

**Tuesday August 28, 2018**  
**Medway Planning and Economic Development Board**  
**155 Village Street**  
**Medway, MA 02053**

<b>Members</b>	<b>Andy Rodenhiser</b>	<b>Bob Tucker</b>	<b>Tom Gay</b>	<b>Matt Hayes</b>	<b>Rich Di Iulio</b>
<b>Attendance</b>	<b>Absent with Notice</b>	<b>Remote participation</b>	<b>X</b>	<b>X</b>	<b>X</b>

**ALSO PRESENT:**

Susy Affleck-Childs, Planning and Economic Development Coordinator  
Planning Consultant Gino Carlucci, PGC Associates  
Amy Sutherland, Recording Secretary

The Clerk, Tom Gay opened the meeting at 7:00 pm.

There were no Citizen Comments.

Engineering Consultant Steve Bouley was contacted by telephone and participated remotely.

Member Tucker supplied a remote participation form (**See Attached**) and participated by telephone.

**Applegate Subdivision:**

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

- Draft Amendment to Tri-partite Performance Security Agreement.
- TT bond estimate dated 3-7-2018 (\$419,521)
- TT estimate for continued construction inspection services dated 8-9-18 (\$10,124)
- Priority project completion list from TT dated 8-28-18.

The Board was asked to review the 3-7-18 bond estimate and prioritize the scope of work as the Needham Bank is committing to \$290,969.00. This amount was set aside as part of the original tri-partite agreement. It is important to the Board to finish the inside of the development first. Some items such as maintenance, and tree pruning can be removed from list. It was suggested to bundle the legal to include easement/as-built. The sidewalk was important to the abutters present at previous meetings.

The Applegate conversation was suspended at 7:15pm and will be taken up at a later time during the meeting.

**Public Review – Minor Site Plan for Medway Community Church, 9 and 11 Public Slocumb Place:**

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

- Public Review Continuation Notice.

- Revised site plan dated 8-22-18. This includes additional waivers.
- PGC review comments of revised site plan dated 8-24-18.
- Tetra Tech review comments on revised site plan dated 8-24-18.
- 8-24-18 email from Project Engineer Matt Barry from Tata and Howard in response to TT's review comments.

Present on behalf of the church were Matt Barry from Tata and Howard, Rev. Carl Schultz, and congregation president Peter Simmons.

Matt Barry informed the Board that they met with the abutting neighbors on Saturday, August 18, 2018. They also met with the Design Review Committee on August 20, 2018. During the neighborhood meeting there was discussion about the installation of a proposed 6 ft. fence which would begin at existing church and run from the border of the church property and #2 Highland Street and run northerly along the back of 9 and 11 Slocumb and then turn easterly on church property between 11 and 13 Slocumb Place. The fence would be a natural wood or an alternative (vinyl), beige in color. This fence would be 10 ft. back from property line in the zoning setback. Another concern from the neighbors was the number of trees to be cleared from the site. The plan shows an inventory of trees with a diameter of 18" or more within the setback areas. The trees many behind #11 Slocumb are mainly pine trees and those in the setback area will not be touched. The existing stonewall stones for the new driveway off of Slocumb will be removed and relocated to fill in the existing driveways to #9 and #11 Slocumb which are to be abandoned. Bollards will be installed internal to the site. The pavement areas will be stripped for pedestrian traffic. Mr. Barry indicated that he included the drain manholes on the plan as requested. The lighting plan also shows conduits and the downward lateral shields for light fixtures. There will be an increase in the number of shade trees, shrubs and ground cover. A more detailed landscaping plan will be provided for the winter months.

#### **Public Comments regarding Medway Community Church site plan**

##### **Mr. Eli Rosinha, 4 Highland Street:**

Mr. Rosinha suggested that the fence be higher than 6 ft. tall.

The applicant will check the cost to increase the height of the fence.

##### **Resident, Mary Liscombe, 8 Highland Street:**

Ms. Liscombe has a concern about if the church runs out of money during this project and the fence is not installed. She also requests that the area between the fence and their properties stay natural. The applicant responded that it will remain natural.

It was indicated that the decision can specify that the fence has to be installed in the initial stage of the project.

##### **Mr. James Moniz, 6 Highland Street:**

This resident would like to know if the existing stones from wall will be used and how the lights will be controlled.

The lights will be controlled both manually and automatically on a two hour interval for events.

The stones will also be used in the other locations on site.

**Resident, Ian Grossman 15 Slocumb Place:**

This resident wanted to know if there will be a stop sign for those taking a right from Route 109 onto Slocumb Place. There is concern about the way people turning onto Slocumb cut across into the church yard.

Also discussed was having a stop sign for existing traffic from the new parking lot onto Slocumb Place with a sign indicating only a right turn onto Slocumb Place.

The applicant explained that the entrance had been reconfigured and there would be a stop sign and line. The Police traffic detail will help control the behavior.

The Board would like the applicant to show how the traffic will flow and explain how the MCC parking team will work. It was suggested that there be a condition to revisit the traffic flow after a year.

The review letter from the Design Review Committee was acknowledged and entered into the record.

The Board has reviewed the previously requested waivers and those will be added to the draft decision for the Board to review at the next meeting on September 11<sup>th</sup>.

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call vote to continue the public review for Medway Community Church to Tuesday, September 11, 2018 at 7:15 pm.**

**Roll Call Vote:**

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

**ANR Plan – 32R Hill Street:**

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

- ANR Plan dated 8-1-18 by Colonial Engineering
- Explanatory emails from applicant & property owner Christine Price dated 8-7 and 8-18-18
- PGC review letter dated 8-24-18

Tony Biocchi was present on behalf of the applicant. He explained that the proposed plan is to adjust the lot line between the two subdivision lots by transferring 1.79 acres (Parcel C) from vacant lot (10-C) to the lot with the existing house on it (Lot 10-B). Parcel C is unbuildable as configured as it has no frontage of its own. The proposed buyer's original declared intent was to have an easement on Lot 10-C to be able to access the back parcel behind the house on Lot 10-B.

Consultant Carlucci noted that planned easement be shown on plan but it is not a requirement.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by Roll Call vote to endorse the ANR Plan for 32 R Hill Street dated August 1, 2018 as presented.**

**Roll Call Vote:**

<b>Bob Tucker</b>	<b>aye</b>
<b>Matt Hayes</b>	<b>aye</b>
<b>Tom Gay</b>	<b>aye</b>
<b>Rich Di Iulio</b>	<b>aye</b>

Resident Wayne Podzka of 15 Broad Street (and the prospective buyer) was present and indicated that at the time the easement was discussed it was for the heavy vehicles such as a cement truck in order to protect the septic system on Lot 10-B. This easement may not be needed as it appears there is enough room on the property.

**Applegate Tri-Partite Agreement**

The discussion about Applegate continued. The Board reviewed the DRAFT amendment to the tri-partite agreement. (See **Attached**) It was recommended that the Attachment A be included.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by Roll Call voted to approve the amendment to the Tri Partite Agreement for Applegate Subdivision and provide the updated priority of scope of work to be completed.**

**Roll Call Vote:**

<b>Bob Tucker</b>	<b>aye</b>
<b>Matt Hayes</b>	<b>aye</b>
<b>Tom Gay</b>	<b>aye</b>
<b>Rich Di Iulio</b>	<b>aye</b>

**CONSTRUCTION REPORTS:**

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

**Beals and Thomas Report**

- 8-15-18

**Exelon monthly Report:**

- 8-27-18

Consultant Bouley informed all that there was an enforcement issued by the Conservation Commission for Milway Auto at 50 Alder Street. The site contractor, in placing the erosion control measures, damaged wetlands. The situation is being addressed and the applicant, Phil Anza, is cooperating.

The Board was also made aware that there was a meeting with the Town Administrator about getting access to the Amphitheater from Town owned property on Village Street. Mike Francis is the contact person from the Open Space Committee. It was noted that abutters may try to take



the land from the Town by adverse possession as they had been using it for many years and the Town had not been maintaining it. There was an old cost estimate from Tetra Tech which will need to be revisited as the current idea is for a trail vs. stairs.

Consultant Bouley left the meeting at 8:36 pm.

### **NOVEMBER 2018 TOWN MEETING:**

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

- 8-15-18 email from Assistant Town Administrator Allison Potter
- 8-16-18 SAC list of ideas for possible warrant articles
- 8-10-18 draft edits to multifamily housing section of ZBL.

The Board discussed the following proposed warrant articles:

- Amendments to the multifamily overlay district.
- Acceptance of public access easement over Mechanic Street sidewalk – Medway Green project.
- Additional money to special account for Street Acceptance work.
- Revising the road acceptance articles for Candlewood and Island Road along with Pine Ridge Easements.
- Warrant for funds to be used for community message sign for Choate Park.

The Board recommended \$30,000.00 be allocated for the street acceptance article. For the community messaging board, \$50,000.00 was recommended. In regards to the Multifamily Housing Bylaw, it was suggested to remove #3 under B. Applicability. The proposed amended language would eliminate bonus units under D. Density Regulations. There was additional language added under E. Special Regulations to add a new 7. Historic Properties. Susy will reach out to the Chairman of the Historical Commission to seek her input. Drafts of the articles will be provided at the next meeting on September 11, 2018. Articles are due to the BOS/TA office by 9/14.

### **DRAFT PROPOSED REVISED SITE PLAN RULES & REGULATIONS:**

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

- 8/16/18 SAC email to PEDB members, staff and consultants requesting review of draft proposed revised Site Plan R & R.
- 8/21/18 draft revisions (not attached due to its length)
- 8/13/18 SAC notes on likely changes that may also be needed to the site plan section to the Zoning Bylaw.
- Decision points where input is needed.

The Board would like to further review the documents and will forward their revisions, comments, and questions to Susy prior to the next meeting so that the discussion can be focused and based on the comments provided.

### **MEETING MINUTES:**

#### **August 8 and 14, 2018:**

The minutes from the August 8 and 14, 2018 meetings will be tabled until the next meeting.

**OTHER BUSINESS:**

- The Board was made aware that Mackenzie Leahy, the CED Administrative Assistant, has accepted employment in the private sector. HR has posted and advertised for her position.
- There is a dedication to Stephanie Mercandetti in Framingham on Saturday, September 22, 2018.
- There was a meeting with Susy, Barbara Saint Andre and Tom Gay to work on draft revisions to the sign bylaw. The goal is to get a draft document to the committee this fall.

**FUTURE MEETING:**

- Tuesday, September 11, 2018.

**ADJOURN:**

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

**Roll Call Vote:**

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

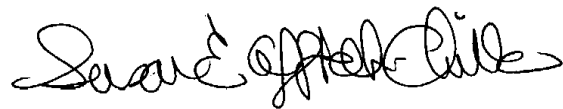
The meeting was adjourned at 9:20 pm.

Prepared by,

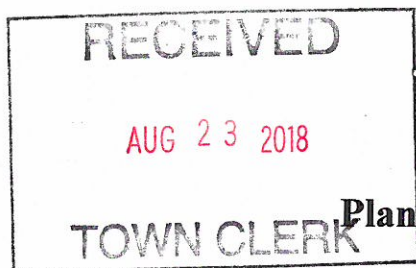
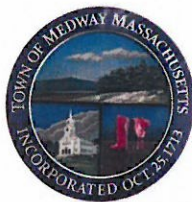


Amy Sutherland  
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs  
Planning and Economic Development Coordinator



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

*Andy Rodenhiser, Chairman*  
*Robert K. Tucker, Vice-Chairman*  
*Thomas A. Gay, Clerk*  
*Matthew J. Hayes, P.E.*  
*Richard Di Iulio*

**REGULAR MEETING NOTICE**  
**Tuesday, August 28, 2018 @ 7:00 p.m.**

**LOCATION**

**Sanford Hall @ Medway Town Hall, 155 Village Street**

**AGENDA**

**CALL TO ORDER**

**CITIZEN COMMENTS**

**PUBLIC REVIEW**

7:15 p.m. CONTINUATION - Medway Community Church Site Plan, 9 and 11 Slocumb Place

**APPOINTMENTS**

8:00 p.m. ANR Plan to adjust lot lines at 32R Hill Street/Hillview Estates

**OTHER BUSINESS**

1. Discussion – Draft revised *Site Plan Rules and Regulations*
2. Discussion – Proposed *Zoning Bylaw* amendments for Fall Town Meeting
3. Update on Proposed Amendment to Applegate Subdivision Tri-Partite Agreement
4. Consideration of minutes of the August 14, 2018 PEDB meetings
5. Reports – Staff, Consultants and Committee Liaisons
6. PEDB Members' Comments and Concerns
7. Review Correspondence/Communications

**OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD**

**ADJOURN**

*The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting.*  
*Public hearings cannot commence before the specified time. Appointment times are approximate and may be adjusted.*  
*Not all of the listed items may in fact be discussed.*  
*The Board may address and consider other matters not specified to the extent permitted by law.*

**UPCOMING PEDB MEETINGS**

Tuesdays - August 28, and September 11 & 25, 2018



I, Robert K. Tucker (print name), hereby request to participate remote meeting of the Planning & Econ. Development (Board/Committee/Commission) to be held on 6/26, 7/10, 7/24, 8/14 & 8/28 (date). I certify to the Chair that my absence is the result of one or more of the following factors which make my physical presence unreasonable or difficult:

\_\_\_\_\_ (1) Personal Illness or Disability      \_\_\_\_\_ (2) A Family or Other Emergency  
\_\_\_\_\_ (3) Military Service      ✓ (4) Geographic Distance (Employer Board Business)

Explanation: Working out of the area

During the meeting, I will be at the following location:

Springfield, MA  
Address

617-901-1967  
Phone Number

Robert K. Tucker

6-22-2018  
Date

**Please sign and return to Chair**

Request received by Andrew Rodenhiser \_\_\_\_\_  
Chair (please print) \_\_\_\_\_ Date \_\_\_\_\_

Method of Participation	Phone	(e.g. speakers)
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Request Approved Yes Request Denied\*



**August 28, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**Applegate Subdivision – Amendment to  
Tri Partite Agreement**

- Draft amendment to Tri-Partite Agreement
- TT bond estimate 3-7-2018 (\$419,521)
- TT estimate for continued construction inspection services dated 8-9-18 (\$10,124)

Please review this draft amendment.

