan: Dept of Agricultural Resources Grants, Community Forest Stewardship Grants, Direct Local Technical Assistance Grants, Dept of Conservation Services Grants, LAND Grant program (DCS) also Town Budget + CPA Funds

GOAL 24: WITH THE AGING POPULATION IN MIND, PRIORITIZE THE CREATION OF AGE-FRIENDLY HOUSING, ACCESS TO COMMUNIT Y SERVICES, AND OPPORTUNITIES FOR OLDER RESIDENTS TO PARTICIPATE IN COMMUNITY LIFE.

24A Strategy:

Create affordable housing opportunities specifically for older adults that are integrated into neighborhoods in Medway, including small single-family homes, rental units, and condos.

Secondary Goals:

Foster accessible and affordable housing options, including smaller homes and options for middle-income households, in strategic locations that enable residents to thrive in the community and support the needs of an aging population, young families, young adults, special needs, and a socioeconomically diverse population.	●	●	●	●	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	○	○	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	○	○

Strategy Narrative:

Only about 5 percent of housing units in Medway are built as one-bedroom units, and it is estimated that in 2019 there were just nine studio sized apartments in the town. About half of the housing stock (49 percent) is made up of two- or three-bedroom units, and 45 percent of the housing stock is made up of four or more-bedroom units. This proportion is higher than the percentage of units with four or more people, which was about 32 percent in 2019. Along with that mismatch, about 60 percent of households have two or less people in them, while only 18 percent of units have two or fewer bedrooms. This mismatch between household size and unit size may make it difficult for smaller households, particularly seniors, to find adequate housing in Medway.

The aging population in Medway will need adequate and affordable housing to age in place. However, senior housing isn't right for every older adult. The community could integrate some affordable housing options for seniors into existing neighborhoods to promote intergenerational interaction. Diverse and affordable housing stock allow residents to remain in the community as they age. It is important for Medway to seek to create new affordable housing opportunities that are evenly distributed throughout town to provide residents with options for down-sizing to extend independent living. Small, single-family homes, rental units, and condos spread around town offer older adults the freedom of choice in where and how they live, ensuring a continued connection to the Medway community.

Strategy type:

Physical/design improvements
Regulatory/policy

Timing:

Long-term (8-10+ years)

Responsible party:

Planning and Economic Development Board, Medway Affordable Housing Committee & Trust, Council on Aging

Funding Cost:

$$$50k to $350k

Funding Source:

Affordable Housing Trust
Town Budget

24B Strategy:

Advance a program towards healthy aging, such as AARP Livable Communities or another, to support local efforts to help people of all ages and abilities live easily and comfortably in the community.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	●	●	●	○	○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	●	●	●	●	○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	●	●	●	○	○

Strategy Narrative:

Healthy aging programs provide guidance, technical assistance, and sometimes funding to communities to promote age-friendly living. Medway could seek to adopt a healthy-aging program to ensure accountability for age-inclusive community development.

AARP's Livable Communities program supports municipal initiatives to become more livable for people of all ages. The program rates communities out of one hundred based on Eight Domains of Livability: 1) Housing, 2) Outdoor Spaces and Buildings, 3) Transportation, 4) Communication and Information, 5) Civic Participation and Employment, 6) Respect and Social Inclusion, 7) Health Services and Community Supports, and 8) Social Participation. Medway's current livability score is a 57 with certain neighborhoods scoring higher or lower. AARP offers extensive guides, technical assistance, and grant opportunities to enable communities to achieve higher livability scores and provide higher quality of life to their residents.

Strategy type:

Regulatory/policy

Timing:

(0-3 years)

Responsible party:

Town Manager, Community and Economic Development, Council on Aging

Funding Cost:

$ less than $50k

Funding Source:

n/a

24C Strategy:
Explore zoning for co-housing developments, with shared services.

Secondary Goals:

Foster accessible and affordable housing options, including smaller homes and options for middle-income households, in strategic locations that enable residents to thrive in the community and support the needs of an aging population, young families, young adults, special needs, and a socioeconomically diverse population	● ● ● ○ ○
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	● ● ● ● ○
Foster strong community connections and social participation by providing intergenerational gathering spaces, continued learning opportunities, and supporting coordinated educational, artistic, and fun cultural activities and events for all ages and abilities, including children, teens, young adults, and older adults.	● ● ● ○ ○

Strategy Narrative:
Cohousing developments are intentional communities designed to provide shared spaces and services while maintaining independent living spaces. Collaborative spaces can include kitchen/dining areas, laundry, recreational/fitness options, gardens, and more. Cohousing inherently breeds social connectivity and community participation while offering the potential to extend independent living for aging adults. Medway could explore the benefits of bringing cohousing developments to town and consider necessary zoning changes for permitting cohousing.

Strategy type:
Regulatory/policy

Timing:
Near-term (0-3 years)

Responsible party:
Planning and Economic Development Board

Funding Cost:
$ less than $50k

Funding Source:
Town budget, staff time

24D Strategy:
Prioritize opportunities to increase senior transportation services to provide added services to those who need it most.

Secondary Goals:

Consider the needs of all residents when planning future transportation improvements with land use planning and regulatory changes that encourage focused residential or commercial growth.	
Nurture and build a sense of belonging for all residents of Medway as a welcoming and inclusive community where people with diverse backgrounds and cultural identities feel safe, respected, and integrated, have opportunities to share their traditions, and are encouraged to participate in Town government.	

Strategy Narrative:
As the older adult population continues to rise in Medway, and surrounding communities, demands on local Council on Aging transportation services are also rising. Seniors are living longer and may be unable to drive for longer portions of their life, creating a need for trips to medical appointments, the grocery store, or rides to the Senior Center to connect with friends. Given the increasing need region-wide for these services, Medway could reach out to surrounding communities to see if there are ways of sharing transportation services to serve more people and destinations.

The Council on Aging and local transportation services could expand options for seniors and older adults to extend independent living. Senior transportation services should consider all aspects of daily life including running errands, access to medical/health care, grocery shopping, and recreational activities.

- Check out CrossTown Connect: https://www.crosstownconnect.org/

Strategy type:
Programmatic

Timing:
Near-term (0-3 years)

Responsible party:
Council on Aging

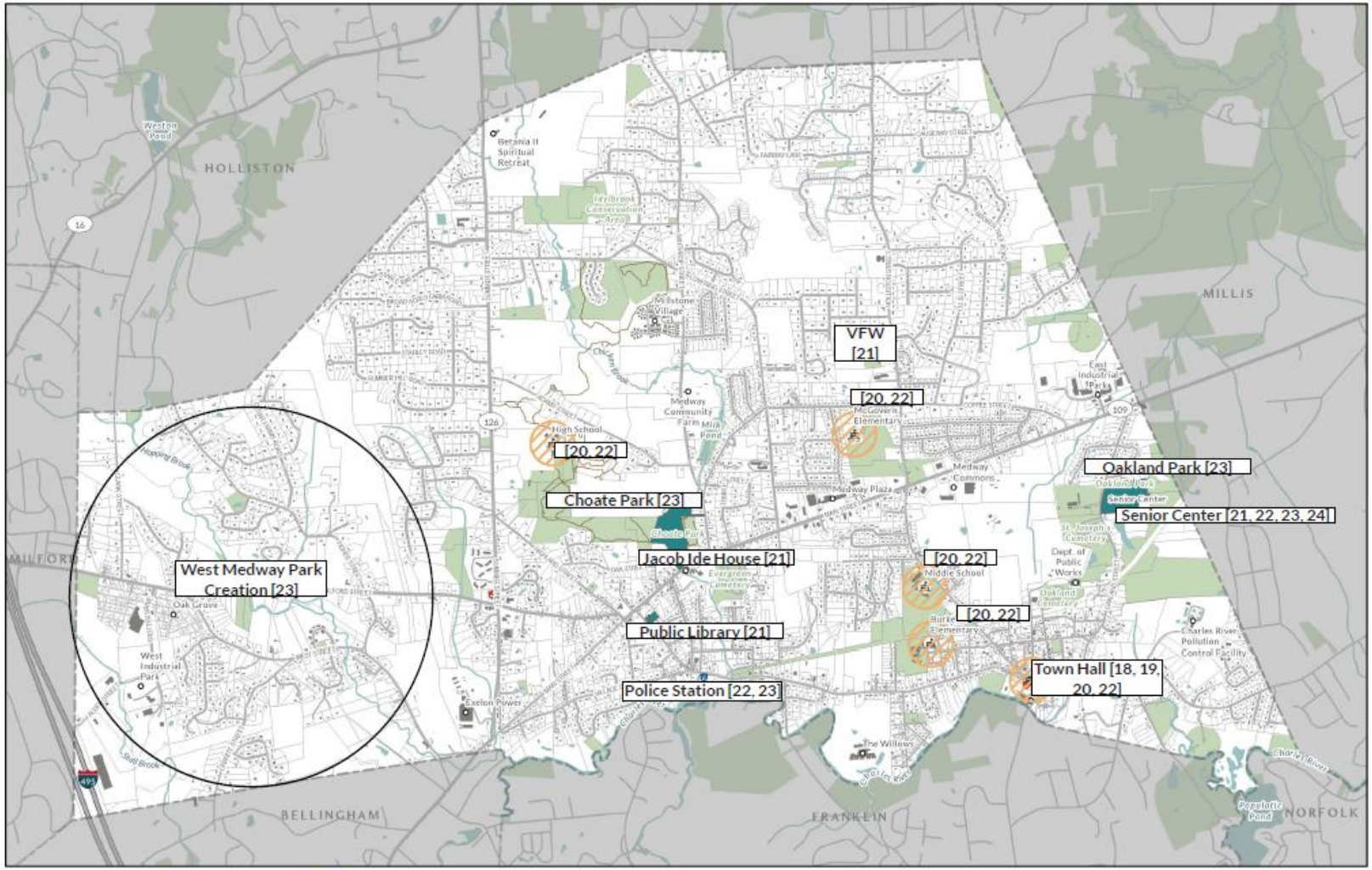
Funding Cost:
$ less than $50k

Funding Source:
Town Budget

TOWN OF MEDWAY - SUPPORTIVE COMMUNITY

Prepared by JM Goldson LLC

JM GOLDSON



August 9, 2022
Medway Planning & Economic Development Board Meeting

Construction Observation Estimate – Boundary Lane

- Boundary Lane Construction Administration Budget from Tetra Tech, dated 8-1-2022

TETRA TECH

Boundary Lane
PEDB Construction Administration Budget
August 1, 2022

Item No.[1]	Inspection	Visits	Hrs/Inspection[2]	Rate	Total
1	Pre-Construction Meeting	1	4	$172	$688
2	Erosion Control/SWPPP Inspections/Review Reports	12	2	$107	$2,568
3	Subgrade/Staking/Rough Grading	1	4	$107	$428
4	Stormwater: Infiltration Basin	2	4	$107	$856
5	Site Subbase Gravel/Fine Grading	1	4	$107	$428
6	Binder Course Paving	1	4	$107	$428
7	Top Course Paving	1	4	$107	$428
8	Punch List/Bond Estimate[3]	2	4	$107	$856
9	As-Built Review[4]	1	4	$172	$688
10	Field Changes/Change Orders	1	4	$172	$688
11	Meetings	6	1	$172	$1,032
12	Admin	1	3	$74	$222
	Subtotal				$9,310
	Expenses			5.0%	$466
	TOTAL				**$9,776**

Notes:

[1] Each item includes site visit, inspection and written report and is based on current TT/Medway negotiated rates through June 2023.

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

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

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

Date Approved by Medway PEDB_____

Certified by: _____ _____
Susan E. Affleck-Childs **Date**
Medway PEDB Coordinator

August 9, 2022
Medway Planning & Economic Development Board Meeting

BrightPath Child Care (Medway Commons) Site Plan Endorsement

- Site plan presented for endorsement dated July 25, 2022 by Tighe and Bond
- Certification from Medway Treasurer/Collector's office dated 8-1-22 that taxes are paid on the property
- Plan approval email dated 8-2-22 from Steve Bouley

NOTES

1. The 20-day appeal period concludes August 7th. I expect to secure a Certificate of No Appeal from the Town Clerk's office on Monday, August 8th.

2. Construction services funds are forthcoming from Charter Realty and I expect to receive a check by Tuesday.

I recommend the PEDB endorse the site plan and direct me to not release the plan to the Permittee until the Certificate of No Appeal is in hand and the construction funds are paid.