The Board needs to review the 3-7-18 bond estimate and prioritize the scope of work as the Bank is committing to \$290,969 worth of work, the amount presently set aside per the original tri-partite agreement. The prioritized scope of work will then be attached to the Amendment.

**FIRST AMENDMENT TO TRI-PARTITE AGREEMENT TO SECURE  
CONSTRUCTION OF WAYS AND INSTALLATION OF MUNICIPAL SERVICES FOR  
APPELEGATE FARM SUBDIVISION**

THIS FIRST AMENDMENT TO TRI-PARTITE AGREEMENT ("First Amendment") is entered into as of August \_\_, 2018, by and between the Town of Medway, acting through its Planning & Economic Development Board, with an address of 155 Village Street, Medway, Massachusetts 02053 (hereinafter referred to as the "Board"), Ralph M. Costello, Trustee of Cedar Trail Trust u/d/t October 15, 1992, and recorded with the Norfolk Registry of Deeds in Book 9591, Page 536 ("Developer") and Needham Bank, with an address of 1063 Great Plain Avenue, Needham, Massachusetts 02492 (the "Bank"), collectively referred to as the "Parties."

WHEREAS, the Parties entered into a tri-partite agreement entitled "Land Subdivision – Form O, Performance Secured by Lender's Agreement" on February 10, 2016 (the "Tri-Partite Agreement") to secure the construction of ways and installation of municipal services in accordance with G.L. c. 41, §81U, and all other applicable rules and regulations, in the Applegate Subdivision shown on a subdivision plan entitled "Amended Definitive Subdivision 'Applegate Farm' Medway, Massachusetts" prepared by GLM Engineering Consultants, Inc., dated February 20, 2013 and recorded with the Norfolk County Registry of Deeds in Plan Book 635 Page 26 (the "Subdivision"), whereby Developer and Bank bound and obligated themselves, jointly and severally, to the Town in the amount of Two Hundred Ninety Thousand Nine Hundred Sixty-Nine Dollars (\$290,969.00) ("Available Funds") to insure the completion by the Developer of the construction of ways and installation of municipal services;

WHEREAS, pursuant to Section 2 of the Tri-Partite Agreement the Developer was required to complete the construction of ways and the installation of municipal services in the Subdivision by October 22, 2017;

WHEREAS, the construction of ways and the installation of municipal services in the Subdivision was not completed by October 22, 2017, and on or about March 7, 2018, the Board's engineering consultant ("Tetra Tech") provided the Board with an updated punch list and revised estimate in the amount of Four Hundred Nineteen Thousand Five Hundred Twenty-one Dollars (\$419,521.00) to complete the construction of ways and installation of municipal services in the Subdivision;

WHEREAS, on April 25, 2018, the Board voted to increase the amount of the performance security to Four Hundred Nineteen Thousand Five Hundred Twenty-one Dollars (\$419,521.00) to complete the construction of ways and installation of municipal services in the Subdivision;

WHEREAS, the Bank has agreed to arrange for and fund the completion of the required construction of ways and the installation of municipal services in the Subdivision by a third party general contractor selected by the Bank (the "Contractor") provided that such funding shall be limited to the extent of the Available Funds;

WHEREAS, the Developer agrees to allow the Bank to arrange for the completion of the required construction of ways and the installation of municipal services in the Subdivision by a third party and to take any action necessary to cooperate with the Bank to facilitate such undertaking;

NOW THEREFORE, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the Parties hereby agree to amend the 2016 Tri-Partite Agreement as follows:

1. The Parties shall agree to a scope of work to complete the construction of ways and installation of municipal services in the Subdivision (“Scope of Work”). The Bank shall retain the Contractor to oversee and perform the Scope of Work provided that the payments by the Bank to the Contractor for the Scope of Work shall be limited to the extent of the Available Funds.

2. No physical work shall be performed by the Contractor until the Parties agree to the Scope of Work, line items details and a budget for the Scope of Work. The agreed Scope of Work is attached hereto as Exhibit A.

3. The work undertaken by the Contractor shall be inspected by Tetra Tech. The Developer or the Bank shall fund the services of Tetra Tech based upon an estimate to be provided by the Board pursuant to G.L c. 44, §53G, and such funds shall be received by the Board no later than (insert date) \_\_\_\_\_ (the “Tetra Tech Costs”). The Tetra Tech Costs, once paid for by the Bank, shall reduce the amount of Available Funds.

**Commented [SA1]:**  
Tetra Tech estimate is for \$10,124.

3-4. A consulting engineer, registered in the Commonwealth of Massachusetts (the “Consulting Engineer”), shall be retained and paid for by the Bank (the “Consulting Engineer’s Costs”) to certify as to the completion of the Scope of Work which shall be subject to approval by the Board in consultation with Tetra Tech. Any payment by the Bank of the Consulting Engineer’s Costs shall reduce the amount of Available Funds.

4-5. The Bank shall receive a “credit” which reduces its obligations under the Tri-Partite Agreement for every dollar that it applies from the Available Funds to the Scope of Work, the Tetra Tech Payment, the Consulting Engineer’s Costs or any other costs which may arise in connection with the Scope of Work (provided that such costs have been approved by the Board in writing which writing may be in email format from an authorized member of the Board). The Bank shall provide copies of paid invoices to the Board on at least a monthly basis.

5-6. Upon substantial completion of the Scope of Work as certified by the Consulting Engineer and upon confirmation by Tetra Tech, the Board and the Bank may agree that any remaining Available Funds may be advanced to the Town in lieu of completion of additional work that may be required for the construction of ways and the installation of municipal services in the Subdivision beyond the Scope of Work. Upon such occurrence, the Bank shall be deemed relieved and released from any further obligations under the Tripartite Agreement.

~~6.7.~~ The Developer will provide the necessary deeds and easements documents to convey the street, associated utility and access easements, and drainage parcel to the Town of Medway.

~~7.8.~~ Upon the earlier of the completion of the Scope of Work or the advance of all remaining Available Funds by the Bank (subject to the Board's agreement that the Scope of Work has been completed or upon acknowledging receipt of the advance of the balance of Available Funds), the Bank shall be deemed relieved and released from any further obligations under the Tripartite Agreement. Upon the execution of the deeds and easement documents set forth in paragraph 8, and upon the payment of outstanding taxes owed by the Developer with respect to Lots numbered (insert lot or parcel numbers) the Developer shall have no further responsibility for the completion of the Scope of Work, and the Developer shall be released from the Tri-Partite Agreement.

~~8.9.~~ The time for the completion of the construction of ways and installation of municipal services under the Tri-Partite Agreement shall be extended to \_\_\_\_\_.

~~9.10.~~ Ralph M. Costello, Trustee of the Cedar Trail Trust u/d/t October 15, 1992, and recorded with the Norfolk Registry of Deeds in Book 9591, Page 536 (the "Trust") hereby certifies as follows: (a) that he is the sole Trustee of the Trust; (b) that the Trust is in full force and effect as of the date hereof and has not been altered, amended, revoked or terminated except as appears of record; (c) the Trustee of the Trust has the authority to act and have full and absolute power under said Trust to convey any interest in real estate and improvements thereon held in said Trust, and to subject the Trust property to the covenants set forth herein, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof; (d) that the Trustee has been duly authorized and directed by all beneficiaries of the Trust to make and convey the above described covenants to the Town of Medway and to take any action, execute and deliver any instrument, certificate of other documents, necessary to consummate the foregoing on behalf of the Trust; (e) that there are no facts which constitute conditions precedent to acts by the Trustee or which are in any other manner germane to the affairs of the Trust; and (f) that no beneficiary is a corporation selling all or substantially all of its Massachusetts assets, or personal representative of an estate subject to estate tax liens, or is now deceased, and all the beneficiaries of said Trust who are natural persons, if any, are of full age.

~~10.11.~~ In all other respects, the Tri-Partite Agreement remains in full force and effect.

[Signature Pages Follows]

**Commented [CMM2]:** Please note that this term has not been discussed with the Bank, as we have not yet identified any lots or amount of taxes owed by the Developer or Cedar Trail Trust within the subdivision. The Board should consider whether to remove this provision from this agreement and pursue any outstanding taxes on parcels through the tax title process.

**Commented [SA3]:**  
Note – The only parcel in the subdivision presently owned by Mr. Costello is the drainage parcel, 0 Applegate Road.



IN WITNESS WHEREOF we have hereunto set our hands and seals as of the date first written above.

**TOWN OF MEDWAY  
PLANNING & ECONOMIC DEVELOPMENT BOARD**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMMONWEALTH OF MASSACHUSETTS**

NORFOLK, SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned notary public, personally appeared the following Members of the Town of Medway Planning & Economic Development Board \_\_\_\_\_

\_\_\_\_\_

proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission expires:

**DEVELOPER**

\_\_\_\_\_  
Ralph M. Costello, Trustee of Cedar Trail Trust

**COMMONWEALTH OF MASSACHUSETTS**

NORFOLK, SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned notary public, personally appeared Ralph M. Costello, in his capacity as Trustee of Cedar Trail Trust proved to me through satisfactory evidence of identification which was (personal knowledge) (Massachusetts' driver's license) to be the person whose name is signed on the preceding document, and acknowledged to me that he signed voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission expires:

**NEEDHAM BANK**

**By:** \_\_\_\_\_  
**Joseph Campanelli**  
**Its: President**

**COMMONWEALTH OF MASSACHUSETTS**

NORFOLK, SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned notary public, personally appeared Joseph Campanelli, President of Needham Bank, proved to me through satisfactory evidence of identification which was (personal knowledge) (Massachusetts' driver's license) to be the person whose name is signed on the preceding document, and acknowledged to me that he signed voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My Commission expires:

## EXHIBIT A – SCOPE OF WORK

### TRI-PARTITE AGREEMENT FOR APPLGATE FARM SUBDIVISION

The Town of Medway, acting by and through its Planning and Economic Development Board, has prioritized the items included under this Scope of Work as follows:

- The Bank shall complete the items listed in the Applegate Farm Punch List dated March 7, 2018 and prepared by Tetra Tech in the order established by the Planning and Economic Development Board as follows:
- The Bank shall assume responsibility for the on-going maintenance and upkeep of the Subdivision's roadway and infrastructure, including the stormwater management facilities, in accordance with the Subdivision's Operation and Maintenance Plan until such time as the roads are accepted as Town ways by Town Meeting.
- The Bank shall provide the Town with street acceptance plans in accordance with the Medway Subdivision Rules and Regulations.

**Commented [CMM4]:** The various items in Tetra Tech's list amount to over \$419,000. The Bank will only agree to perform work up to the amount of \$290,969, so I recommend that the Board prioritize the items to be completed and insert those items here, along with the two other items added at the request of staff.

**Commented [CMM5]:** Please note I did not include as-built plans, as those as included in Tetra Tech's punch list.

**TETRA TECH**

**Bond Estimate  
Applegate Farm  
Medway, Massachusetts  
March 7, 2018**

Marlborough Technology Park  
100 Nickerson Road  
Marlborough, MA 01752  
Tel 508.786.2200 Fax 508.786.2201

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
<b>Applegate Development</b>				
Mobilization	1	LS	\$8,000.00	\$8,000
Crack Filling (allowance)	1,500	FT	\$0.53	\$795
HMA Top Course-Roadway	442	TON	\$100.00	\$44,200
HMA Top Course-Sidewalk	72	TON	\$100.00	\$7,200
Repair Damaged Sidewalk Binder	1	LS	\$3,000.00	\$3,000
Vertical Granite Curbing	275	FT	\$50.00	\$13,750
Cape Cod Berm (R & R)	500	FT	\$12.00	\$6,000
Adjust Castings	32	EA	\$380.00	\$12,160
Catch Basin Hoods	12	EA	\$360.00	\$4,320
Rehandled Topsoil	683	CY	\$27.00	\$18,441
Seed	2,050	SY	\$2.00	\$4,100
Street Trees	84	EA	\$650.00	\$54,600
Drainage Basin Landscaping	26	EA	\$400.00	\$10,400
Tree Pruning <sup>2</sup>	1	LS	\$12,300.00	\$12,300
Extend Stone Walls <sup>2</sup>	152	LF	\$100.00	\$15,200
Line Striping	1	LS	\$500.00	\$500
Repair Electrical Box	1	LS	\$1,500.00	\$1,500
Clean Drainage System	1	LS	\$6,000.00	\$6,000
Bounds	34	EA	\$450.00	\$15,300
Remove Erosion Controls	1	LS	\$3,000.00	\$3,000
2 Year Snow Plowing	1,747	LF/YR	\$2.50	\$8,735
2 Year Road Maintenance	1,747	LF/YR	\$2.00	\$6,988
2 Year Drainage Maintenance	1,747	LF/YR	\$2.00	\$6,988
As-Built Plans	1,747	LF	\$5.00	\$8,735
Engineering Services <sup>3</sup>	1	LS	\$5,000.00	\$5,000
Legal Services	1	LS	\$3,000.00	\$3,000
<b>Applegate Development Subtotal</b>				<b>\$280,212</b>
<b>Coffee Street Sidewalk (Off-Site)</b>				
Mobilization	1	LS	\$5,000.00	\$5,000
Erosion Controls	1	LS	\$1,500.00	\$1,500
Sawcutting	900	FT	\$3.00	\$2,700
Tree Removal (allowance) <sup>4</sup>	2	EA	\$1,800.00	\$3,600
Excavation	180	CY	\$30.00	\$5,400
Gravel Borrow	140	CY	\$35.00	\$4,900
HC Ramp	20	SY	\$99.00	\$1,980
Drainage	1	LS	\$4,000.00	\$4,000
HMA Binder Course	68	TON	\$115.00	\$7,820
Type 3 Bituminous Curb	575	FT	\$11.00	\$6,325
HMA Top Course	45	TON	\$100.00	\$4,500
Sign/Mailbox Relocation	1	LS	\$1,000.00	\$1,000
Rehandled Topsoil	20	CY	\$27.00	\$540
Seed	70	SY	\$2.00	\$140
Remove Erosion Controls	1	LS	\$1,000.00	\$1,000
As-Built Plans	700	LF	\$5.00	\$3,500
Legal Services	1	LS	\$1,500.00	\$1,500
<b>Coffee Street Sidewalk Subtotal</b>				<b>\$55,405</b>
<b>Project Subtotal (Applegate + Coffee Street)</b>				<b>\$335,617</b>
<b>25% Contingency</b>				<b>\$83,904</b>
<b>Total</b>				<b>\$419,521</b>

**Notes:**

<sup>1</sup> Unit prices taken from the latest information provided by MassDOT. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 3/2017 - 3/2018.

<sup>2</sup> Unit pricing for this item is per the amount as listed in Scenic Road Work Permit and Sheet Supplemental A in the approved Plans.

<sup>3</sup> Unit pricing for this item is for engineering services associated with as-builts of houses and impervious cover on private lots to confirm if these areas match the stormwater analysis for the site.

<sup>4</sup> Unit pricing for this item is an allowance for expected removal of trees as a result of construction of the proposed sidewalk along Coffee Street. It appears portions of the sidewalk may be located within the root zone or close to tree trunks.

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**To:** Susan Affleck-Childs – Medway Planning and Economic Development Board Coordinator

**Cc:**

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**From:** Steven M. Bouley, P.E. – Tetra Tech



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**Date:** March 7, 2018

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**Subject:** Applegate Farm Punch List

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On February 27, 2018 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) and Medway Department of Public Services (Barry Smith) conducted a punch list inspection of the Applegate Farm site in Medway, MA. Medway Conservation Commission Agent (Bridget Graziano) conducted a separate inspection and provided comments which have been included in this memo. The site was inspected and a punch list generated of outstanding items which have not yet been completed by the Applicant or items that are deficient in quality. A photo log has been attached to this document, particular photos are referenced at the end of each item below.

The inspection was conducted using the following documents:

- A plan (Plans) set titled "Amended Definitive Subdivision Plan, Applegate Farm, Twelve Lot Single Family Residential Subdivision, Medway, Massachusetts", dated February 20, 2013, latest revision April 28, 2014, prepared by GLM Engineering Consultants, Inc.(GLM).
- A PEDB Certificate of Action titled "Certificate of Action Amendment to Applegate Farm Definitive Subdivision Plan" dated January 14, 2014.
- A Scenic Road Work Permit dated June 8, 2006 and modified November 11, 2011.

### **Punch List (Missing Items)**

1. The contractor has not installed any portion of the proposed off-site Coffee Street sidewalk as shown on Sheet 19 of the Plans. We have included an allowance for removal of two trees due to proximity of proposed sidewalk to root systems. These items are reflected in the attached bond estimate. (Photo #1-#4)
2. Bituminous concrete top course has not been installed on roadway and adjacent sidewalk.
3. Granite curb radii at both ends of Applegate Road have not been installed. (Photo #5-#6)
4. Castings will require adjustment prior to top course paving.
5. It does not appear the contractor has installed hoods in catch basin structures as shown on "Catch Basin Detail" detail on Sheet 16 of the Plans.
6. Street Trees have not been installed along the roadway.
7. Detention basin landscaping has not been installed. (Photo #7-#8)

8. Tree pruning along Coffee and Ellis Street as stated in the Scenic Road Work Permit does not appear to have been conducted.
9. Stone walls at both entrances and driveway openings require “arcing end caps” as stated in the Scenic Road Work Permit and as shown on Sheet Supplemental A of the approved modified plans.
10. Final stop line and word “STOP” is required after top course paving is completed.
11. Bounds could not be located during the inspection and do not appear to have been installed.
12. Erosion controls should be removed upon completion of the Project and receipt of Final Certificate of Compliance from Medway Conservation Commission.

### **Punch List (Deficient Items)**

13. We recommend crack sealing at all trenches across the development roadway to help mitigate expected reflective cracking in the top course once it is installed. We have assumed a length of 1,500 feet of crack sealing in the attached bond estimate. (Photo #9-#12)
14. Portions of sidewalk binder are breaking up and require repair. (Photo #13-#16)
15. Various sections of Cape Cod Berm throughout the project are damaged. Furthermore, driveway openings were not considered during original placement of cape cod berm which requires cutting/removal of berm to install driveways. We recommend cut edges of berm be cleanly transitioned to driveway grade during driveway installation. We have assumed a length of 500 feet of damaged berm that requires replacement in the attached bond estimate. (Photo #17-#20)
16. Lots 1-6 require loam and seed along the frontage of the properties.
17. Electrical box damaged and not anchored adjacent to Lot 9B. (Photo #21)
18. Detention basin rip-rap outlets require maintenance as woody vegetation, grass and leaves have collected. (Photo #22-#23)
19. Stormwater infrastructure requires cleaning prior to town acceptance particularly due to history with issues of erosion control at the site.
20. Base flow was observed entering the detention basin during the site inspection (dry weather day). The flow was tested and confirmed to have traces of chlorine which may suggest a water main leak in the area. TT and DPS personnel tracked the flow to DMH #12-4 as shown on Sheet Supplemental B. Flow was observed entering the structure through the barrel block walls. DPS is in the process of determining the cause of the issue and will remedy as soon as a solution is found. (Photo #24)
21. We recommend the applicant confirm that all roof runoff infiltration systems have been installed for each house within the development. Furthermore, as-built information of house footprints has been requested by the town to confirm if additional mitigation is required to meet the original stormwater analysis for the site. Several house lots appear to include additional impervious area not shown on the plan which may increase runoff at the site.

These comments are offered as guides for use during the Town's review. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

P:\21583\143-21583-18007 (APPLEGATE FARM 2018)\CONSTRUCTION\PUNCH LIST\MEMO\_APPLEGATE FARM PUNCH LIST\_2018-03-07.DOC



Photo 1



Photo 2





Photo 3



Photo 4





Photo 5



Photo 6





Photo 7



Photo 8





Photo 9



Photo 10





Photo 11



Photo 12





Photo 13



Photo 14





Photo 15



Photo 16





Photo 17



Photo 18





Photo 19



Photo 20





Photo 21



Photo 22





Photo 23



Photo 24



<b>Date:</b>	August 9, 2018	<b>Amendment No.:</b>	002
<b>Project:</b>	Applegate	<b>Project No.:</b>	143-21583-18007
<b>To:</b>	Ms. Susan Affleck-Childs	<b>Amendment 002 Cost Estimate</b>	
<b>Co./Dept.:</b>	Medway Planning and Economic Development Board	<b>Fee:</b>	\$ 9,709.00
<b>Address:</b>	155 Village Street Medway, MA 02053	<b>Expenses:</b>	\$ 485.00
		<b>Total:</b>	<b>\$ 10,194.00</b>
		<b>Revised Total Project Cost Estimate</b>	
		<b>Fee:</b>	\$ 14,639.00
		<b>Expenses:</b>	\$ 733.00
		<b>Total:</b>	<b>\$ 15,372.00</b>
			Estimated Date of Completion 2019

## SCOPE OF SERVICES

### Scope Change Descriptions

**Task 5 Construction Administration:** TT will provide construction administration throughout the end of the project per the attached budget.

Task	Task Description	Initial Contract	Revision 1	Revision 2	Project Total
1	Site Inspection	\$560.00	-	-	\$560.00
2	Punch List/Bond Estimate	\$1,400.00	-	-	\$1,400.00
3	Meeting Attendance	\$420.00	-	-	\$420.00
4	Erosion Control Inspections	-	\$2,550.00	-	\$2,550.00
5	Construction Admin.	-	-	\$9,709.00	\$9,709.00
	<i>Sub-Total</i>	\$2,380.00	\$2,550.00	\$9,709.00	\$14,639.00
	<i>Expenses</i>	\$120.00	\$128.00	\$485.00	\$733.00
	<b>Total Fee</b>	\$2,500.00	<del>\$2,678.00</del>	<b>\$10,194.00</b>	<b>\$15,372.00</b>

Please execute this change order to our existing Contract Agreement authorizing us to proceed with the above scope of service at the stated estimated cost. No work will be performed under this change order until it is signed and returned to Tetra Tech. Upon execution by both parties, this change order becomes part of our original Contract Agreement dated January 25, 2018.

Tetra Tech Authorization		Client Authorization (please sign and return)	
By:	Sean Reardon, P.E. 	By:	
Title:	Vice President	Title:	
Date:	August 9, 2018	Date:	

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**Applegate Farm  
Construction Administration Budget  
August 9, 2018**

Item No. <sup>1</sup>	Inspection	Site Visits	Hrs/Inspection <sup>2</sup>	Rate	Total
<b>Applegate Development</b>					
1	Pre-Paving Inspection <sup>3</sup>	1	4	\$95	\$380
2	Roadway Top Course Paving	1	10	\$95	\$950
3	Sidewalk Top Course Paving	1	8	\$95	\$760
4	Misc. Inspections	3	4	\$95	\$1,140
<b>Coffee Street Sidewalk (Off-Site)</b>					
5	Erosion Controls	1	3	\$95	\$285
6	Clearing & Grubbing/Demolition	1	3	\$95	\$285
7	Drainage	1	5	\$95	\$475
8	Subgrade/Subbase	1	4	\$95	\$380
9	Curb/Berm	1	3	\$95	\$285
10	HC Ramps	2	4	\$95	\$760
11	HMA Paving (Binder & Top)	2	8	\$95	\$1,520
<b>Administrative</b>					
12	Punch List Inspections <sup>4</sup>	2	4	\$143	\$1,144
13	As-Built Review <sup>5</sup>	1	4	\$143	\$572
14	Meetings	4	1	\$143	\$572
15	Admin	1	3	\$67	\$201
	Subtotal				\$9,709
	Expenses			5.0%	\$485
	<b>TOTAL</b>				<b>\$10,194</b>

Notes:

<sup>1</sup> Each item includes site visit, inspection and written report. If construction extends beyond June 30, 2019, this estimate will be revised to utilize updated TT/Town of Medway contract hourly rates.

<sup>2</sup> 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 may be required.

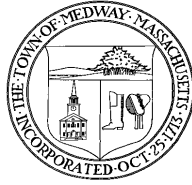
<sup>3</sup> This inspection required to determine if items such as crack sealing, curb repair/installation, casting adjustment, etc. are completed prior to final top course paving.

<sup>4</sup> Punch List Inspections include a substantial completion inspection and Punch List memo 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 if required.

<sup>5</sup> This item includes review of As-Built Plans, review letter and coordination with the applicant to address any issues on the plans.

**Date Approved by Medway Planning and Economic Development Board** \_\_\_\_\_

**Certified by:** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Susan E. Affleck-Childs**  
**Medway Planning and Economic Development Coordinator**



**August 28, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**Medway Community Church Site Plan**

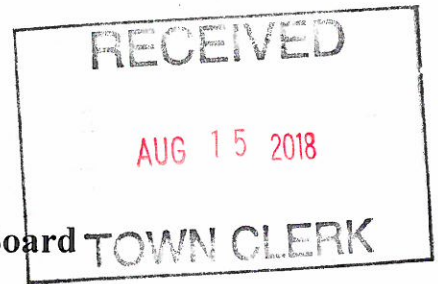
- Public Review Continuation Notice
- Revised Site Plan dated 8-22-18. This includes additional waivers.
- PGC review comments on revised site plan dated 8-24-18
- Tetra Tech review comments on revised site plan dated 8-24-18
- 8-24-18 email from Matt Barry in response to TT review comments.

NOTE - The applicant met with the neighbors on Saturday, August 18<sup>th</sup>. The applicant met with the DRC on Monday, August 20<sup>th</sup>; it was a good meeting. The revised site plan reflects those discussions. A review letter from the DRC is forthcoming.

The Board needs to continue its discussion of the waiver requests. Some were held over from the 8/14/18 meeting awaiting the outcome of the neighbor discussions.

Appropriate next steps are to continue the public review to the next PEDB meeting on 9/11/18 and direct staff to prepare a draft decision for review and action at that meeting.

NOTE – The Board’s deadline to file its Decision is 9/22/18.



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

*Andy Rodenhiser, Chairman  
Robert K. Tucker, Vice-Chairman  
Thomas A. Gay, Clerk  
Matthew Hayes, P.E.  
Richard Di Iulio*

**MEMORANDUM**

August 15, 2018

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

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

RE: **Public Review Continuation: Medway Community Church Parking Expansion Project**  
**9 & 11 Slocumb Place**  
**Minor Site Plan & Stormwater and Land Disturbance Permit**  
**CONTINUATION DATE: Tuesday, August 28, 2018 at 7:15 p.m.**  
**LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street**

At its meeting on August 14, 2018, the Planning and Economic Development Board voted to continue its review of the application of Medway Community Church for minor site plan approval and a stormwater and land disturbance permit for a proposed parking expansion project at 9 and 11 Slocumb Place to Tuesday, August 28, 2018 at 7:15 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The subject properties, shown on the Medway Assessors Map as Parcels #47-079 and #47-078, are owned by Medway Community Church. The site comprises a total of 1.56 acres and is located on the west side of Slocumb Place in the Agricultural-Residential II and Village Residential zoning districts.