MINOR SITE PLAN FOR

BRIGHTPATH CHILD CARE CENTER

MEDWAY COMMONS

67C MAIN STREET MEDWAY, MASSACHUSETTS

PERMIT DRAWINGS

MAY 19, 2022

LAST REVISED: JULY 25, 2022

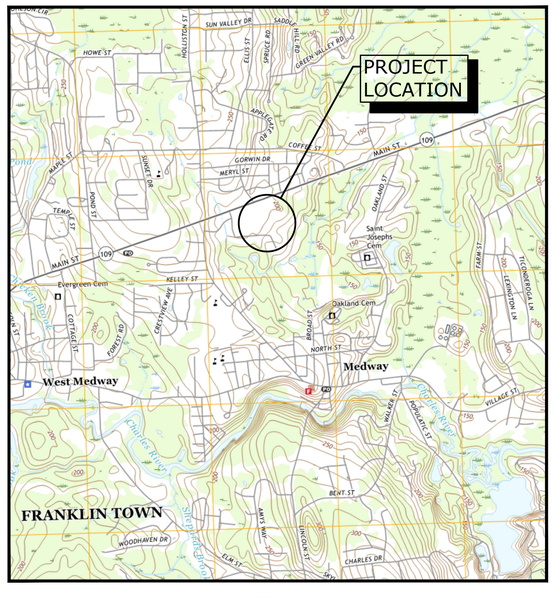
APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE: 7/12/2022
ENDORSEMENT DATE:

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
	COVER
1	SITE AS-BUILT PLAN (BY DAYLOR CONSULTING GROUP, INC.
2	SITE AS-BUILT PLAN (BY DAYLOR CONSULTING GROUP, INC.
C-100	OVERALL SITE PLAN
C-101	DEMOLITION PLAN
C-102	SITE PLAN
C-103	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C-104	LANDSCAPE PLAN
PH-A	PHOTOMETRICS PLAN
C-501	EROSION CONTROL NOTES & DETAILS
C-502	DETAILS
A.701	EXTERIOR ELEVATIONS: EXISTING
A.702	EXTERIOR ELEVATIONS: PROPOSED

APPROVED WAIVER:

THE FOLLOWING WAIVER WAS GRANTED ON JULY 12, 2022 FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS:

- **SECTION 205-4 C - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)**



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:

Tighe&Bond
Engineers | Environmental Specialists
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

BRADLEE WIZOUTA CIVIL No. 42445 REGISTERED PROFESSIONAL ENGINEER
7/25/2022

JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER
7.25.22

PREPARED FOR:

Charter Realty & Development
1666 Massachusetts Ave - Suite 6A
Lexington, Massachusetts 02420

PREPARED WITH:

Helicon Design Group, Inc.
Architects
76 Summer Street, Suite 510
Boston, MA 02110

PROJECT NO: C1026-018

COMPLETE SET 13 SHEETS

Last Saved: 7/29/2022
Plotted On: 7/29/2022 8:09am By: JWinston
Tighe & Bond: J:\C\C1026 Charter Realty - Conceptual Sites\C1026-018 Medway Commons\Drawings_Figures\AutoCAD\Sheet\C1026-018_COVR.dwg

usgs_cd4\q209874.tif

LOCUS

LOCUS MAP:
Scale: 1" = 2083'±

LEGEND

⊡ CB	CONCRETE BOUND
⊡ SB	STONE BOUND
◉ DH	DRILL HOLE
☼	LIGHT POLE
⊹	UTILITY POLE
⍒	WATER VALVE
D	DRAIN LINE
S	SEWER LINE
FM	SEWER FORCE MAIN
G	GAS LINE
E	ELECTRIC
T	TELEPHONE
W	WATER LINE
OHW	OVERHEAD WIRES
98	CONTOUR
	TREE LINE
98X5	SPOT GRADE
⊞	CATCH BASIN
Ⓜ	DRAIN MANHOLE
⍁	TRANSFORMER
RET. WALL	RETAINING WALL
⚑	FLAGPOLE
N/F	NOW OR FORMERLY
Ⓢ	SEWER MANHOLE
Ⓔ	ELECTRIC MANHOLE
Ⓣ	TELEPHONE MANHOLE
	HYDRANT
G.G.	GAS GATE
BCC	BITUMINOUS CONCRETE CURB
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
CCB	CAPE COD BERM
VCC	VERTICAL CONCRETE CURB
	CHAINLINK FENCE
Ⓜ	MONITORING WELL
	SIGN
	TREE
	SHRUB
♿	HANDICAP PARKING SPACE
•	BOLLARD
(R)	FROM RECORD PLANS
▬	HAND HOLD
ROW	RIGHT OF WAY
P.O.B.	POINT OF BEGINING
HG	HOSE GATE

GENERAL NOTES:

1. LOCUS OWNER: LOT 6-428, HIDDEN ACRES REALTY TRUST DEED BOOK 9768, PAGE 410.
   LOCUS OWNER: LOT 6-367, HIDDEN ACRES REALTY TRUST DEED BOOK 9768, PAGE 410.
   LOCUS OWNER: LOT 6-368, FREIL REALTY TRUST DEED BOOK 8099, PAGE 493.
   LOCUS OWNER: LOT 6-365, SSI MEDWAY PROJECT LLC DEED BOOK 16671, PAGE 236.
2. ASSESSORS REFERENCE: SHEETS 6-7, 6-8, 6-12 & 6-13.
3. NORFOLK COUNTY REGISTRY OF DEEDS.
4. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5. FEMA REFERENCE: "X", "X500" AREAS BETWEEN LIMITS OF 500 YEAR FLOOD, "A", "AE" AREAS OF 100 YEAR FLOOD. FEMA LINES SHOWN ON PLAN ARE TAKEN FROM GIS INFORMATION. FEMA MAP COMMUNITY PANEL NUMBER 250243 0005B.
6. AS-BUILT INFORMATION SHOWN ON THIS PLAN WAS UPDATED BASED ON A FIELD SURVEY LAST PREFORMED ON NOVEMBER 10, 2004. THE UPDATE DID NOT INCLUDE MAIN STREET OR HOLLISTON STREET.

HOLLISTON STREET (PUBLIC ROAD 50' ROW)

MAIN STREET

MEDWAY COMMONS DRIVE

PARCEL #1
PROPOSED CONVEYANCE TO TOWN OF MEDWAY
AREA=3,588 S.F.
0.08 AC.

PARCEL #2
PROPOSED CONVEYANCE TO TOWN OF MEDWAY
AREA=1,011 S.F.
0.02 AC.

BENCHMARK
R/R SPIKE IN U/P # 20/104
ELEV.= 224.30
(NGVD 1929)

BENCHMARK
R/R SPIKE IN U/P # 109
ELEV.= 207.96
(NGVD 1929)

PROPOSED TRAFFIC EASEMENT
AREA=5,890 S.F.
0.13 AC.
(PUBLIC ROAD 60' ROW)
1921 COUNTY LAYOUT

MATCH LINE

POINT OF BEGINNING

LOT #AA-1
99,261 S.F.±
2.28 AC.
UPLAND AREA
=98,672 S.F.±

LOT #AA-2
37,610 S.F.±
0.86 AC.

LOT #AA-4
272,121 S.F.±
6.25 AC.

LOT #6/365
82,569 S.F.±
1.90± AC.

EXISTING BUILDING
FFE=208.6
ROOF=231.8
(FOOTPRINT=3,749 S.F.)

EXISTING 1 STORY CONCRETE BLOCK BUILDING
(FOOTPRINT = 27,585 S.F.)

N/F NORMAN W. & DOROTHY J. GREENE

N/F P&A REALTY TRUST

N/F HIDDEN ACRES REALTY TRUST

N/F ROBERT & MARQUERITE GLADDIS

N/F KATHRYN A. TAYLOR

N/F MICHAEL T. & LINDA A. COLLINS

HOUSE #82
HOUSE #76
HOUSE #75
BLDG #86
BLDG #71

TEMPORARY DRAINAGE EASEMENT

HATCHED AREA = ACCESS EASEMENT AREA REFEREED TO IN BOOK 21026, PAGE 344

APPROXIMATE GRAPHICAL LOCATION OF THE FEMA LINE SHOWN ON COMMUNITY PANEL #250243

INTERMITTEN STREAM

MANHOLE INVERT SCHEDULE

MH ——— MANHOLE
R=105.20 ——— RIM ELEVATION
I=101.32(A) ——— OUTLET INVERT
I=101.74(B) ——— INLET INVERT
I=102.33(C) ——— INLET INVERT

NOTE: INVERTS LISTED CLOCKWISE FROM OUTLET PIPE.

Revisions
1. 11-18-04 ADDED ASBUILT INFORMATION

NOT TO SCALE
FOR BOUNDARY INFORMATION ONLY

Project Title

MAIN AND HOLLISTON STREETS IN MEDWAY MA

Prepared For
CHARTER REALTY & DEVELOPMENT CORPORATION
411 WEST PUTNAM AVENUE
SUITE 111
GREENWICH, CT 06830-6233

Daylor Consulting Group Inc.
Ten Forbes Road
Braintree, MA 02184
781-849-7070
FAX 781-849-0096

Drawing Title

SITE AS-BUILT PLAN

Scale: 1"=40'
0 20 40 80 100 FEET

Date	JULY 14, 2004
Proj. Mgr.	J.S.A.
Calc	M.W. COLE
Check	
Drawn	M.W. COLE
Job. No.	1-1954.00
Last Rev.	11-18-04

Drawing No. 1 of 2

1954 MEDWAY ASBUILT\1954 MEDWAY ASBUILT.DWG

UTILITIES STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE DESIGN AND CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS FOR THE LOCUS AREA THAT IS BASED UPON AN ON-THE-GROUND SURVEY THAT WAS PERFORMED ON OR BETWEEN JUNE 25, 2004 THOUGH JULY 12, 2004 AND UPDATED ON OCTOBER 27, 2004 THROUGH NOVEMBER 10, 2004.

BENCHMARK
R/R SPIKE IN U/P # 109
ELEV.= 207.96
(NGVD 1929)

BENCHMARK
HYDRANT
BONNET BOLT
ELEV.= 209.87
(NGVD 1929)

MATCH LINE

PROPOSED TRAFFIC EASEMENT AREA=5,890 S.F. 0.13 AC.

PARCEL #2
PROPOSED CONVEYANCE TO TOWN OF MEDWAY
AREA=1,011 S.F.
0.02 AC.

POINT OF BEGINNING

MAIN STREET

(PUBLIC ROAD 60' ROW)
1921 COUNTY LAYOUT

ROUTE 109

MASSACHUSETTS STATE PLANE COORDINATES

RICHARD ROAD

MEDWAY COMMONS DRIVE

LOT #AA-1
99,261 S.F.±
2.28 AC.
UPLAND AREA
=98,672 S.F.±

LOT #AA-2
37,510 S.F.±
0.86 AC.

LOT #AA-3
35,559 S.F.±
0.82 AC.

LOT #AA-4
272,121 S.F.±
6.25 AC.

LOT #BB
450,389 S.F.±
10.34 AC.
LOT IS SUBJECT TO LEASE RECORDED IN BOOK 18527, PAGE 103

EXISTING BUILDING
FFE=205.6
ROOF=231.8
(FOOTPRINT=3,749 S.F.)

EXISTING
1 STORY BRICK & CONCRETE BLOCK BUILDING
(FOOTPRINT = 5,023 S.F.)

EXISTING
1 STORY CONCRETE BLOCK BUILDING
(FOOTPRINT = 7,585 S.F.)

EXISTING
1 STORY BRICK & STAR MARKET
(FOOTPRINT = 65,503 S.F.)

N/F HIDDEN ACRES REALTY TRUST

N/F CASSIDY REALTY TRUST

N/F SEAN CURRIVAN

N/F JON W. & PAULA M. CURRIVAN

PROPERTY EASEMENT

INTERMITTENT STREAM

FEMA ZONE "C"
FEMA ZONE "B"

LEGEND

CB	CONCRETE BOUND	OHW	OVERHEAD WIRES
SB	STONE BOUND	98	CONTOUR
DH	DRILL HOLE		TREE LINE
	LIGHT POLE	98X5	SPOT GRADE
	UTILITY POLE		CATCH BASIN
	WATER VALVE		DRAIN MANHOLE
D	DRAIN LINE		TRANSFORMER
S	SEWER LINE	RET WALL	RETAINING WALL
FM	SEWER FORCE MAIN		FLAGPOLE
G	GAS LINE	N/F	NOW OR FORMERLY
E	ELECTRIC		SEWER MANHOLE
T	TELEPHONE		ELECTRIC MANHOLE
W	WATER LINE		TELEPHONE MANHOLE
			HYDRANT
		GG	GAS GATE
		BCC	BITUMINOUS CONCRETE CURB
		VGC	VERTICAL GRANITE CURB
		SGC	SLOPED GRANITE CURB
		CCB	CAPE COD BERM
		VCC	VERTICAL CONCRETE CURB
			CHAINLINK FENCE
		MW	MONITORING WELL
			SIGN
			TREE
			SHRUB
			HANDICAP PARKING SPACE
			BOLLARD
		(R)	FROM RECORD PLANS
			HAND HOLD
		ROW	RIGHT OF WAY
		P.O.B.	POINT OF BEGINING
		HG	HOSE GATE

MANHOLE INVERT SCHEDULE

MH ——— MANHOLE
R=105.20 ——— RIM ELEVATION
I=101.32(A) ——— OUTLET INVERT
I=101.74(B) ——— INLET INVERT
I=102.33(C) ——— INLET INVERT

NOTE: INVERTS LISTED CLOCKWISE FROM OUTLET PIPE.