The planned site improvements at 9 & 11 Slocumb Place include clearing and grubbing portions of both parcels, excavation for the installation of stormwater drainage piping and structures, backfill, grading, permanent paving for 78 parking spaces, installation of bituminous and granite curbing, walkways, lighting for parking areas and walkways, loam and seed, and landscaping, all in support of the operation of Medway Community Church at 200 Main Street. No buildings will be constructed. Traffic will access the site via a new curb cut at 9 Slocumb Place; the existing curb cut at 11 Slocumb Place will be abandoned. The site plan titled *9/11 Slocumb Place Site Improvements*, is dated July 24, 2018, and was prepared by Tata & Howard, Inc. of Marlborough, MA.

The application, site plan, stormwater report, and other associated 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 application materials are also posted at the Planning and Economic Development Board's web page at:  
<https://www.townofmedway.org/planning-economic-development-board/pages/medway-community-church-site-plan>

***If you have not yet reviewed the proposal and wish to provide comments, please forward them to me by August 23<sup>rd</sup>.*** Please contact me if you have any questions. Thanks.



MEDWAY COMMUNITY CHURCH

11 SLOCUMB PLACE  
MEDWAY, MASSACHUSETTS

9 & 11 SLOCUMB PLACE  
SITE IMPROVEMENTS

REQUESTED WAIVERS

9 SLOCUMB PLACE:  
11 SLOCUMB PLACE:

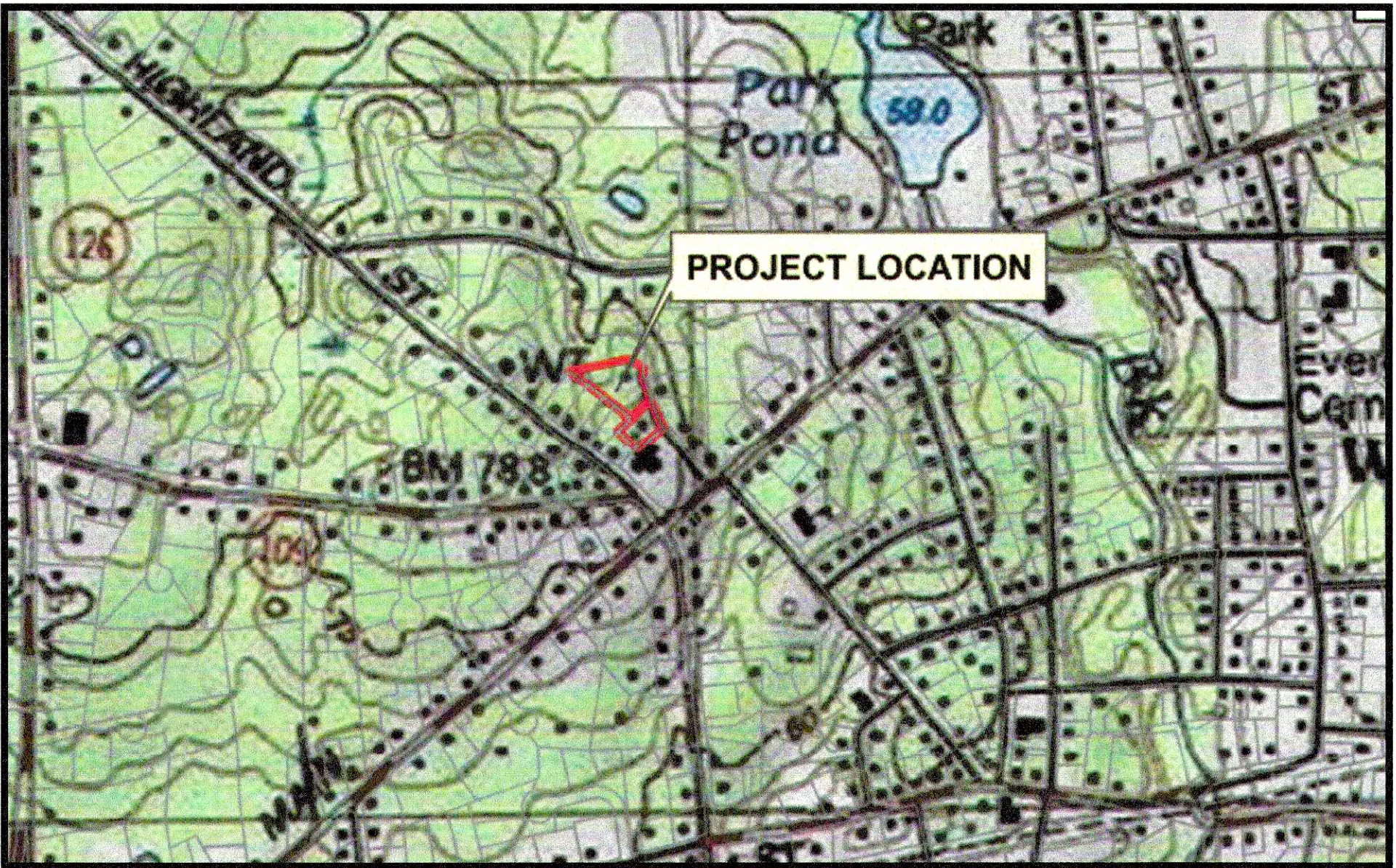
ASSESSORS: MAP 47 LOT 079  
ASSESSORS: MAP 47 LOT 078

ZONING DISTRICT: VILLAGE RESIDENTIAL  
ZONING DISTRICT: AR-II

SITE PLAN RULES AND REGULATIONS

- 204-3, 7 - (DEVELOPMENT IMPACT STATEMENT) TO NOT SUBMIT THE DEVELOPMENT IMPACT STATEMENT.
- 204-4, B - (SITE PLAN SCALE) TO SHOW A SCALE OF 1"=20' RATHER THAN THE REQUIRED SCALE OF 1"=40'.
- 204-5, C, 3 - (EXISTING LANDSCAPE INVENTORY) TO NOT SHOW TREES BETWEEN 12" AND 18" (TREES 18" AND LARGER SHOWN). ONLY SHOW TREES WITHIN THE SETBACKS.
- 204-5, D, 7 - (LANDSCAPE ARCHITECTURE PLAN) SHALL NOT BE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS.
- 205-3, B, 2 - (INTERNAL SITE DRIVEWAYS) SHALL BE LOCATED WITHIN 15' OF A SIDE PROPERTY LINE (BOTH PROPERTIES OWNED BY MEDWAY COMMUNITY CHURCH).
- 205-3, C, 1 - (TRAFFIC FLOW) PAVED ENTRANCE SHALL BE 6 PERCENT SLOPE FOR THE FIRST 25'.
- 205-6, G, 4b - (PARKING SPACES/STALLS) - ALLOW SPACES/STALLS TO BE LOCATED WITHIN FIFTEEN (15) FEET OF THE SIDE PROPERTY LINES AT #9 SLOCUMB PLACE.
- 205-6, H - (CURBING) - THE PERIMETER OF THE PARKING AREA SHALL BE BOUND BY BITUMINOUS CAPE COD BERM UNLESS OTHERWISE NOTED.
- 205-9, F - (TREE REPLACEMENT) REMOVED TREES GREATER THAN 10" IN DIAMETER SHALL NOT BE REPLACED.

CONTRACT NO. 1



LOCATION PLAN  
NO SCALE

SHEET INDEX

- C-1 - EXISTING CONDITIONS  
C-2 - PROPOSED CONDITIONS  
C-3 - PROPOSED GRADING  
C-4 - DRAINAGE PLAN  
C-5 - LIGHTING PLAN  
C-6 - PHOTOMETRIC PLAN  
C-7 - LANDSCAPING PLAN  
C-8 - DETAIL SHEET 1  
C-9 - DETAIL SHEET 2

TOWN OF MEDWAY, BOARD OF SELECTMEN	
DENNIS CROWLEY, CHAIRMAN	_____
JOHN FORESTO, VICE CHAIRMAN	_____
RICHARD D'INNOCENZO, CLERK	_____
GLENN TRINDADE, MEMBER	_____
MARYJANE WHITE, MEMBER	_____

AUGUST 2018

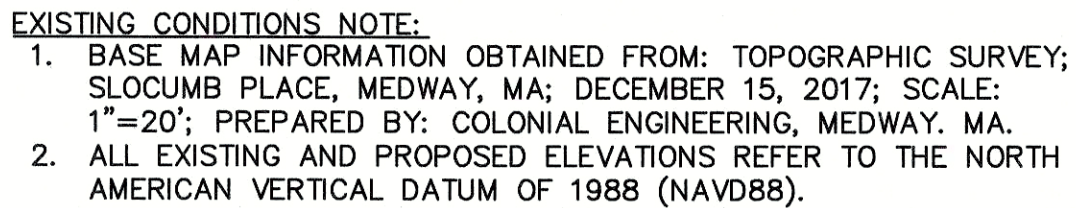


TATA & HOWARD, INC.  
67 FOREST STREET  
MARLBOROUGH, MA 01752















































PLANNING & ECONOMIC DEVELOPMENT BOARD SUBMITTAL  
NOT FOR CONSTRUCTION





EXISTING LANDSCAPE INVENTORY (WITHIN SETBACKS)		
	9 SLOCUMB	11 SLOCUMB
12" PINE	5	3
18" PINE	3	12
24" PINE	—	7
30" PINE	—	7
36" PINE	—	4
36" OAK	1	1
12" MAPLE	1	—
24" MAPLE	1	—

<h1>LEGEND</h1>		
EXISTING	DESCRIPTION	PROPOSED
	SEWER MANHOLE	
	SEWER LINE	
	DRAIN MANHOLE	
	CATCH BASIN	
	STORM DRAIN	
	ELEC. UNDERGROUND	
	ELEC. MANHOLE	
	ELEC. OH. WIRE	
	COMM. MANHOLE	
	COMMUNICATIONS BOX	
	COMMUNICATIONS LINE	
	UTILITY POLE	
	TREE	
	SHRUB	
	5' CONTOUR	
	1' CONTOUR	
	SPOT ELEVATION	
	TEST PIT	
	PERC TEST	
	BUILDING	
	SILT SOCK	
	SIGN POST	

# ABBREVIATIONS

APPROX.	APPROXIMATE
CB	CATCH BASIN
DIA.	DIAMETER
DMH	DRAIN MANHOLE
ELEV.	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
MAX.	MAXIMUM
MIN.	MINIMUM
SMH	SEWER MANHOLE
TYP.	TYPICAL

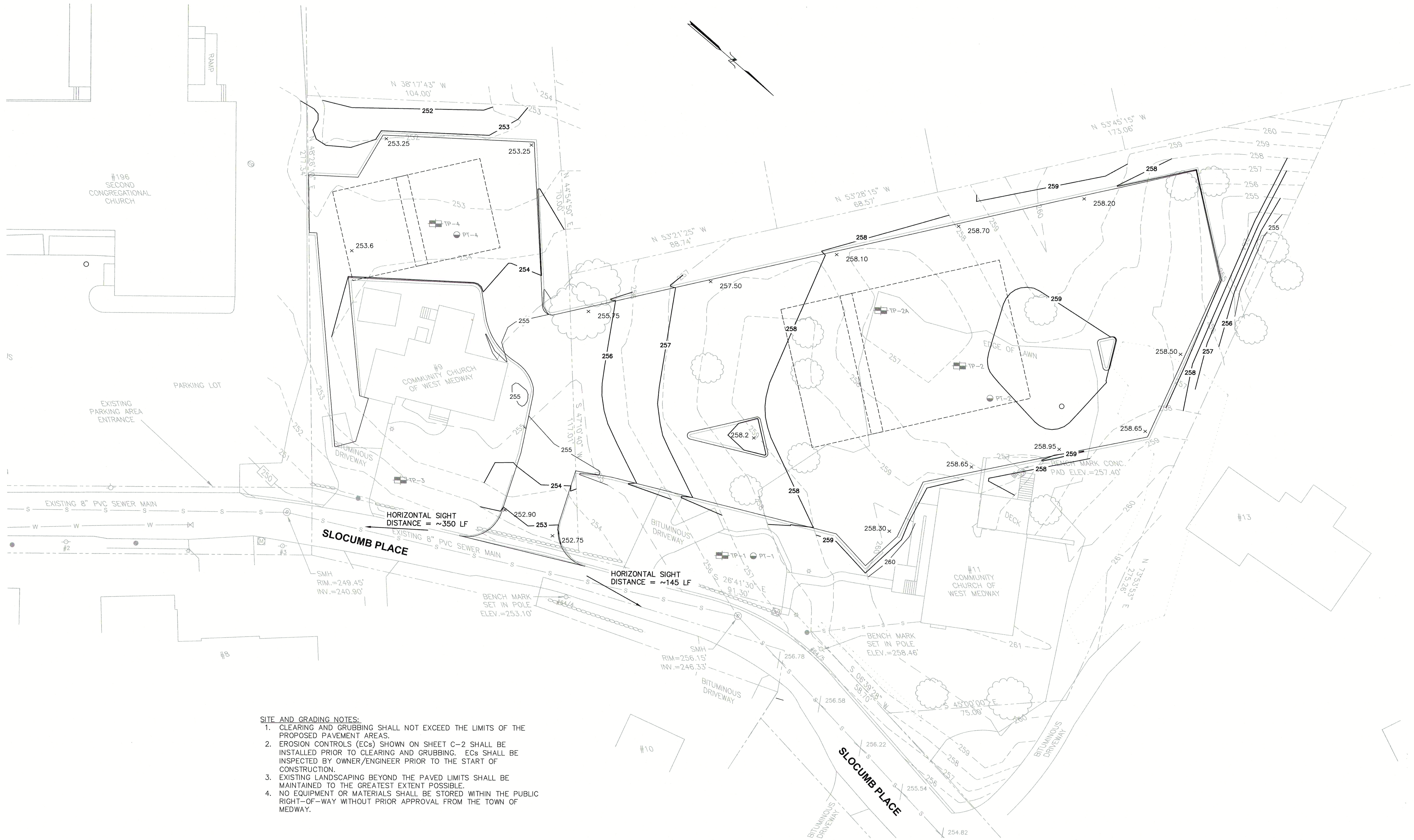
FOR REGISTRY USE ONLY:

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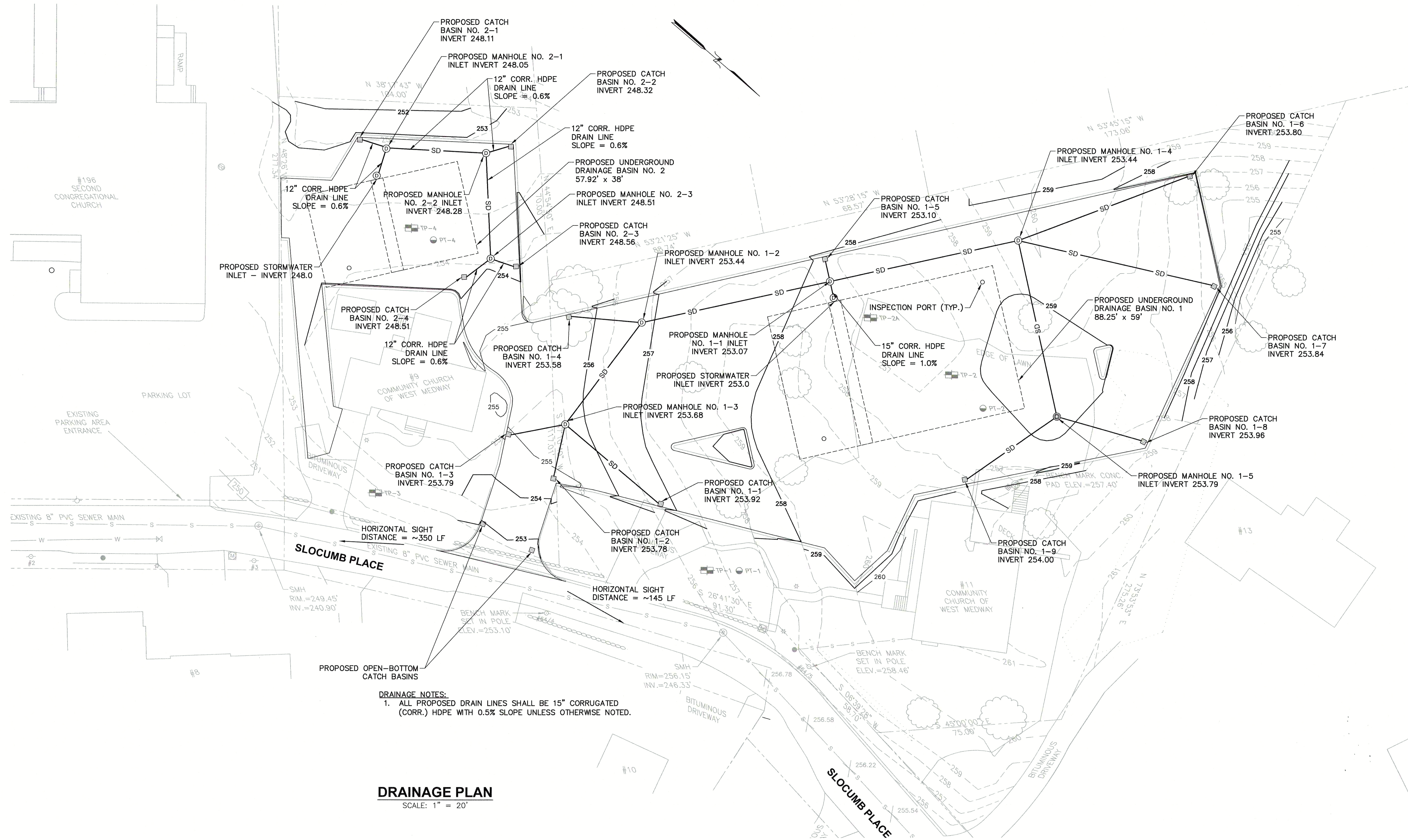
- SITE AND GRADING NOTES:**
1. CLEARING AND GRUBBING SHALL NOT EXCEED THE LIMITS OF THE PROPOSED PAVEMENT AREAS.
  2. EROSION CONTROLS (ECs) SHOWN ON SHEET C-2 SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING. ECs SHALL BE INSPECTED BY OWNER/ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  3. EXISTING LANDSCAPING BEYOND THE PAVED LIMITS SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE.
  4. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE TOWN OF MEDWAY.

**PROPOSED GRADING**  
SCALE: 1" = 20'

FOR REGISTRY USE ONLY:

MINOR SITE PLAN APPLICATION		OWNER/APPLICANT: MEDWAY COMMUNITY CHURCH 11 SLOCUMB PLACE MEDWAY, MA 02053		PROPERTY ADDRESS: 9 & 11 SLOCUMB PLACE MEDWAY, MA 02053 ASSESSORS MAP 47 LOTS 079 & 078	
Planning & Econ. Dev. Board Re-submittal	7/24/18	Planning & Econ. Dev. Board Re-submittal	8/22/18	Description	
Rev.		Date			
PROPOSED GRADING NOT FOR CONSTRUCTION		T&H NO.: 5328 DATE: AUGUST 2018 SCALE: AS NOTED		TATA & HOWARD 67 FOREST STREET MARLBOROUGH, MA 01752 (508) 303-9400	
8-20-18		C-3		Approved By: JMB Designed By: JMB Checked By: J.A.	





**DRAINAGE PLAN**  
SCALE: 1" = 20'

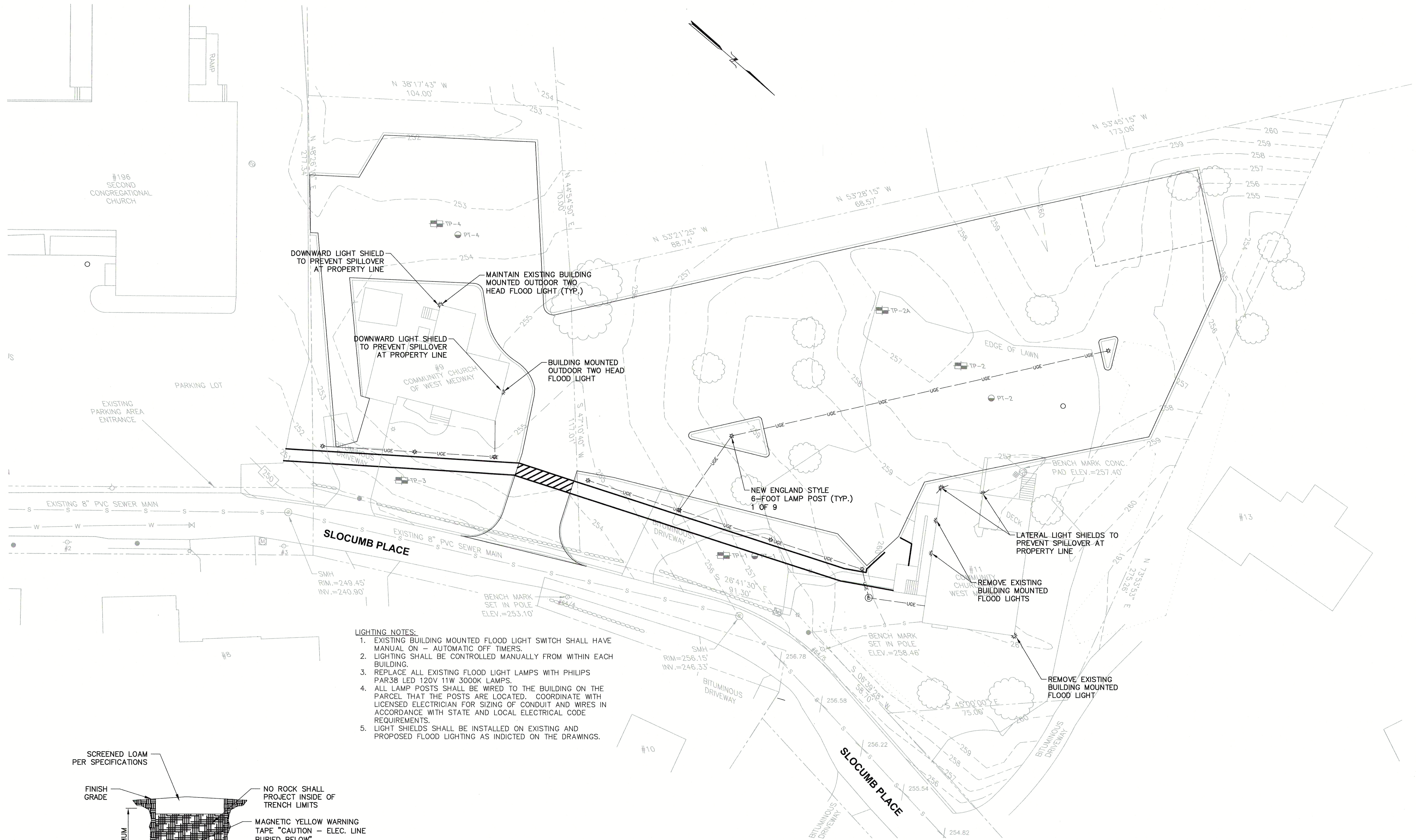
**DRAINAGE NOTES:**  
1. ALL PROPOSED DRAIN LINES SHALL BE 15" CORRUGATED (CORR.) HDPE WITH 0.5% SLOPE UNLESS OTHERWISE NOTED.

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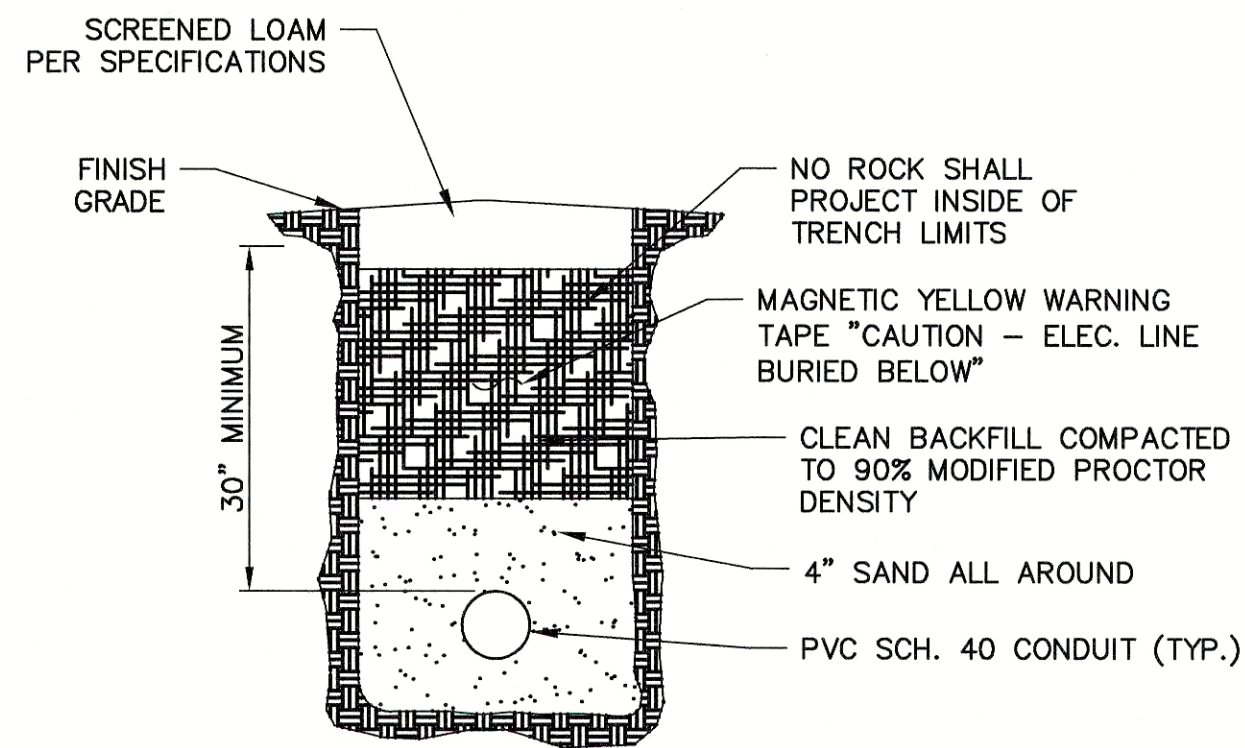
MINOR SITE PLAN APPLICATION		OWNER/APPLICANT: MEDWAY COMMUNITY CHURCH 11 SLOCUMB PLACE MEDWAY, MA 02053		PROPERTY ADDRESS: 9 & 11 SLOCUMB PLACE MEDWAY, MA 02053 ASSESSORS MAP 47 LOTS 079 & 078	
Planning & Econ. Dev. Board Submittal	7/24/18	Planning & Econ. Dev. Board Review	8/22/18	Description	
DRAINAGE PLAN NOT FOR CONSTRUCTION			DATE		
FOR REGISTRY USE ONLY:			T&H NO.: 5328 DATE: AUGUST 2018 SCALE: AS NOTED		
TATA & HOWARD 67 FOREST STREET MARLBOROUGH, MA 01752 (508) 303-9400			C-4		



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- LIGHTING NOTES:**
1. EXISTING BUILDING MOUNTED FLOOD LIGHT SWITCH SHALL HAVE MANUAL ON - AUTOMATIC OFF TIMERS.
  2. LIGHTING SHALL BE CONTROLLED MANUALLY FROM WITHIN EACH BUILDING.
  3. REPLACE ALL EXISTING FLOOD LIGHT LAMPS WITH PHILIPS PAR38 LED 120V 11W 3000K LAMPS.
  4. ALL LAMP POSTS SHALL BE WIRED TO THE BUILDING ON THE PARCEL THAT THE POSTS ARE LOCATED. COORDINATE WITH LICENSED ELECTRICIAN FOR SIZING OF CONDUIT AND WIRES IN ACCORDANCE WITH STATE AND LOCAL ELECTRICAL CODE REQUIREMENTS.
  5. LIGHT SHIELDS SHALL BE INSTALLED ON EXISTING AND PROPOSED FLOOD LIGHTING AS INDICATED ON THE DRAWINGS.