LOCUS

LOCUS MAP:
Scale: 1"= 2083'±

q:\usgs_cd4\q209878.tif

q:\usgs_cd4\q209874.tif

Revisions
1. 11-18-04 ADDED ASBUILT INFORMATION

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Braintree, MA 02184
781-849-7070
FAX 781-849-0096

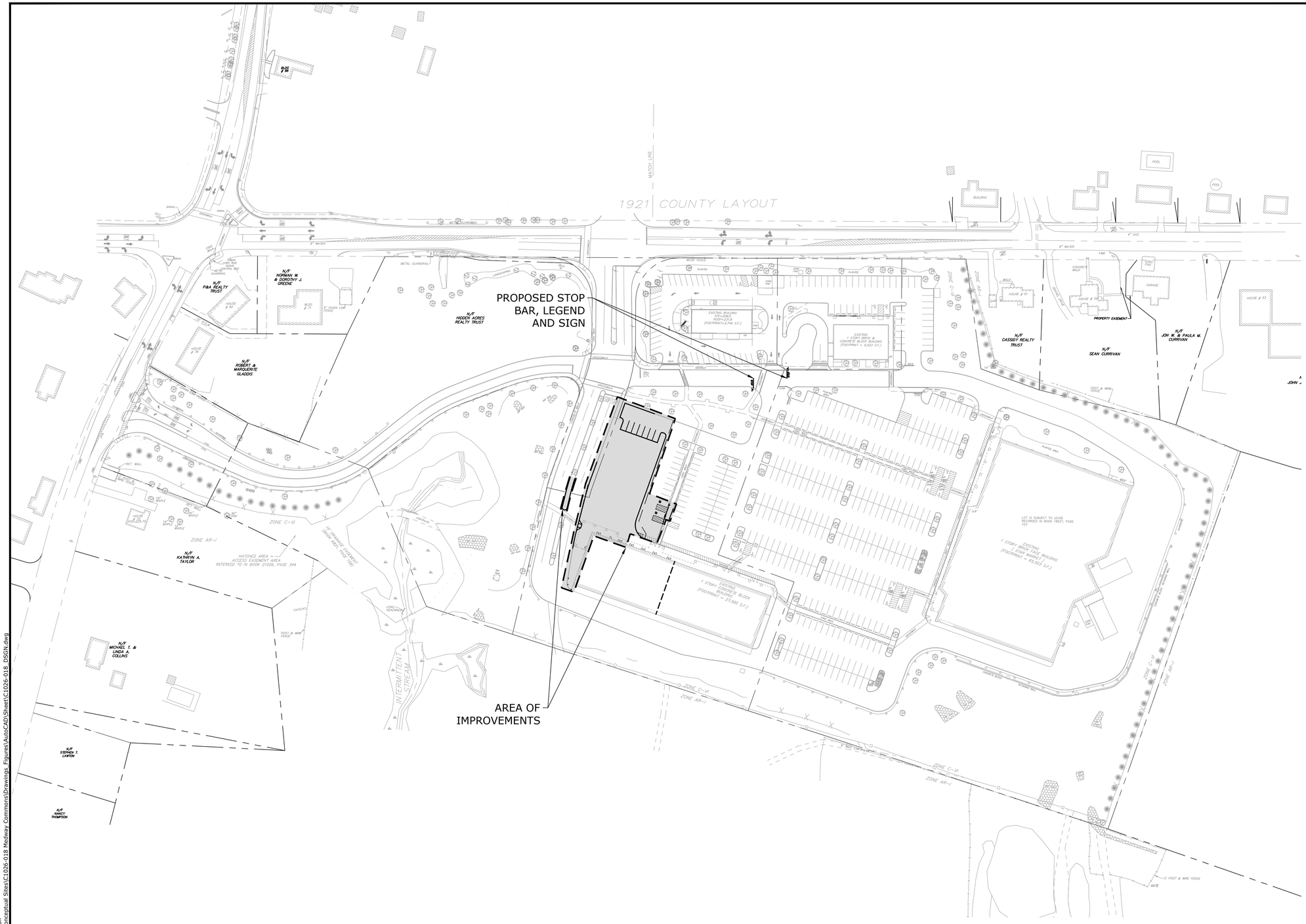
Drawing Title

SITE AS-BUILT PLAN

Scale: 1"=40'
0 20 40 80 100 FEET

Date JULY 14, 2004	Drawing No.
Proj. Mgr. J.S.A.	
Calc M.W. COLE	2
Check	
Drawn M.W. COLE	
Job. No. 1-1954.00	
Last Rev. 11-18-04	of 2

1954 MEDWAY ASBUILT\1954 MEDWAY ASBUILT.DWG



APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: 7/12/2022

ENDORSEMENT DATE:

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
JOHN P. LORDEN
CIVIL
No. 50574
REGISTERED PROFESSIONAL ENGINEER
7.25.22

COMMONWEALTH OF MASSACHUSETTS
BRADLEE MEZQUITA
CIVIL
No. 42445
REGISTERED PROFESSIONAL ENGINEER
7/25/2022

MINOR SITE PLAN FOR

BrightPath Child Care Center

Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
2	7/25/2022	Revised per Conditions of Approval
1	6/22/2022	Revised per review comments

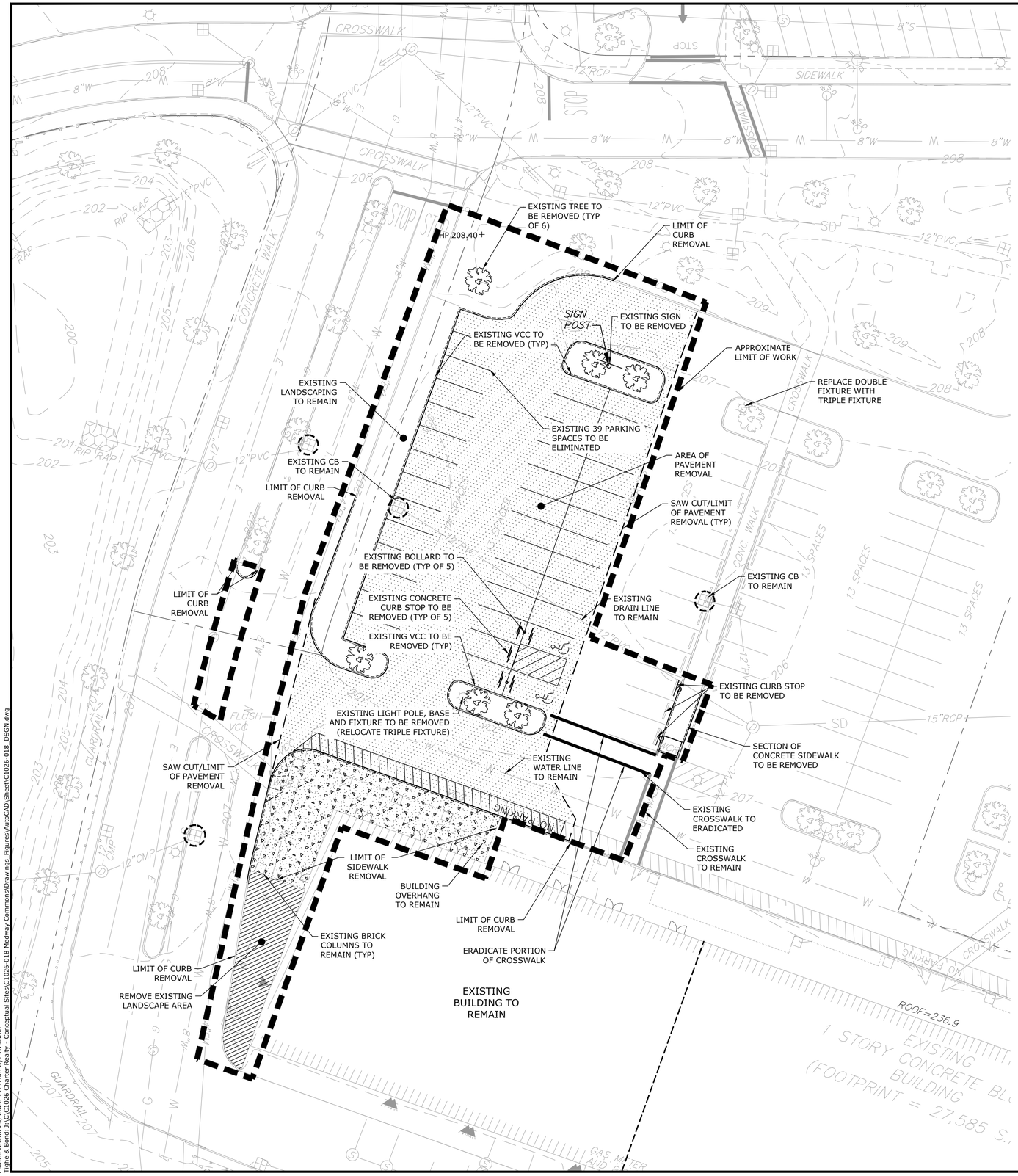
PROJECT NO:	C1026-018
DATE:	May 19, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

OVERALL SITE PLAN

SCALE: AS SHOWN

C-100

Last Saved: 7/25/2022
Plotted: Jul 25, 2022 - 11:47am By: JWinston
Tighe & Bond: J:\C\C1026 Charter Realty - Conceptual Sites\C1026-018 Medway Commons\Drawings_Figures\AutoCAD\Sheet\C1026-018_DSGN.dwg



DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
3. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
4. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
5. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
10. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
11. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, TREES AND LANDSCAPING.
12. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
13. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
14. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
15. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
16. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
17. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

REFERENCE PLANS:

1. "SITE AS-BUILT PLAN MAIN AND HOLLISTON STREETS IN MEDWAY MA" PREPARED BY DAYLOR CONSULTING GROUP INC., DATED JULY 14, 2004.

LEGEND

TYP	TYPICAL
	LIMIT OF WORK
	PROPOSED SAW CUT LINE
	EXISTING PAVEMENT REMOVAL
	EXISTING CONCRETE TO BE REMOVED
	EXISTING LANDSCAPE AREA TO BE REMOVED

APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE: 7/12/2022
ENDORSEMENT DATE:

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
JOHN P. LORDEN
CIVIL
No. 50574
REGISTERED PROFESSIONAL ENGINEER
7.25.22

COMMONWEALTH OF MASSACHUSETTS
BRADLEE MEZQUITA
CIVIL
No. 42445
REGISTERED PROFESSIONAL ENGINEER
7/25/2022

MINOR SITE PLAN FOR

BrightPath Child Care Center

Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
2	7/25/2022	Revised per Conditions of Approval
1	6/22/2022	Revised per review comments

PROJECT NO:	C1026-018
DATE:	May 19, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