**SUBSURFACE WORK NOTE:**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DIG-SAFE AND COORDINATE ACTIVITIES PRIOR TO ANY EXCAVATIONS.

**BURIED ELECTRICAL CONDUIT**

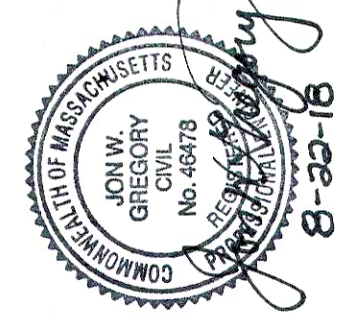
NOT TO SCALE

**LIGHTING PLAN**

SCALE: 1" = 20'

OUTDOOR LUMINAIRE SCHEDULE			
SYMBOL	QTY	DESCRIPTION	LUMENS
⌘	1	BUILDING MOUNTED OUTDOOR TWO HEAD FLOOD LIGHT WITH PHILIPS PAR38 LED 120V 11W 3000K LAMPS	950
⌘	9	NEW ENGLAND ARBORS TRINITY LAMP POST WITH FEIT ELECTRIC T14 LED 120V 4.5W 2100K LAMP	200
—	7	LANDSCAPE LIGHT SHIELD BY PROGRESS LIGHTING OR EQUAL	N/A

**FOR REGISTRY USE ONLY:**



**TATA & HOWARD**  
67 FOREST STREET  
MARLBOROUGH, MA 01752  
(508) 303-9400

T&H NO.: 5328  
DATE: AUGUST 2018  
SCALE: AS NOTED

C-5

**MINOR SITE PLAN APPLICATION**

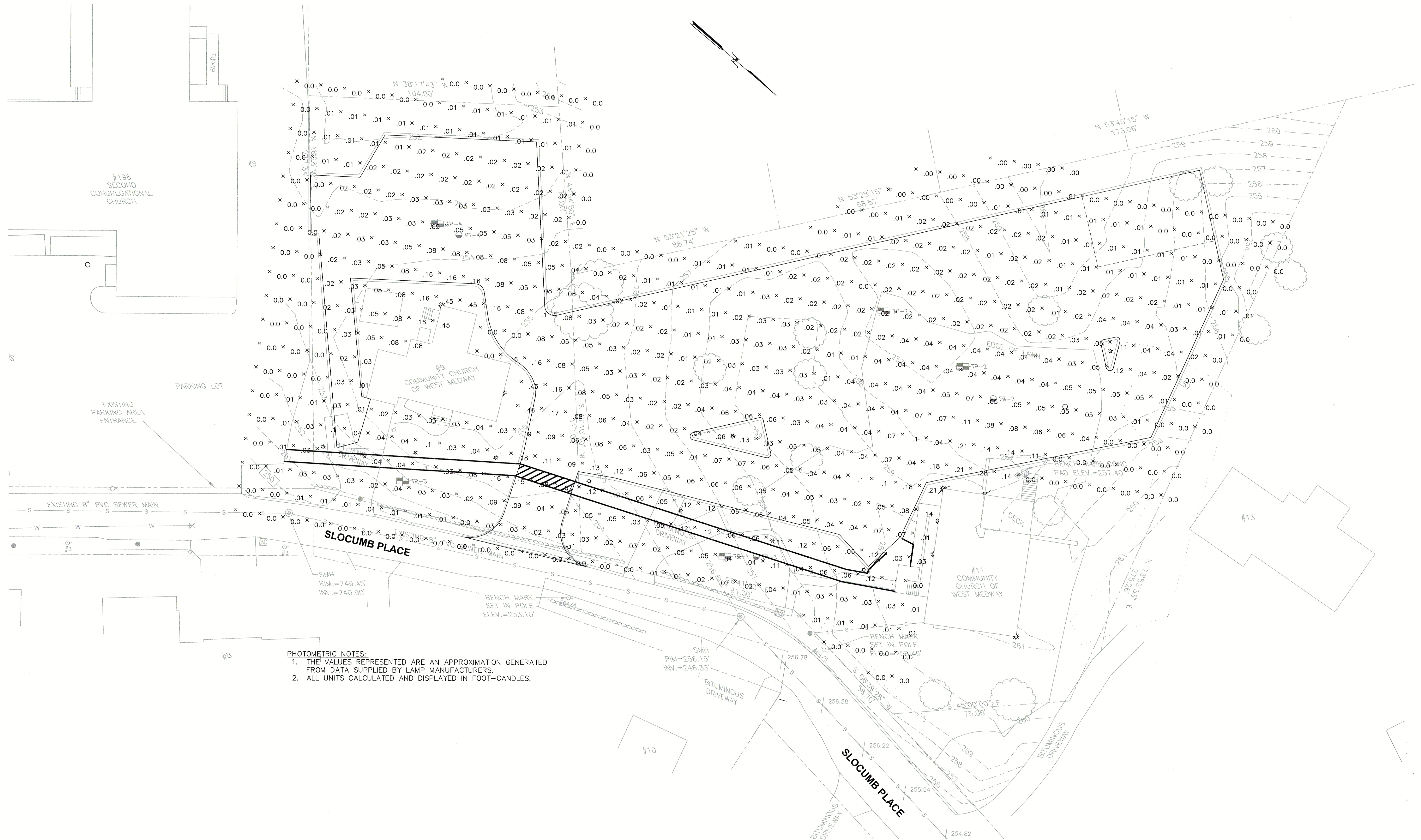
**OWNER/APPLICANT:**  
MEDWAY COMMUNITY CHURCH  
11 SLOCUMB PLACE  
MEDWAY, MA 02053

**PROPERTY ADDRESS:**  
9 & 11 SLOCUMB PLACE  
MEDWAY, MA 02053  
**ASSESSORS MAP 47 LOTS 079 & 078**

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Drawn By: MBG  
Checked By: SLL  
Approved By: JWG





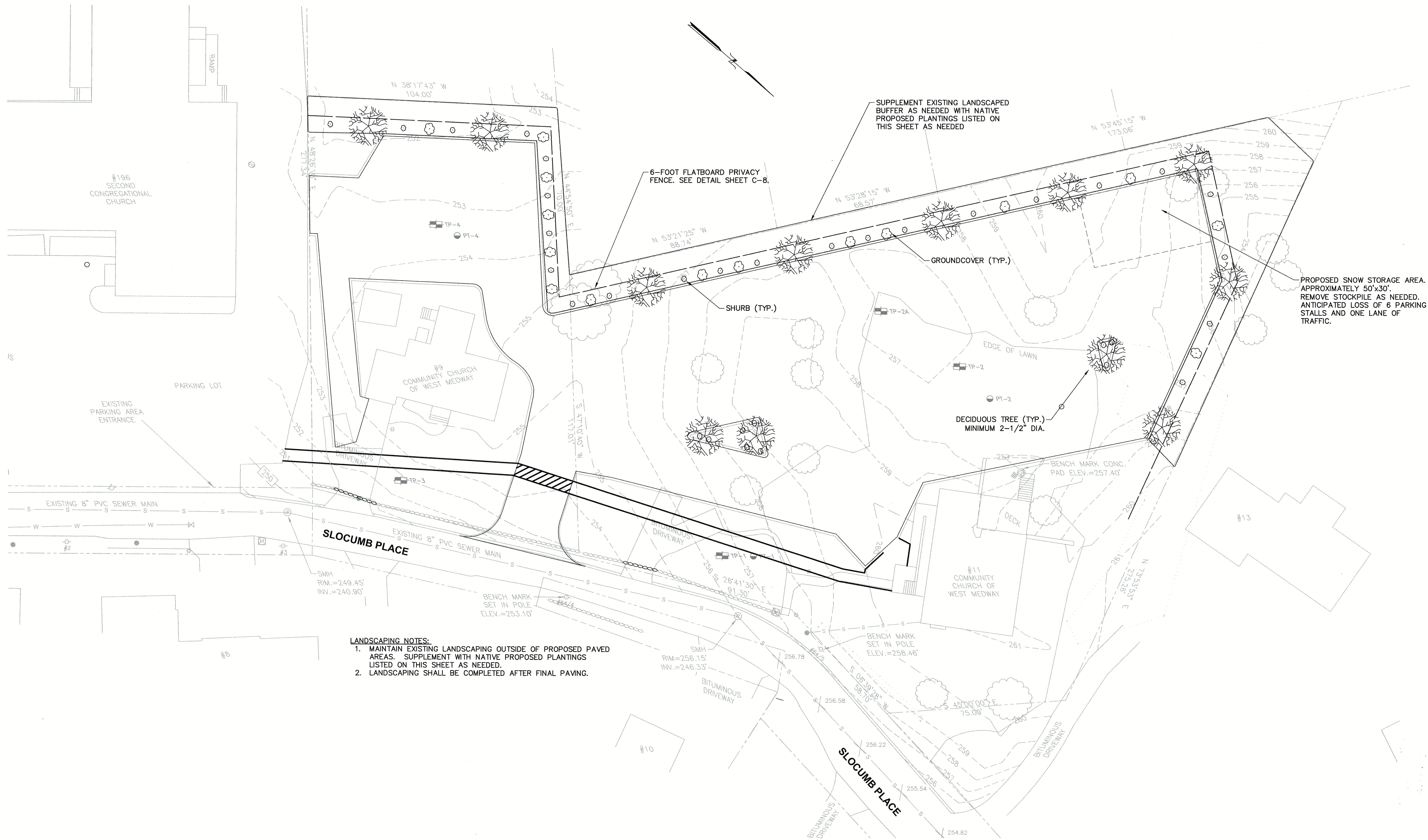
PHOTOMETRIC NOTES:  
1. THE VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM DATA SUPPLIED BY LAMP MANUFACTURERS.  
2. ALL UNITS CALCULATED AND DISPLAYED IN FOOT-CANDLES.

**PHOTOMETRIC PLAN**  
SCALE: 1" = 20'

MINOR SITE PLAN APPLICATION				OWNER/APPLICANT: MEDWAY COMMUNITY CHURCH 11 SLOCUMB PLACE MEDWAY, MA 02053		PROPERTY ADDRESS: 9 & 11 SLOCUMB PLACE MEDWAY, MA 02053 ASSESSORS MAP 47 LOTS 079 & 078	
Planning & Econ. Dev. Board Submitted	7/24/18	Planning & Econ. Dev. Board Review	8/22/18	Description		THIS DOCUMENT IS THE PROPERTY OF TATA & HOWARD, INC. AND ITS CLIENT. REPRODUCTION OR MODIFICATION WITHOUT WRITTEN CONSENT IS PROHIBITED.	
PHOTOMETRIC PLAN NOT FOR CONSTRUCTION		TATA & HOWARD 87 FOREST STREET MARLBOROUGH, MA 01752 (508) 303-9400		FOR REGISTRY USE ONLY:		T&H NO.: 5328 DATE: AUGUST 2018 SCALE: AS NOTED	
C-6		8-22-18		8-22-18		8-22-18	



P:\Project\_Files\Medway Community Church\5328 MCC 11 Slocumb Place\Drawings\Civil\5328-SHEETS\8.2.1.18 REVISED.dwg 8/22/2018 3:39 PM MBARRY

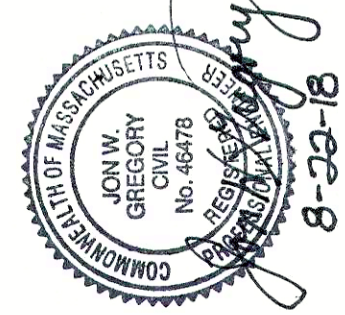


LANDSCAPING NOTES:  
1. MAINTAIN EXISTING LANDSCAPING OUTSIDE OF PROPOSED PAVED AREAS. SUPPLEMENT WITH NATIVE PROPOSED PLANTINGS LISTED ON THIS SHEET AS NEEDED.  
2. LANDSCAPING SHALL BE COMPLETED AFTER FINAL PAVING.