DEMOLITION PLAN

SCALE: AS SHOWN

C-101

Last Saved: 7/25/2022
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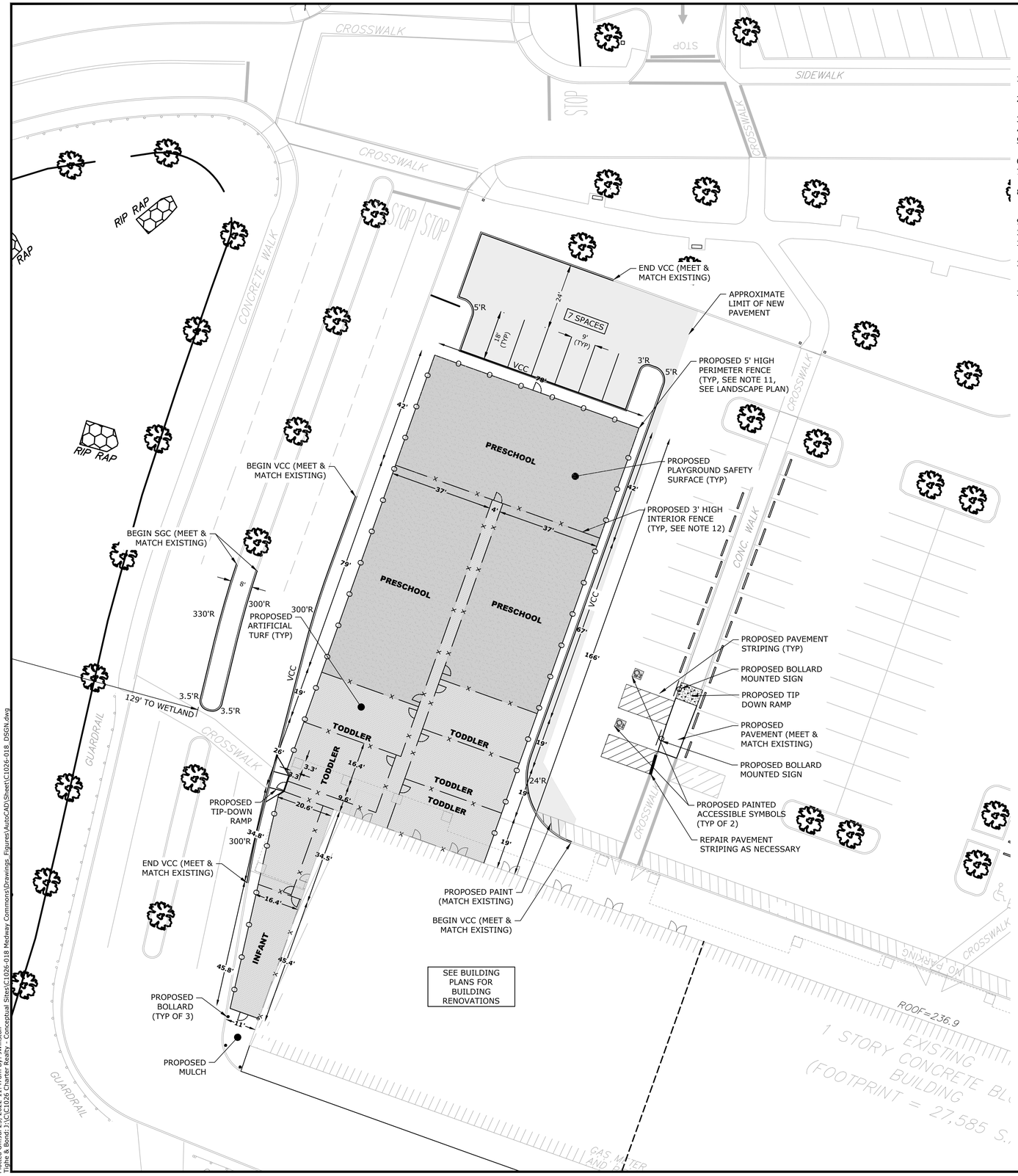
Tighe & Bond: J:\CC\1026 Charter Realty - Conceptual Sites\C1026-018 Medway Commons\Drawings Figures\AutoCAD\Sheet\C1026-018_DSGN.dwg



WAIVER REQUEST:

THE FOLLOWING IS A WAIVER REQUEST FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS

1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.

SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, AND ADA SYMBOLS. PAINT SHALL BE FAST DRYING AND SHALL MEET THE REQUIREMENTS OF AASHTO AASHTO M249. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
7. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
8. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", CURRENT EDITION.
9. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
10. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
11. PERIMETER FENCING SHALL BE ECHELON PLUS ORNAMENTAL ALUMINUM TUBULAR FENCE; STYLE = MAJESTIC; PANEL = 3-RAIL; COLOR = BLACK; HEIGHT = 5 FEET OR COMPARABLE. PERIMETER FENCING LOCATIONS SHALL BE FIXED.
12. INTERIOR FENCING SHALL BE JAMIESON FENCE SUPPLY VINYL CHAIN-LINK FABRIC - EXTRUDED; ITEM NO = 304036-BKKK; COLOR = BLACK; HEIGHT = 3 FEET OR COMPARABLE. INTERIOR FENCING LOCATIONS MAY MOVE SLIGHTLY BASED ON SITE CONDITIONS AND TO FACILITATE FINAL PLAYGROUND ELEMENT PLACEMENT.
13. CONTRACTOR TO PROVIDE FENCING TO PROTECT THE PUBLIC USING THE PLAZA DURING CONSTRUCTION.

LEGEND

•	PROPOSED BOLLARD
5'R	RADIUS
SGC	SLOPED GRANITE CURB
TYP	TYPICAL
VCC	VERTICAL CONCRETE CURB
	ACCESSIBLE PAVEMENT MARKING
	PROPOSED SIGN
	PROPOSED EDGE OF PAVEMENT/CURB
	PROPOSED PERIMETER FENCE (ORNAMENTAL ALUMINUM)
x x	PROPOSED INTERIOR FENCE (CHAIN-LINK)
	PROPOSED PLAYGROUND SAFETY SURFACE
	PROPOSED ARTIFICIAL TURF
	PROPOSED CONCRETE
	PROPOSED PAINTED ISLAND
	PROPOSED PAVEMENT

Medway Commons Required Parking by Tenant

Tenant	Area		Medway Parking		
	gfa	seats	gsf	seat	Employees
			1/300 sf	1/3 seats	
Retail A					
Shaw's	71,548		238		35.0
Retail B/C	27,750				
Utility Room	100				
Education/day care	12,700		42		10.0
Pizza	1,600	25		8.3	2.0
California Nails	1,500	13	5		5.0
Loyal Companion	5,850		20		4.0
Liquor World	6,000		20		3.0
Retail D	5,000				
Orange Theory	3,400		11		2.0
Starbuck's	1,500	25		8.3	2.0
Utility room	100				
Retail E	3,716				
Proposed Restaurant	2,216	25		8.3	6.0
Cost Cutters	1,500	6	5		5.0
Retail F					
CVS	13,123		44		8.0
			385	25.0	82.0
Total	121,137		**492**		
Allowable					
Total Parking per SBX modification			**560**		
Parking Provided per Child Care plan			**527**		
Reduction of 33 spaces					

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE: 7/12/2022
ENDORSEMENT DATE:

0 20' 40'
GRAPHIC SCALE

N

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
JOHN P. LORDEN
CIVIL
No. 50574
REGISTERED PROFESSIONAL ENGINEER
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MINOR SITE PLAN FOR

BrightPath Child Care Center

Medway Commons
67C Main Street
Medway,
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Charter Realty & Development Corp.

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FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

SITE PLAN

SCALE: AS SHOWN

C-102

Last Saved: 7/25/2022
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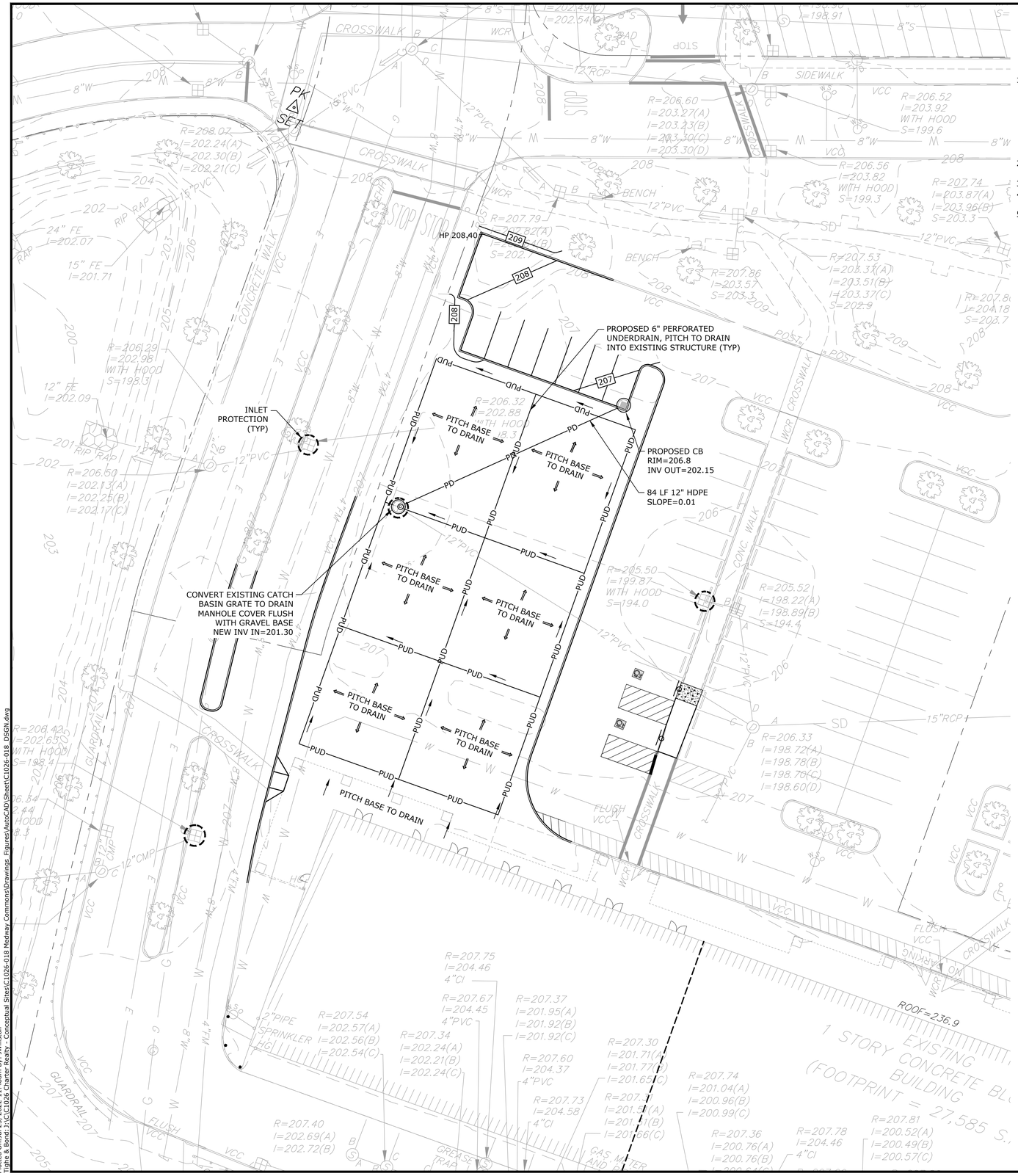

GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:
   - BELOW PAVED OR CONCRETE AREAS 95%
   - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
   - BELOW LOAM AND SEED AREAS 90%
   - * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
4. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
5. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF HIGHWAYS AND BRIDGES CONSTRUCTION", CURRENT EDITION.

EROSION CONTROL NOTES:

1. INSTALL EROSION CONTROL BARRIERS AS SHOWN AS FIRST ORDER OF WORK.
2. SEE GENERAL EROSION CONTROL NOTES ON "EROSION CONTROL NOTES & DETAILS SHEET".
3. PROVIDE INLET PROTECTION AROUND ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. MAINTAIN FOR THE DURATION OF THE PROJECT.
4. INSPECT INLET PROTECTION AND PERIMETER EROSION CONTROL MEASURES DAILY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
5. PRIOR TO ANY WORK OR SOIL DISTURBANCE COMMENCING ON THE SUBJECT PROPERTY, INCLUDING MOVING OF EARTH, THE APPLICANT SHALL INSTALL ALL EROSION AND SILTATION MITIGATION AND CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL PERMITS AND APPROVALS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLING WATER ON UNSTABLE SOILS SUBJECT TO ARID CONDITIONS.
7. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
8. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN COMPLETED.
9. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH PERIMETER CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING.
10. SAFETY FENCING SHALL BE PROVIDED AROUND STOCKPILES OVER 10 FT.

LEGEND

HP 208.40+	HIGH POINT ELEVATION
CB	CATCH BASIN
INV	INVERT
⟹	GRADE PITCH DIRECTION
→	DRAIN DIRECTION
◌	INLET PROTECTION
◎	PROPOSED CATCH BASIN
PUD	PROPOSED UNDERDRAIN
PD	PROPOSED DRAIN LINE
207	PROPOSED CONTOUR

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: 7/12/2022

ENDORSEMENT DATE:

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
JOHN P. LORDEN
CIVIL
No. 50574
REGISTERED PROFESSIONAL ENGINEER
7.25.22

COMMONWEALTH OF MASSACHUSETTS
BRADLEE MEZQUITA
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MINOR SITE PLAN FOR

BrightPath Child Care Center

Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

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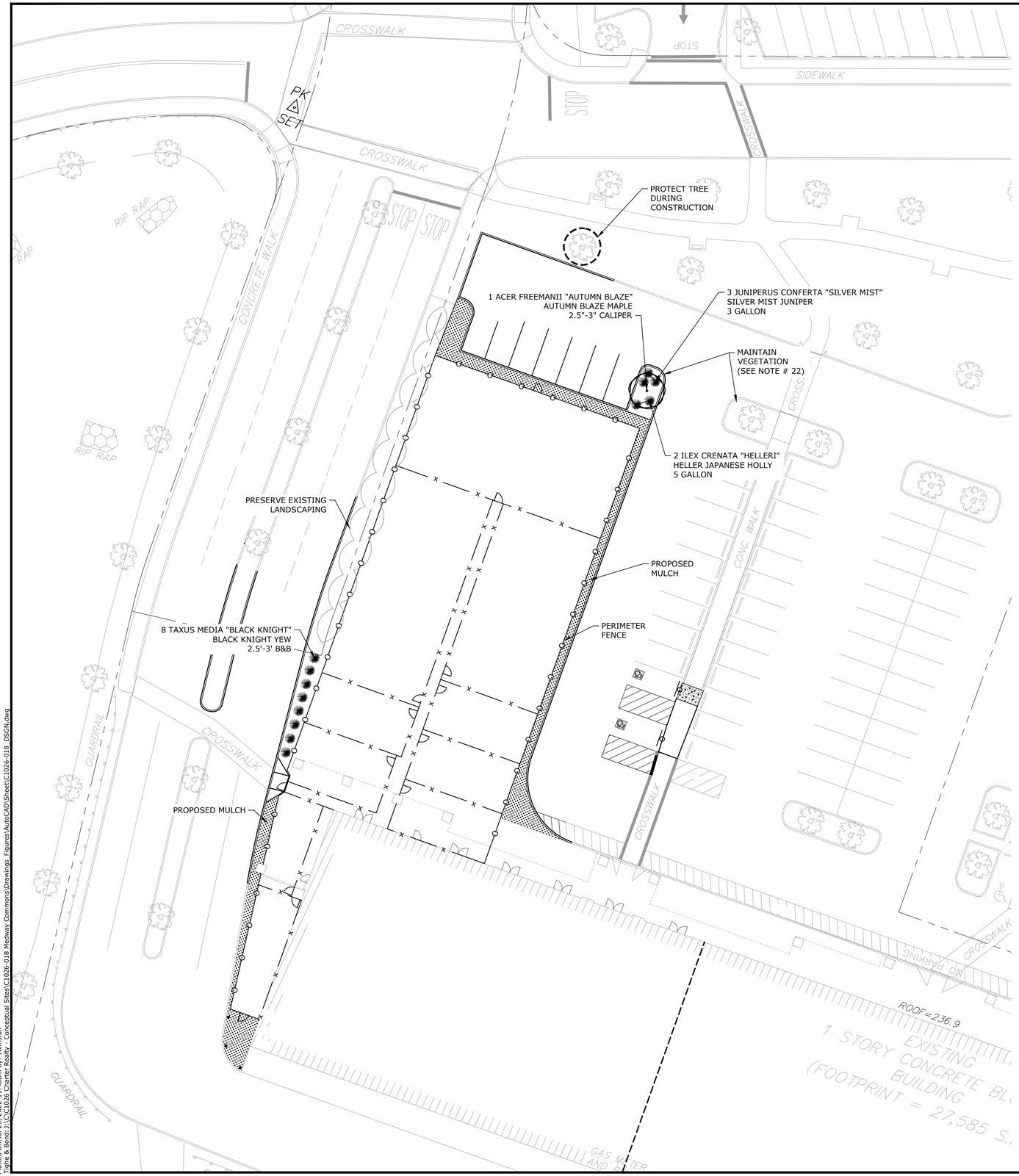
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SCALE: AS SHOWN

C-103

Last Saved: 7/25/2022
Plotted: 7/25/2022 11:48am By: JWinston
Tighe & Bond: J:\C\C1026 Charter Realty - Conceptual Sites\C1026-018 Medway Commons\Drawings_Figures\AutoCAD\Sheet\C1026-018_DSGN.dwg



LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
4. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
9. THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
11. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
15. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
22. VEGETATION WITHIN THE AREA OF THE CROSSWALK SHALL BE MAINTAINED SO THE CROSSWALK IS AS VISIBLE AS POSSIBLE.

LEGEND

B & B	BALLED AND BURLAPPED
	EVERGREEN SHRUB
	DECIDUOUS TREE
	PROPOSED MULCH
	EXISTING LANDSCAPING
	PROPOSED PERIMETER FENCE (ORNAMENTAL ALUMINUM)
x x	PROPOSED INTERIOR FENCE (CHAIN-LINK)

APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE: 7/12/2022
ENDORSEMENT DATE:

NOTES:
1. FENCE SHALL BE ECHELON PLUS ORNAMENTAL ALUMINUM OR COMPARABLE, SEE NOTE #11 ON THE SITE PLAN.

PERIMETER FENCE
NO SCALE

0 20' 40'
GRAPHIC SCALE

Tighe&Bond

MASSACHUSETTS RALPH GORDON LEEDY REGISTERED LANDSCAPE ARCHITECT NO. 4325
7/25/2022

COMMONWEALTH OF MASSACHUSETTS JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER
7.25.22

COMMONWEALTH OF MASSACHUSETTS BRADLEE MEZQUITA CIVIL No. 42445 REGISTERED PROFESSIONAL ENGINEER
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LANDSCAPE PLAN

SCALE: AS SHOWN

C-104

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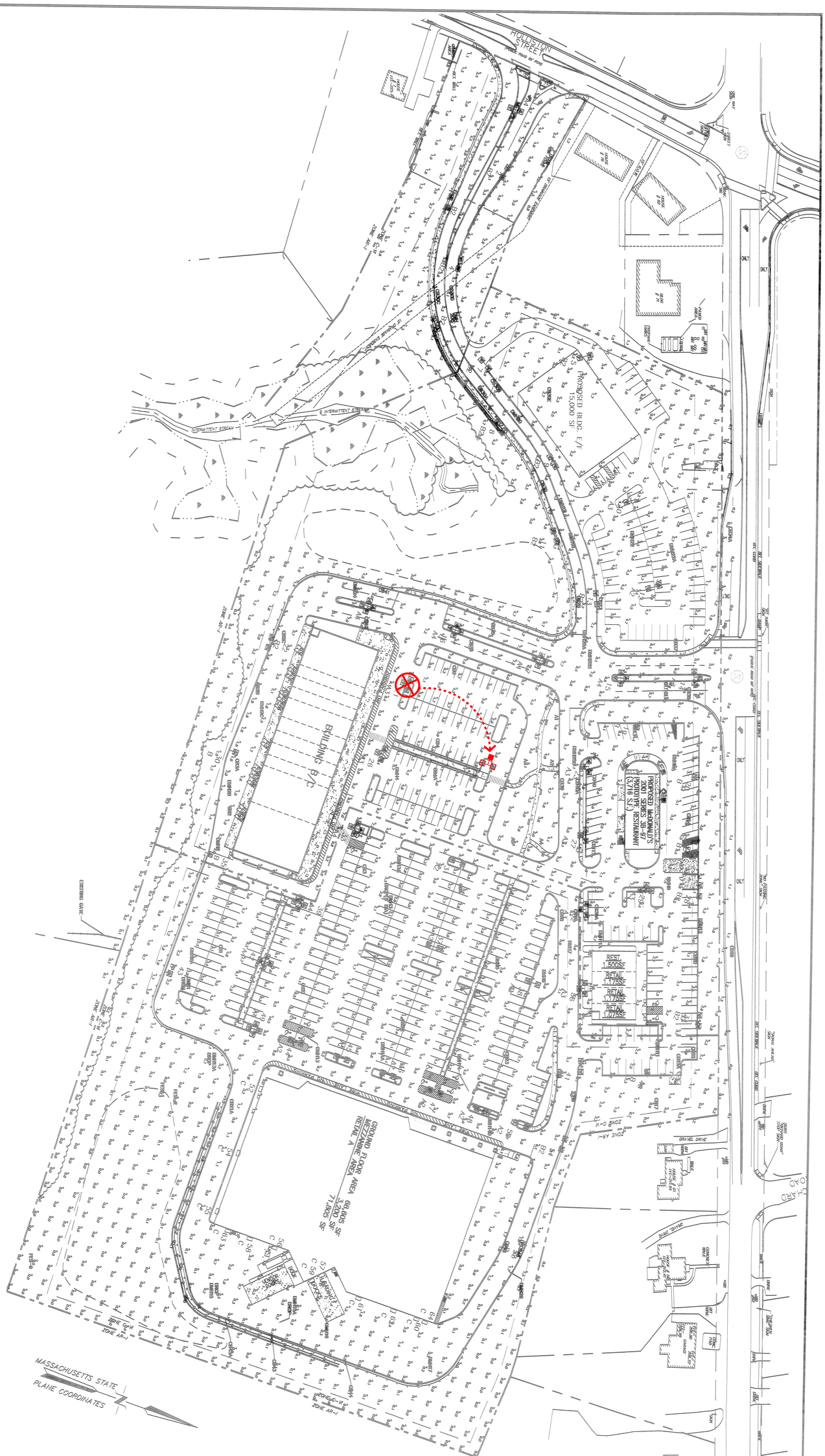


GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

PHOTOMETERICS PLAN

PH-A

Appledore Engineering Inc.

Pease International Tradeport
15 Rye Street, Suite 305
Portsmouth, New Hampshire 03801
(603) 433-8818
ael@appledoreeng.com

MEDWAY COMMONS RETAIL DEVELOPMENT MEDWAY, MA

DATE: JANUARY 24, 2002
SCALE: AS SHOWN
DESIGNED BY: BM/JLH
DRAWN BY: JLH
APPROVED BY: GMM
PROJECT NO: 1430
FILE NO: 1430SITE-MAY.DWG

No.	Description	Appd	Date
6	ISSUED FOR ENDORSEMENT	BLM	12/16/03
5	FOR SELECTMEN ENDORSEMENT	BLM	8/1/02
4	ADDED COMMON AREA	BLM	6/11/02
3	ADDED COMMON AREA	BLM	5/16/02
2	PER PEER REVIEW LETTER	BLM	4/9/02
1	REVISED PER CON COM COMMENTS	BLM	3/7/02

REVISIONS

GENERAL PROJECT INFORMATION

PROJECT NAME:	MEDWAY COMMONS
PROJECT ADDRESS:	67C MAIN STREET MEDWAY, MASSACHUSETTS
PROJECT MAP / LOT:	MAP 41 / LOT 23
PROJECT LATITUDE:	42.15161 N
PROJECT LONGITUDE:	-71.40572 W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE REDEVELOPMENT OF AN EXISTING PARKING AREA TO AN ENCLOSED PLAY AREA FOR A CHILD CARE CENTER.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.64 ACRES.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE MOST CURRENT MASSACHUSETTS STORMWATER STANDARDS PREPARED BY THE MADEP.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.

STABILIZATION:

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
   - E. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF MASSDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
   - A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
   - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   - C. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MASSDOT, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   - A. TEMPORARY SEEDING;
   - B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

VEGETATION:

1. TEMPORARY GRASS COVER:
   - A. SEEDBED PREPARATION:
     - a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
   - B. SEEDING:
     - a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
     - b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
     - c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
   - C. MAINTENANCE:
     - a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. PERMANENT MEASURES AND PLANTINGS:
   - A. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
   - B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
   - C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
   - D. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
   - E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
   - F. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
   - G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
   - H. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREEPING RED FESCUE	66 LBS/ACRE
KENTUCKY BLUE	36 LBS/ACRE
PERENNIAL RYE	6 LBS/ACRE
REDTOP	6 LBS/ACRE

   IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   - A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

WASTE DISPOSAL:

1. WASTE MATERIAL:
   - A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   - A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   - A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   - A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
     - a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
     - b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
     - c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
     - d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
     - e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
     - f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
     - g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
   - B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
     - a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
     - b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
     - c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   - C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
     - a. PETROLEUM PRODUCTS:

- ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
- PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

     b. FERTILIZERS:

- FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
- ONCE APPLIED FERTILIZERS SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
- STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS

     c. PAINTS:

- ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
- EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
- EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

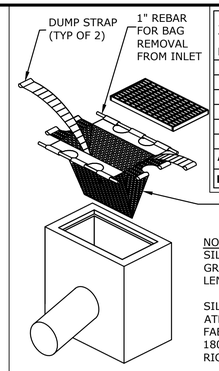
   - D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
     - a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
     - b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
     - c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
     - d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
     - e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
     - f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
   - E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
     - a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
     - b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
     - c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
     - d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
     - e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
     - f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THEREFORE DOES NOT REQUIRES A SWPPP.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

- A. OBSERVATIONS OF THE PROJECT SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
- B. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
- C. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
- D. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

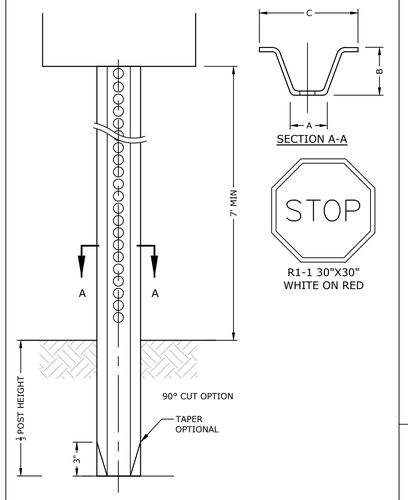


NOTE:
SILTSACKS FOR TRENCH GRATE WILL MATCH OPENING LENGTH AS REQUIRED.