LANDSCAPING PLAN  
SCALE: 1" = 20'

PROPOSED PLANTINGS (NATIVE)	
LATIN NAME	COMMON NAME
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
THUJA OCCIDENTALIS	ATLANTIC WHITE CEDAR (NOT DEER RESISTANT)
TSUGA CANADENSIS	EASTERN WHITE HEMLOCK
PINUS STROBUS	WHITE PINE
PICEA SPP.	SPRUCE
ILEX VERTICILLATE	WINTERBERRY (GROUNDCOVER)
TAXUS CANADENSIS	CANADA YEW (SHRUB)

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MARLBOROUGH, MA 01752  
(508) 303-9400

T&H NO.: 5328  
DATE: AUGUST 2018  
SCALE: AS NOTED

C-7

LANDSCAPING PLAN  
NOT FOR CONSTRUCTION

7/24/18 Planning & Econ. Draw. Board Submittal

8/22/18 Planning & Econ. Draw. Board Re-submittal

Date Rec. Description

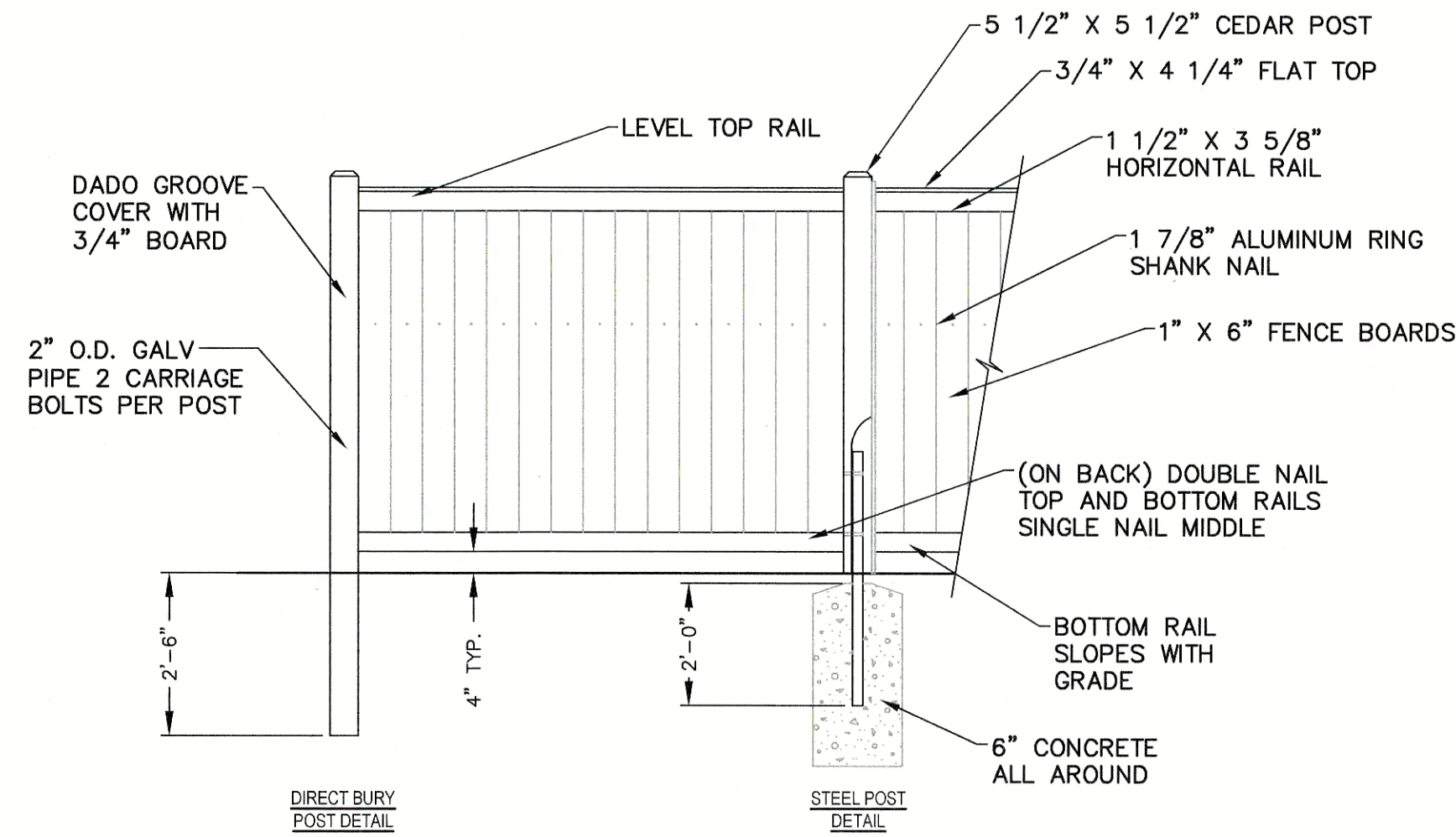
MINOR SITE PLAN APPLICATION

OWNER/APPLICANT:  
MEDWAY COMMUNITY CHURCH  
11 SLOCUMB PLACE  
MEDWAY, MA 02053

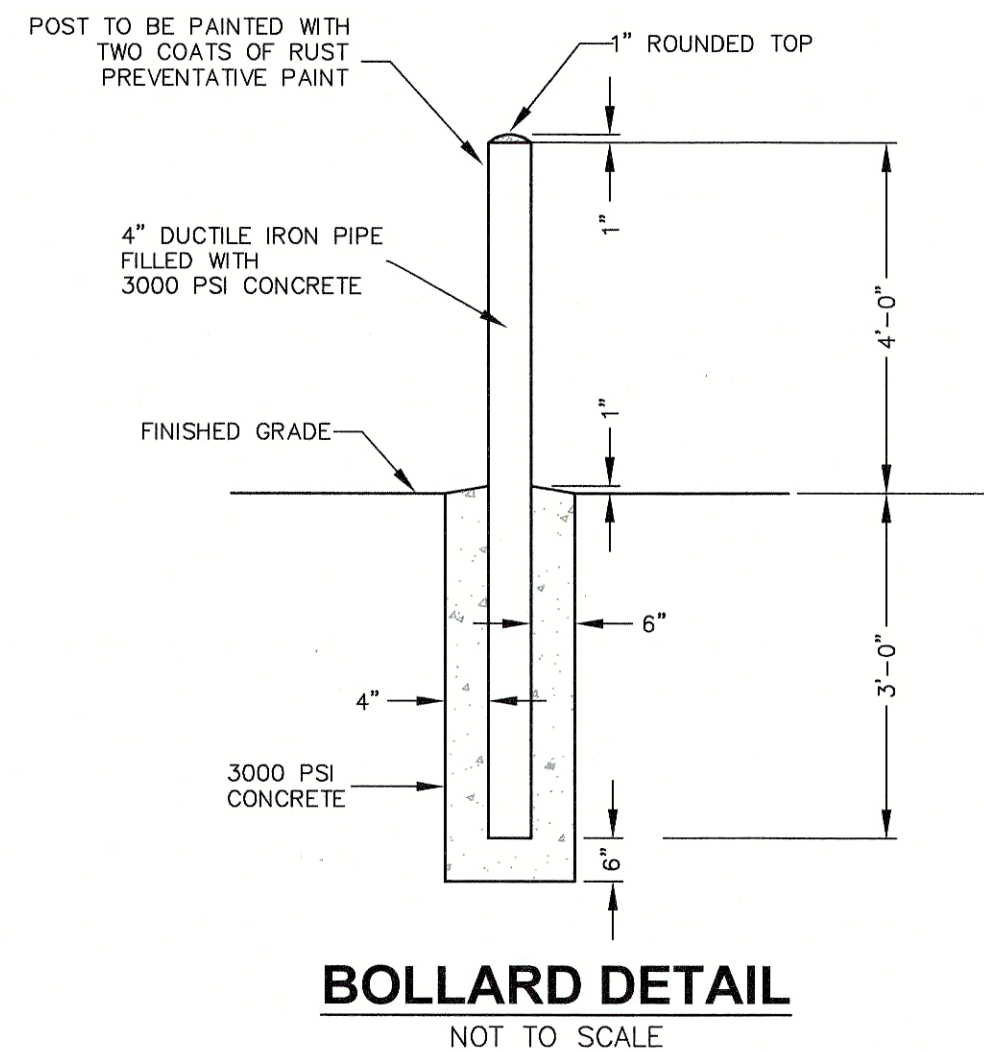
PROPERTY ADDRESS:  
9 & 11 SLOCUMB PLACE  
MEDWAY, MA 02053  
ASSESSORS MAP 47 LOTS 079 & 078

Drawn By: MBB  
Designed By: MBB  
Checked By: S.A.  
Approved By: JMB

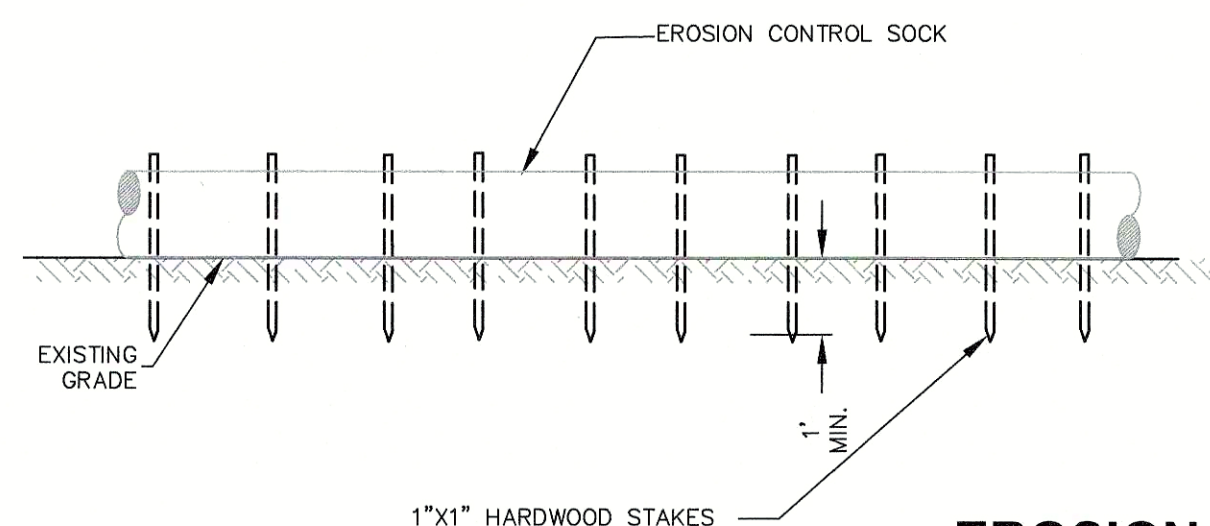




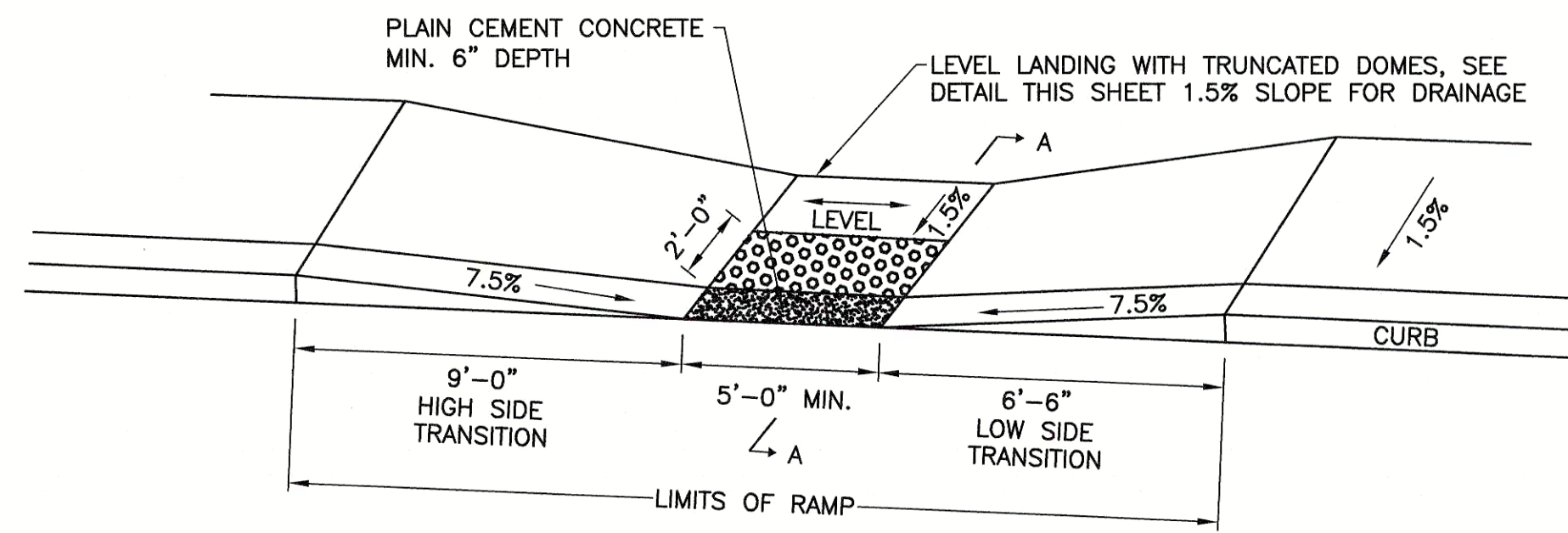
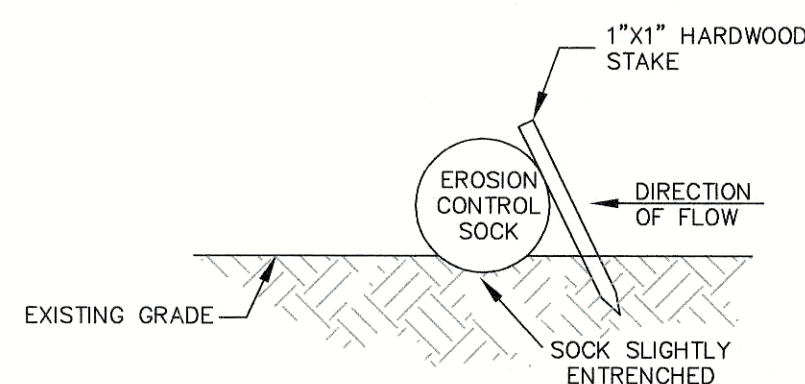
**FLATBOARD FENCE (FRONT)**  
NOT TO SCALE