SILTSACK MANUFACTURED BY:
ATLANTIC CONSTRUCTION FABRICS, INC.
1801-A WILLIS ROAD
RICHMOND, VIRGINIA 23237

SILTSACK® EROSION CONTROL
NO SCALE

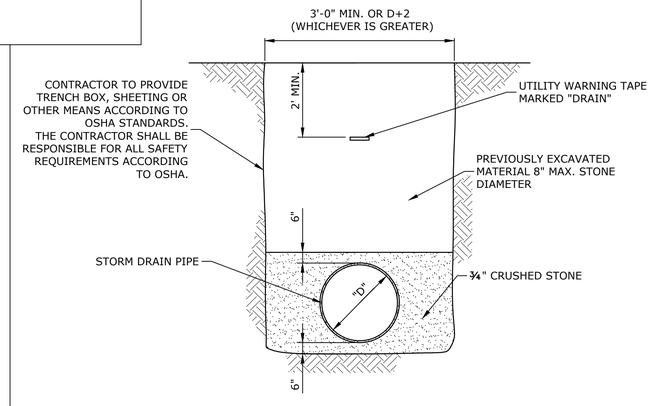
WT.	A	B	C
3 LBS	1 3/8" OR 1 7/8"	1 3/4" OR 1 7/8"	3 1/4"
4 LBS	1 3/8"	1 3/4"	3 1/2"



NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
3. ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS-1985." THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.
5. ALL SIGNS TO BE CONSTRUCTED PER THE LATEST EDITION OF THE FHWA STANDARD HIGHWAY SIGNS MANUAL AND INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. MEET REQUIREMENTS OF COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES, LATEST EDITION.
   * IN LEDGE DRILL & GROUT TO A MIN OF 2'

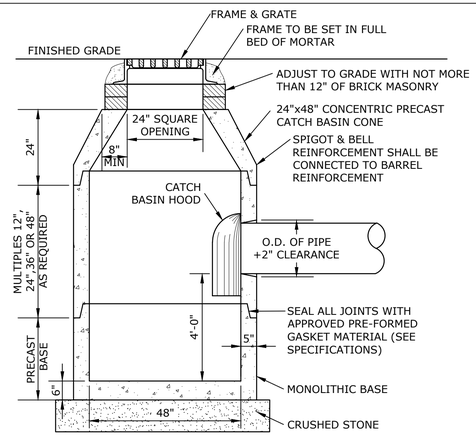
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M111.

STOP SIGN & POST
NO SCALE



NOTES:
1. COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
2. PLACE BACKFILL MATERIAL IN MAXIMUM ONE FOOT LIFTS.

TYPICAL DRAIN LINE TRENCH SECTION
NO SCALE



NOTES:
1. SEAL JOINT BETWEEN PIPE AND CATCH BASIN WITH GROUT.

PRECAST CONCRETE DEEP SUMP HOODED CATCH BASIN (CB)
NO SCALE

APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE: 7/12/2022
ENDORSEMENT DATE:

Tighe&Bond

JOHN P. LORDEN CIVIL No. 50574 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
7-25-22

BRADLEE MEZQUITA CIVIL No. 42445 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
7/25/2022

MINOR SITE PLAN FOR

BrightPath Child Care Center

Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
2	7/25/2022	Revised per Conditions of Approval
1	6/22/2022	Revised per review comments

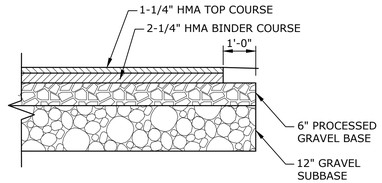
PROJECT NO:	C1026-018
DATE:	May 19, 2022
FILE:	C1026-018_DTLS.DWG
DRAWN BY:	
CHECKED:	
APPROVED:	

EROSION CONTROL NOTES & DETAILS

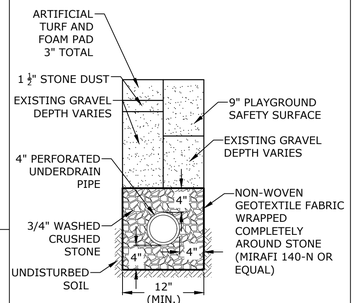
SCALE: AS SHOWN AS SHOWN

C-501

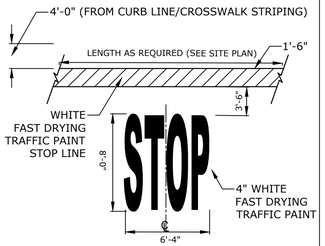
Last Saved: 7/25/2022
Printed: 7/25/2022 11:46am By: JWinston
Tighe & Bond: J:\CC\1026 Charter Realty - Conceptual Sites\C1026-018 Medway Commons\Drawings_Figures\AutoCAD\Sheet\C1026-018_DTLS.dwg



HMA DRIVEWAYS & PARKING AREAS
NO SCALE

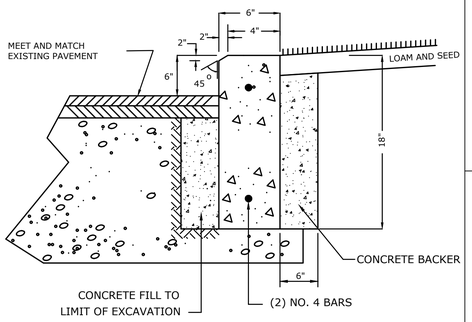


UNDERDRAIN TRENCH
NO SCALE



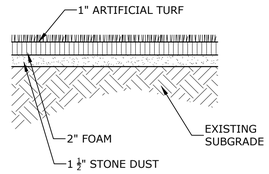
NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS AS SHOWN ON OVERALL SITE PLAN.
2. STRIPING SHALL BE CONSTRUCTED USING WHITE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F.

STOP BAR AND LEGEND
NO SCALE



NOTES:
1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

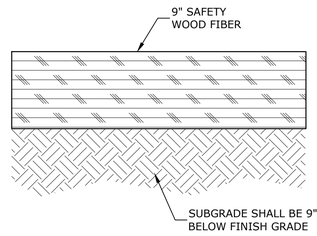
VERTICAL CONCRETE CURB
NO SCALE



NOTES:
1. SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

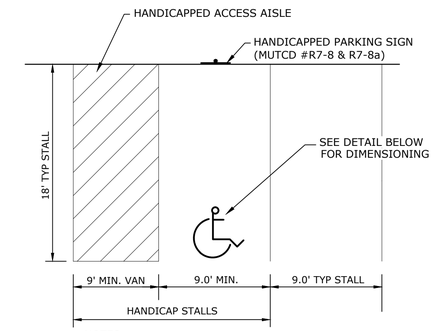
ARTIFICIAL TURF
NO SCALE

APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
APPROVAL DATE: 7/12/2022
ENDORSEMENT DATE:



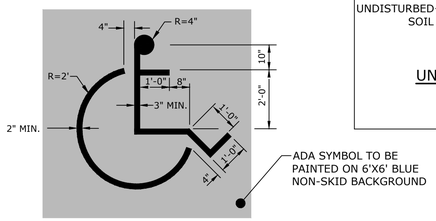
NOTES:
1. SEE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

PLAYGROUND SAFETY SURFACE
NO SCALE

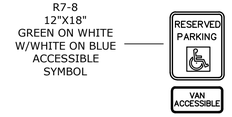


NOTES:
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
3. SYMBOL SHALL BE CENTERED IN THE PARKING STALL.

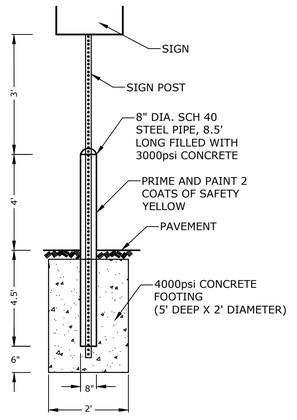
PARKING STALL
NO SCALE



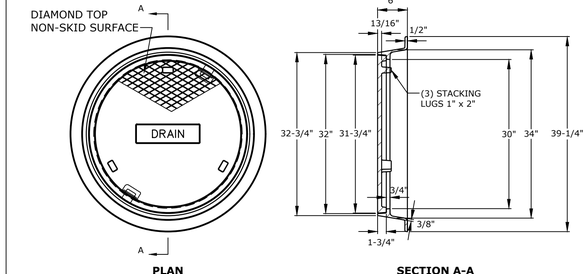
PAVEMENT MARKING DETAILS
NO SCALE



R7-8A
12"X6"
WHITE ON BLUE



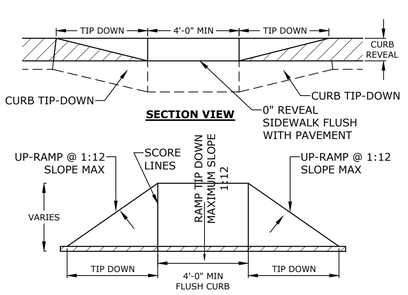
BOLLARD MOUNTED SIGN DETAIL
NO SCALE



PLAN **SECTION A-A**

NOTES:
1. ALL DIMENSIONS ARE NOMINAL.
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

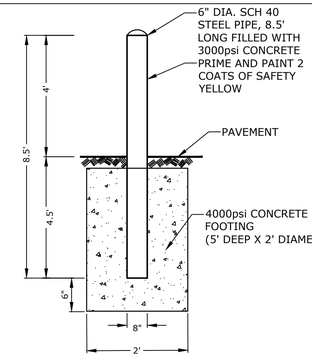
DRAIN MANHOLE FRAME & COVER
NO SCALE



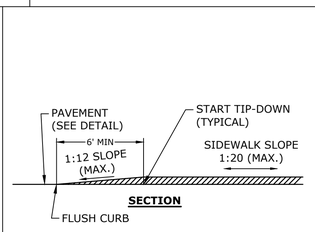
PLAN VIEW

NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 9" COMPACTED CRUSHED GRAVEL BASE SHALL BE PROVIDED BENEATH RAMPS.

CONCRETE SIDEWALK TIP-DOWN RAMP
NO SCALE

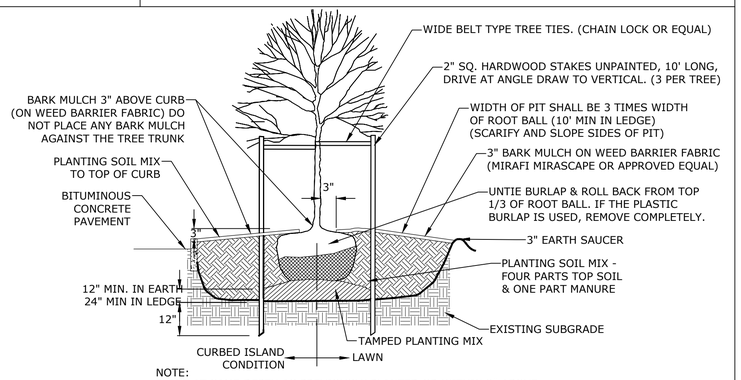


BOLLARD DETAIL
NO SCALE



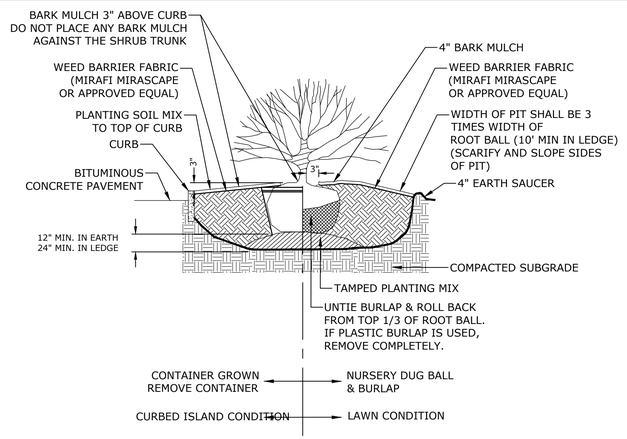
NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 9" COMPACTED CRUSHED GRAVEL BASE SHALL BE PROVIDED BENEATH RAMPS.

TIP DOWN RAMP
NO SCALE



NOTE:
PLANT AT SAME DEPTH AS PREVIOUSLY PLANTED OR WITHIN 2" ABOVE.

DECIDUOUS TREE PLANTING
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
JOHN P. LORDEN
CIVIL
No. 50574
REGISTERED PROFESSIONAL ENGINEER
7.25.22

COMMONWEALTH OF MASSACHUSETTS
BRADLEE MEZQUITA
CIVIL
No. 42445
REGISTERED PROFESSIONAL ENGINEER
7/25/2022

MINOR SITE PLAN FOR

BrightPath Child Care Center

Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
2	7/25/2022	Revised per Conditions of Approval
1	6/22/2022	Revised per review comments

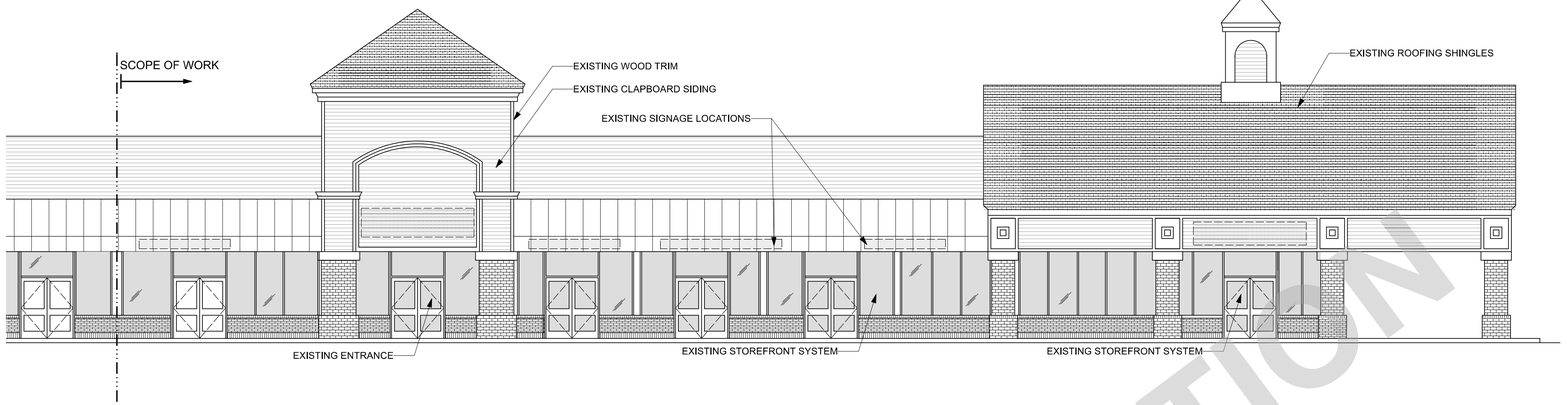
PROJECT NO:	C1026-018
DATE:	May 19, 2022
FILE:	C1026-018_DTLS.DWG
DRAWN BY:	
CHECKED:	
APPROVED:	

DETAILS

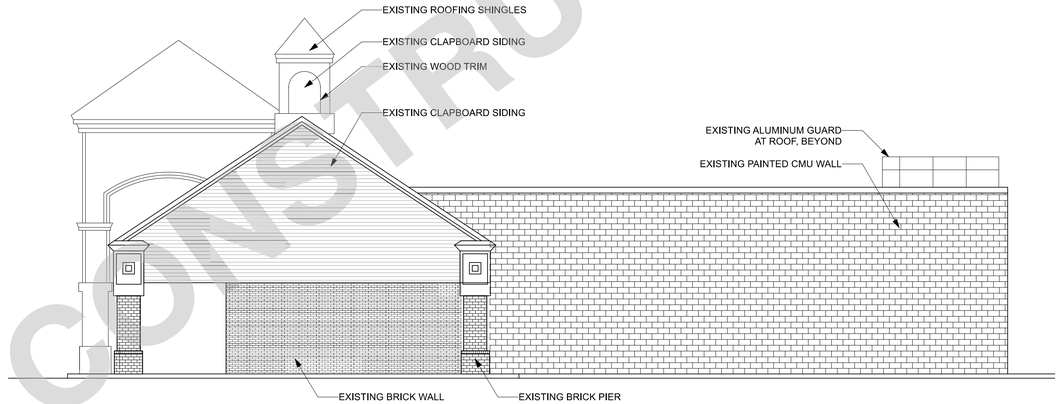
SCALE: AS SHOWN AS SHOWN

C-502

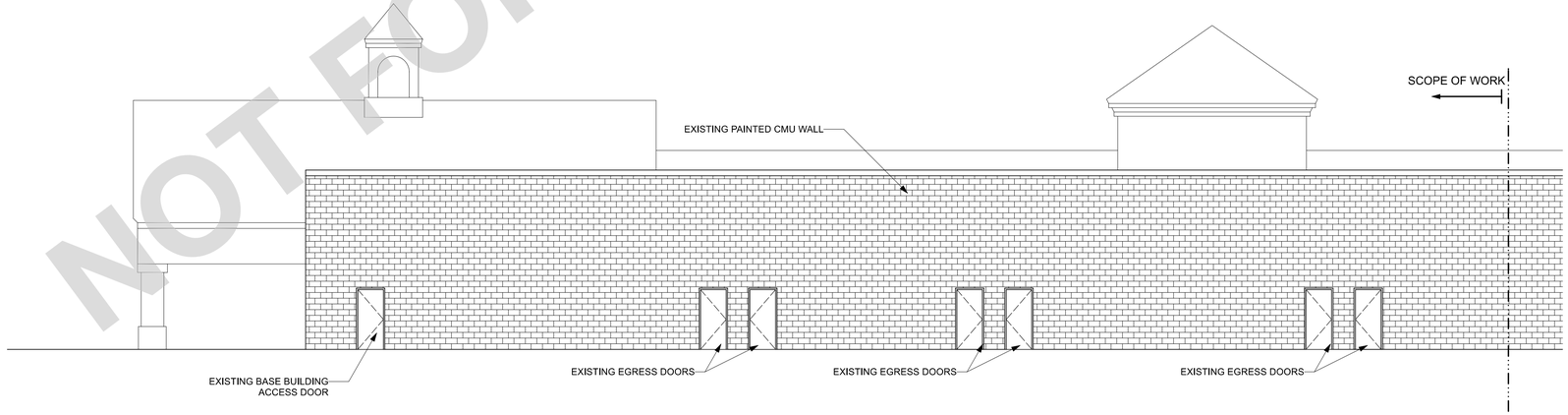
Last Saved: 7/25/2022
Plotted: Oct 25, 2022 - 11:46am By: jWinston
Tighe & Bond: J:\CC\C1026 Charter Realty - Conceptual Sites\C1026-018 Medway Commons\Drawings Figures\AutoCAD\Sheet\C1026-018_DTLS.dwg



3 FRONT ELEVATION - EXISTING
1/8" = 1'-0"



2 SIDE ELEVATION - EXISTING
1/8" = 1'-0"



1 REAR ELEVATION - EXISTING
1/8" = 1'-0"

NOT FOR CONSTRUCTION

HELICON
HELICON DESIGN GROUP, INC.
ARCHITECTS
76 SUMMER STREET, SUITE 510
BOSTON, MA 02110

T. 617-357-4437
INFO@HELICONDESIGN.COM

project

Bright Path
The best start in life

67 MAIN STREET
MEDWAY, MA 02053

CAD FILE:

client

EDUCATIONAL PLAYCARE LTD.
555 DAY HILL RD.
WINDSOR, CT 06095

contractor

GENERAL CONTRACTOR
ADDRESS
CITY, STATE ZIP

structural

STRUCTURAL ENGINEER
ADDRESS
CITY, STATE ZIP

MEP

MEP ENGINEER
ADDRESS
CITY, STATE ZIP

issue / revisions

MARK	DATE	DESCRIPTION
	02.02.22	SPACE PLAN V1

stamp

date

05.19.22

phase

SCHEMATIC DESIGN

north

sheet title

EXTERIOR ELEVATIONS : EXISTING

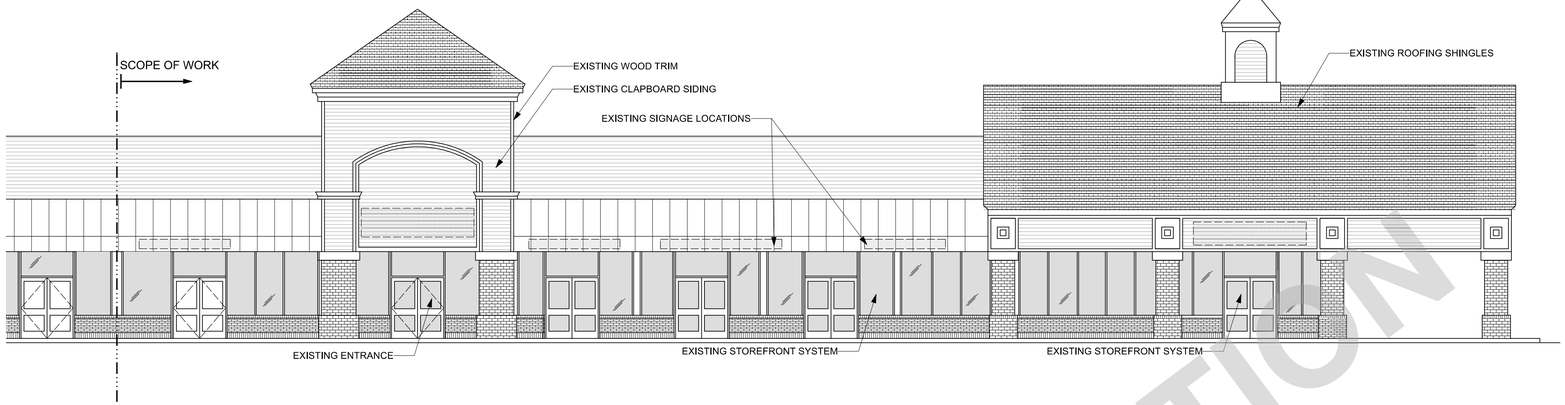
DRAWN / CHECKED

sheet number

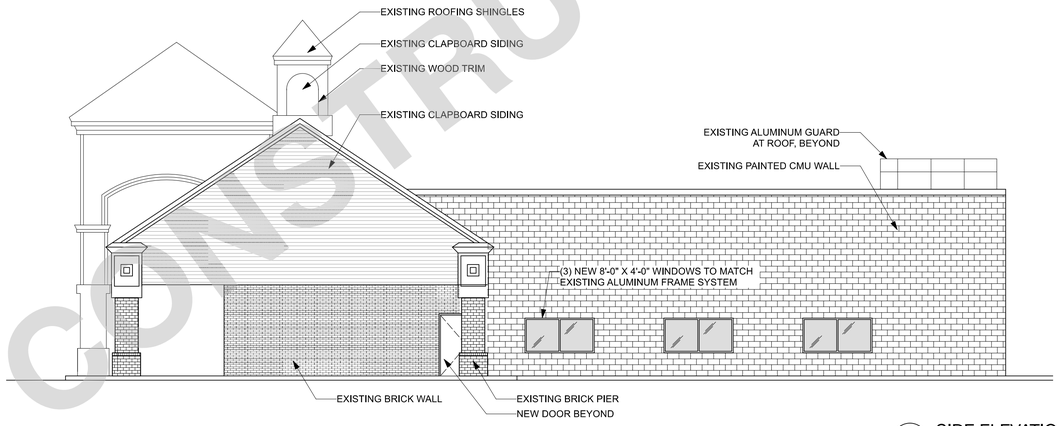
A.701

scale

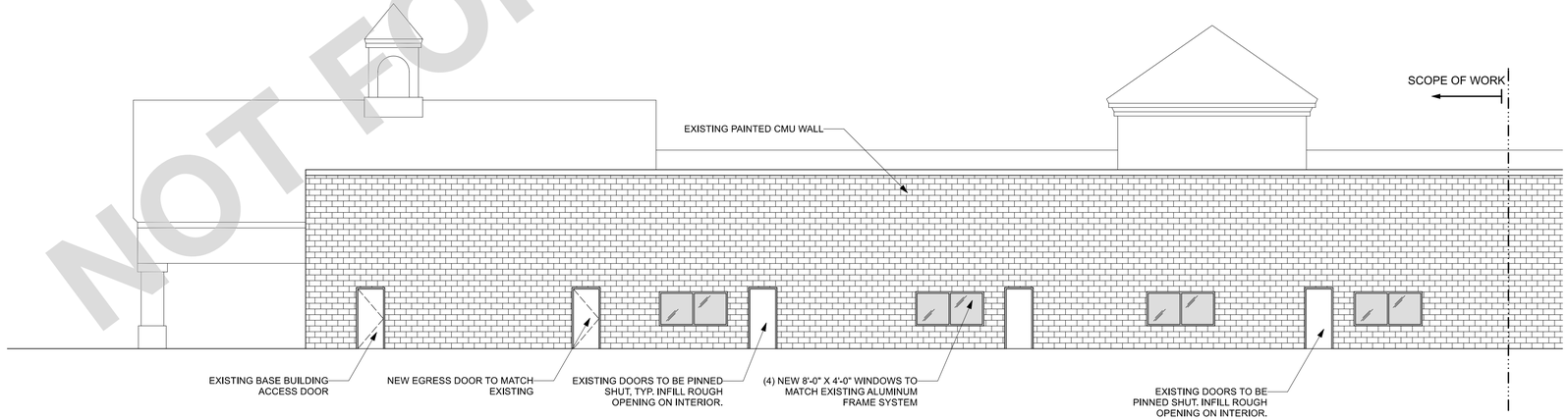
AS NOTED



3 FRONT ELEVATION - PROPOSED
1/8" = 1'-0"



2 SIDE ELEVATION - PROPOSED
1/8" = 1'-0"



1 REAR ELEVATION - PROPOSED
1/8" = 1'-0"

NOT FOR CONSTRUCTION

HELICON
HELICON DESIGN GROUP, INC.
ARCHITECTS
76 SUMMER STREET, SUITE 510
BOSTON, MA 02110

T. 617-357-4437
INFO@HELICONDESIGN.COM

project

Bright Path
The best start in life

67 MAIN STREET
MEDWAY, MA 02053

CAD FILE:

client

EDUCATIONAL PLAYCARE LTD.
555 DAY HILL RD.
WINDSOR, CT 06095

contractor

GENERAL CONTRACTOR
ADDRESS
CITY, STATE ZIP

structural

STRUCTURAL ENGINEER
ADDRESS
CITY, STATE ZIP

MEP

MEP ENGINEER
ADDRESS
CITY, STATE ZIP

issue / revisions

MARK	DATE	DESCRIPTION
	02.02.22	SPACE PLAN V1

stamp

date

05.19.22

phase

SCHEMATIC DESIGN

north

sheet title

EXTERIOR ELEVATIONS : PROPOSED

DRAWN / CHECKED

sheet number

A.702

scale

AS NOTED

TOWN OF MEDWAY

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

Request for Medway Treasurer/Collector's Verification of Status of Paid Taxes

Date: August 1, 2022

Applicant's Name: Charter Realty and Development

Subject Property Address: Medway Commons, 67C Main Street

Map/Parcel Number(s): 41-023

Property Owner: Hidden Acres Realty Trust under lease to Charter Medway II, LLC

Project Name: BrightPath Child Care Center

Type of Permit: Minor Site Plan Endorsement

Please indicate the status of taxes/fees owed to the Town:

☑ By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway ***for the subject property*** are paid in full as of this date for the subject property noted above.

☐ By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway ***for other properties owned by the applicant*** noted above are paid in full as of this date.

☐ By checking this box and with my signature below, I verify that the ***Town is owed taxes or fees*** on properties owned by the above noted applicant. Briefly explain on the lines below. Please attach a report that indicates the property address, what taxes are owed, and the respective amounts.

_____

_____

Maria Nutt
Signature

8/1/22
Date

Please complete and return to the Planning and Economic Development office.

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Monday, August 1, 2022 11:51 AM
To: Susan Affleck-Childs; John Lorden
Cc: Sudak, Courtney; Karen Johnson
Subject: RE: [External] Medway Commons - BrightPath - Revised Plan Set

Hi Susy,

All comments have been addressed, thanks.

Steve

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

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Monday, August 1, 2022 11:45 AM
To: John Lorden <JLorden@TigheBond.com>; Bouley, Steven <Steven.Bouley@tetratech.com>
Cc: Sudak, Courtney <COURTNEY.SUDAK@tetratech.com>; Karen Johnson <karen@charterrealty.com>
Subject: RE: [External] Medway Commons - BrightPath - Revised Plan Set

⚠ **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments. ⚠

Thanks.

Steve, please advise if this further revision makes it all set.

Susy

John, we would just need one set. But it needs to be a MYLAR so that the plan can be recorded.

From: John Lorden <JLorden@TigheBond.com>
Sent: Monday, August 1, 2022 11:29 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bouley, Steven <steven.bouley@tetratech.com>
Cc: Sudak, Courtney <COURTNEY.SUDAK@tetratech.com>; Karen Johnson <karen@charterrealty.com>
Subject: RE: [External] Medway Commons - BrightPath - Revised Plan Set

All,
Below is a link with the revised change to the waiver language. If this is all set, please let us know how many full-size paper sets will be needed and we will get those out in the mail.

C1026-018_Stamped Permit Set 2022-07-25.pdf

Thank you,
John

John Lorden, PE
Project Manager II

Tighe&Bond

o. 603.294.9228 | m. 603.978.5646

177 Corporate Drive, Portsmouth, NH 03801
w: tighebond.com | halvorsondesign.com

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, July 28, 2022 5:02 PM
To: Bouley, Steven <steven.bouley@tetratech.com>; John Lorden <JLorden@TigheBond.com>
Cc: Sudak, Courtney <COURTNEY.SUDAK@tetratech.com>; Karen Johnson <karen@charterrealty.com>
Subject: RE: [External] Medway Commons - BrightPath - Revised Plan Set

[Caution - External Sender]

Thanks.

John, please make that one change and resend to us.

Susy

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Thursday, July 28, 2022 4:56 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; John Lorden <JLorden@TigheBond.com>
Cc: Sudak, Courtney <COURTNEY.SUDAK@tetratech.com>; Karen Johnson <karen@charterrealty.com>
Subject: RE: [External] Medway Commons - BrightPath - Revised Plan Set

All,

We have reviewed the plans titled “Minor Site Plan for Brightpath Child Care Center, Medway Commons” dated May 19, 2022 with revisions through July 25, 2022, reviewed against Section VIII.B of the PEDB Decision and have the following comments:

1. The waivers have been included on the cover sheet but typically the heading shall read “Approved Waivers”, the cover sheet currently says “Waiver Request”. (VIII.B.1)

Please let us know if you need anything else, thanks.

Steve

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

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Monday, July 25, 2022 1:05 PM

To: John Lorden <JLorden@TigheBond.com>
Cc: Bouley, Steven <Steven.Bouley@tetratech.com>; Sudak, Courtney <COURTNEY.SUDAK@tetratech.com>; Karen Johnson <karen@charterrealty.com>
Subject: RE: [External] Medway Commons - BrightPath - Revised Plan Set

⚠ **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments. ⚠

Hi John,

Thanks very much.

Tetra Tech will review and be back in touch to inform me if the revised plan set is "all set" or if any further refinements are needed.

Best regards,

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

From: John Lorden <JLorden@TigheBond.com>
Sent: Monday, July 25, 2022 1:03 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Bouley, Steven <steven.bouley@tetratech.com>; COURTNEY.SUDAK@tetratech.com; Karen Johnson <karen@charterrealty.com>
Subject: [External] Medway Commons - BrightPath - Revised Plan Set

Good afternoon Susy,

Below is a link to download the revised plans for BrightPath Child Care Center located in Medway Commons. We believe these plans address the conditions of approval.

C1026-018_Draft_2022-07-25.pdf

Please let us know if there are any remaining revisions required.
Thank you,
John

John Lorden, PE
Project Manager II

Tighe&Bond

o. 603.294.9228 | m. 603.978.5646

177 Corporate Drive, Portsmouth, NH 03801
w: tighebond.com | halvorsondesign.com

August 9, 2022
Medway Planning & Economic Development Board Meeting

Construction Reports

- William Wallace – Inspection Report from Dan Merrikin dated 8-3-2022
- Cutler Place – July Inspection Summary from Ron Tiberi dated 7-29-2022
- 22 Evergreen Road – July Inspection Summary from Ron Tiberi dated 7-29-2022

LEGACY ENGINEERING

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: 8/2/2022 **Time On-Site:** 8:30 am **Weather:** 80F, Sunny

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

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

Date of Report: 8/3/2022

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

Activity Summary:

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

- Unit 2/4 is substantially complete and occupied.
- Unit 18 (old house) is substantially complete and occupied.
- Aside from garage doors, unit 6/8 is weather tight and interior construction continues.
- Aside from garage doors, unit 20/22/24 is weather tight and interior construction continues.
- Unit 10/12 is substantially complete on the exterior. Interior fit and finish continues.
- Unit 14/16 building foundations is partially installed.
- The mail kiosk is substantially complete.

Note the following site construction activities since our last inspection.

- Site work on the site is still minimal as the primary focus is currently building construction. Construction of the foundation for unit 14/16 is ongoing but otherwise, there has been little site work since our last inspection.

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

Erosion Controls:

Note the following:

- Perimeter erosion controls were inspected and found to be in adequate condition. It was noted that recent improvements to the erosion controls were made behind unit 14/16.

Recommended Improvements:

1. None.

LEGACY ENGINEERING

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

LEGACY ENGINEERING

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

Progress Report

Project Details

Project name	Cutler Place	
Location	6 Cutler Street	Medway MA
Owner	Cutler Place LLC	Medway MA
Reporting period	6-29-2022 thru 7-30-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	7/29/22	

Summary

Erosion controls partially installed & maintained. Limited Site Activity. Utilities from street completed.

Activities

Activity 1 Construction Controls

Status	**Achieved**
Objective	*Addition floor poured & backfilled*
Activity dates	
Progress	
Comments	*Sanitary Facilities on-site, No construction trailers*

Activity 2 Erosion Controls

Status	**Achieved**
Objective	*Erosion controls implemented & maintained*
Activity dates	
Progress	*Completed & maintained*
Comments	

Activity 3 Water & Sewer Utilities

Status	
Objective	
Activity dates	
Progress	*Piping installed to Cutler Street, and domestic H2O and fire suppression lines have also been stubbed into basement from street.*
Comments	

Activity 4 Parking Area

Status	
Objective	*Rain Garden rough graded*
Activity dates	
Progress	
Comments	

Activity 5 Building

Status	**IN Progress**
Objective	Selective demolition & Interior framing original building,
Activity dates	Thru Month
Progress	
Comments	

Activity 6 Site Features

Status	
Objective	
Activity dates	
Progress	
Comments	

Photographs

#1

Building addition floor poured & backfilled

#2

Rain garden rough graded

#3

Water main extension installed from Cutler Street

Progress Report

Project Details

Project name	Evergreen	
Location	22 Evergreen Road	Medway MA
Owner	Broken Tree LLC	Medway MA
Reporting period	6-29-2022 thru 7-30-2022	
Report compiled by	Ron Tiberi P.E.	9 Mass Ave Natick MA
Date inspected/ submitted	7/29/22	

Summary

Erosion controls installed & maintained. Road set to binder level & site rough graded to subgrade. Phase 2 Structure framed & enclosed. Drainage system 100% installed. Limited Site Activity. Landscaping and fence items partially installed

Activities

Activity 1 Construction Controls

Status	**Achieved**
Objective	*Layout & Construction controls set and provided by Cheney Engineering*
Activity dates	
Progress	*Asbuilt information surveyed Phase 2*
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	*Paved to binder coarse*
Activity dates	
Progress	*Completed*
Comments	*3 Infiltration system installed*

Activity 4 Water & Sewer Utilities

Status	**Achieved**
Objective	*Sewer line and water lines connected to units, Water lines charged.* *GAS Services Installed; Underground installed*
Activity dates	
Progress	*Completed*
Comments	

Activity 5 Building

Status	**In Progress**
Objective	*Building 2 enclosed, water & sewer connections completed*
Activity dates	*Current*
Progress	*Exterior & interior finishes under way*
Comments	

Activity 6 Site Features

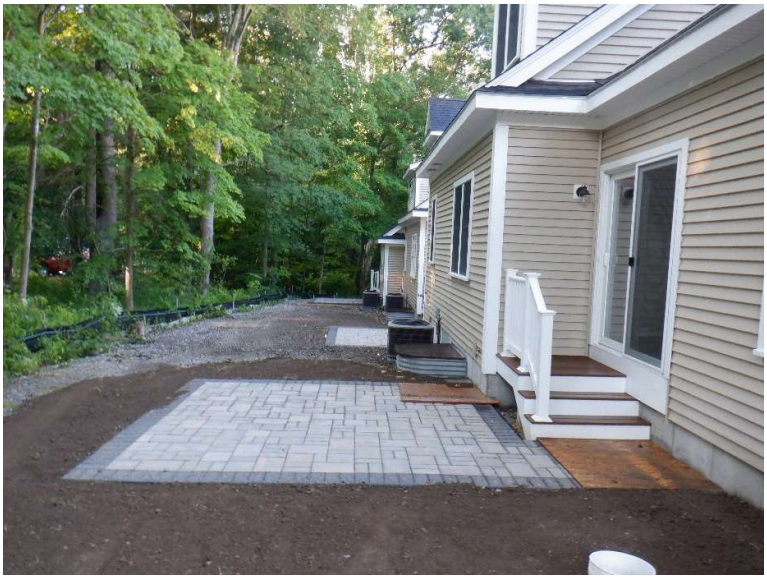
Status	**Achieved**
Objective	*Privacy fence installed along wall behind phase one,* *Patios installed behind Phase 2 units* *Street sign installed*
Activity dates	
Progress	*100%*
Comments	

Photographs

#1

Gas services installed

#2



Rear Building 2 – Patios installed

#3

Street & Stop sign