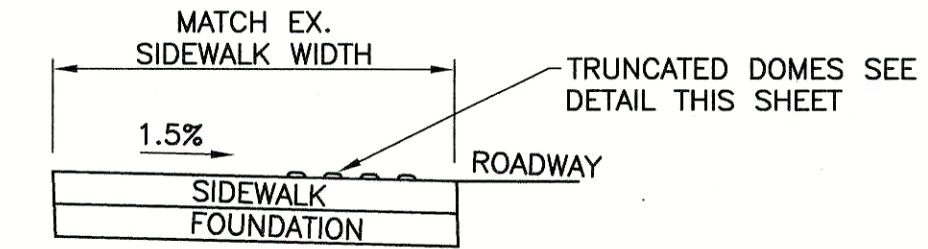
**BOLLARD DETAIL**  
NOT TO SCALE



**EROSION CONTROLS**  
NOT TO SCALE



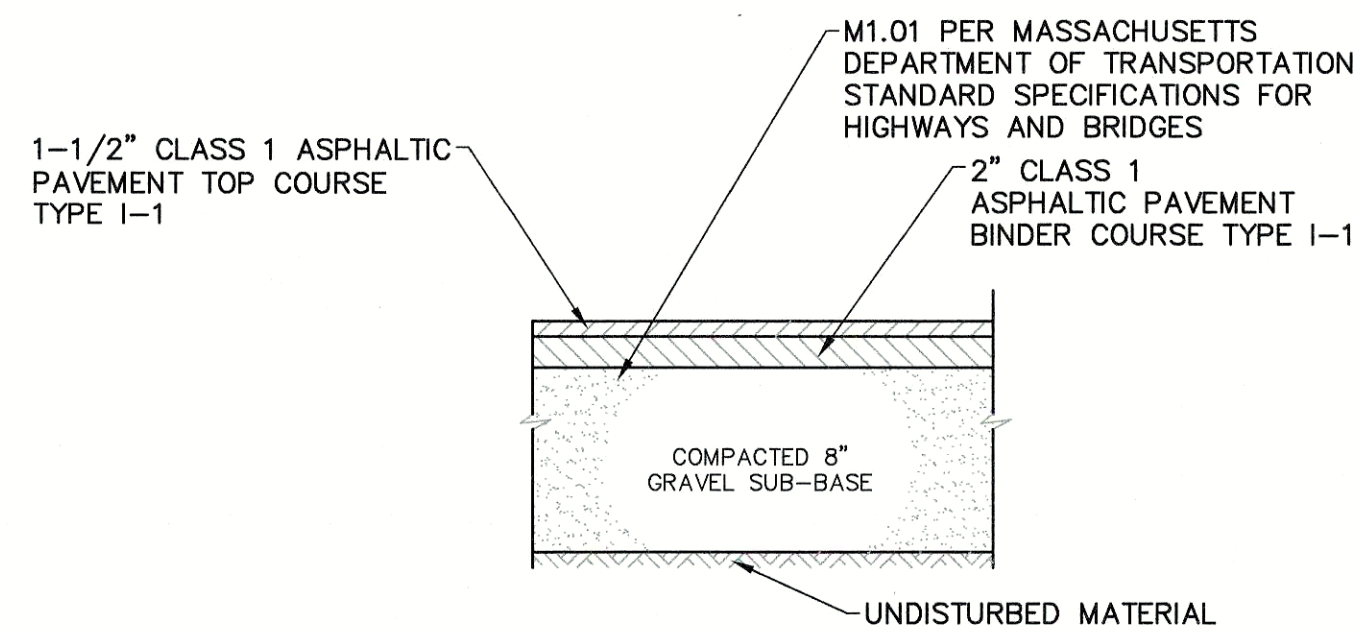
**HANDICAP RAMP**  
SCALE : NONE



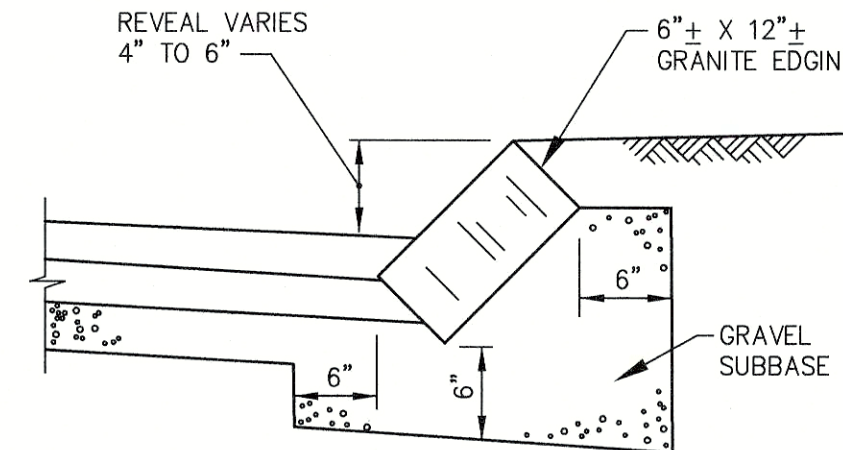
**SECTION A-A**

**NOTES:**

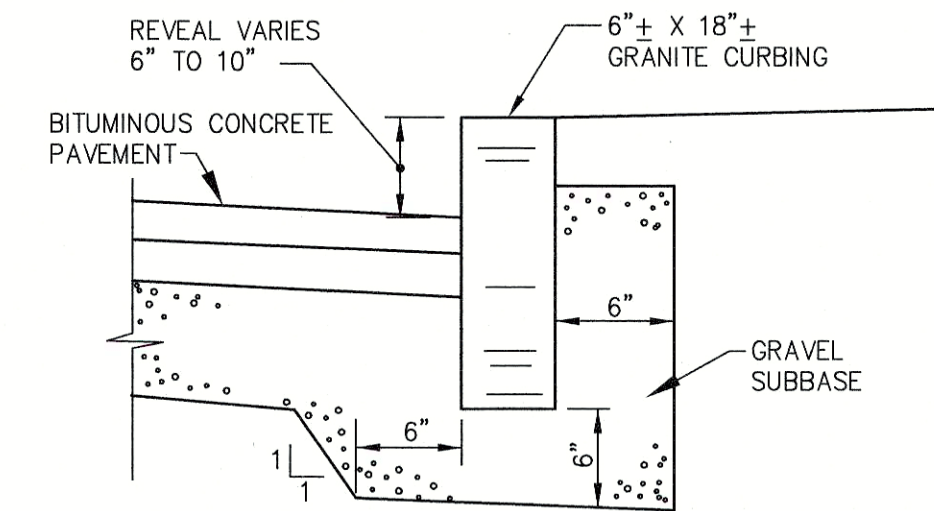
1. SLOPE TOLERANCE FOR CONSTRUCTION:  $\pm 0.5\%$
2. ADJUST THE HIGH AND LOW SIDE TRANSITION LENGTHS AS REQUIRED IN THE FIELD SO THE CURB REVEAL AT THE LIMIT OF THE HANDICAP RAMP MATCHES THE EXISTING CURB REVEAL. SLOPE OF TRANSITION AREAS SHALL NOT EXCEED  $7.5\% \pm 0.5\%$ .
3. WHEELCHAIR RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.



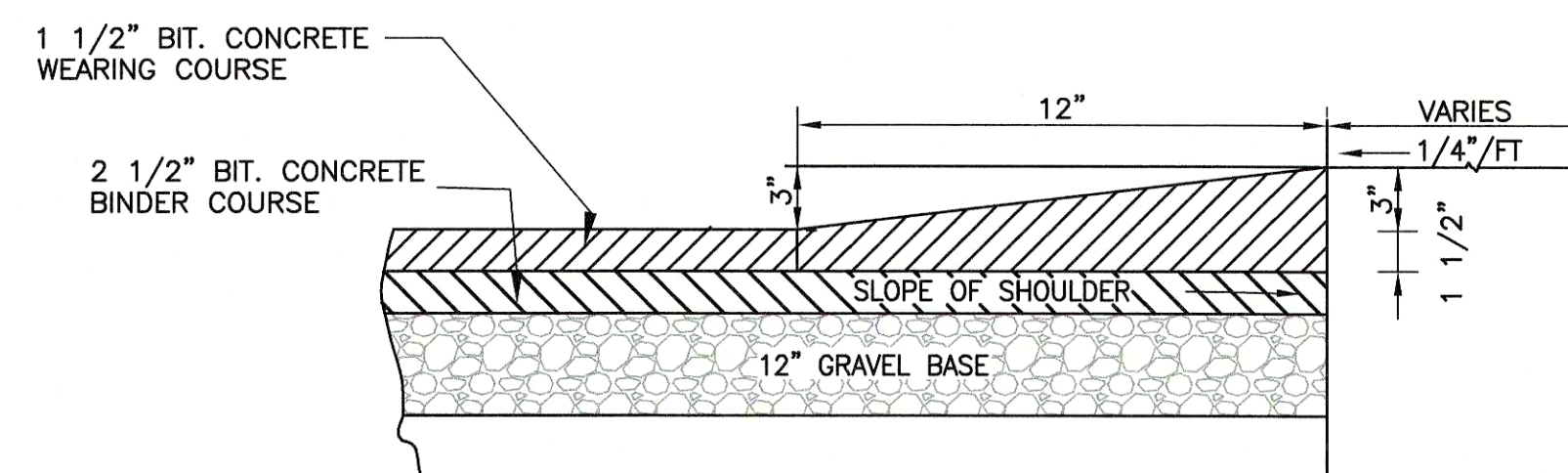
**ASPHALTIC PAVEMENT SECTION**  
NOT TO SCALE



**SLOPED GRANITE EDGING**  
NOT TO SCALE

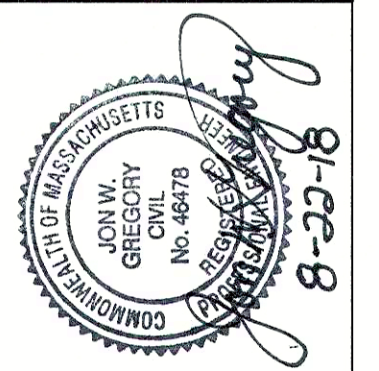


**GRANITE CURB**  
NOT TO SCALE



**TYPE "A" CAPE COD BERM**  
NOT TO SCALE

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T&H NO.: 5328  
DATE: AUGUST 2018  
SCALE: AS NOTED

C-8

MINOR SITE PLAN APPLICATION

OWNER/APPLICANT:  
MEDWAY COMMUNITY CHURCH  
11 SLOCUMB PLACE  
MEDWAY, MA 02053

PROPERTY ADDRESS:  
9 & 11 SLOCUMB PLACE  
MEDWAY, MA 02053  
ASSESSORS MAP 47 LOTS 079 & 078

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Drawn By: MSB

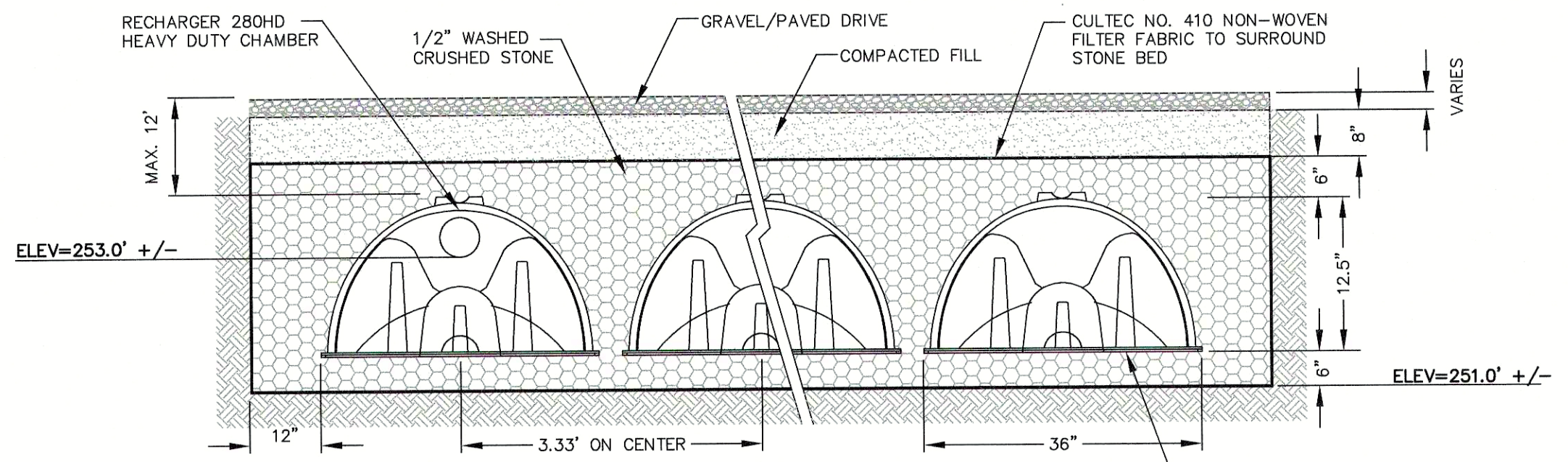
Designed By: MSB

Checked By: SLL

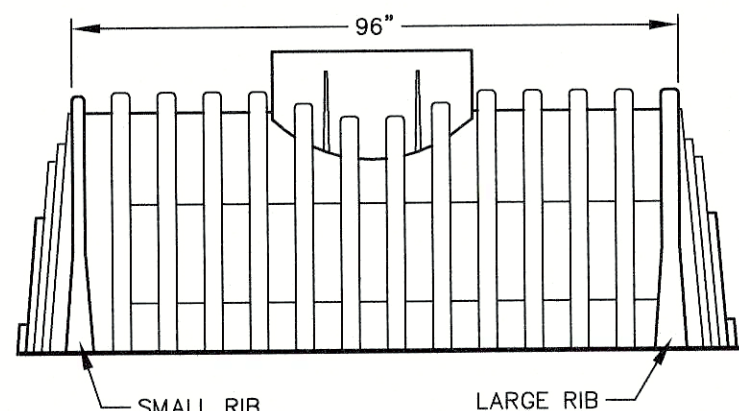
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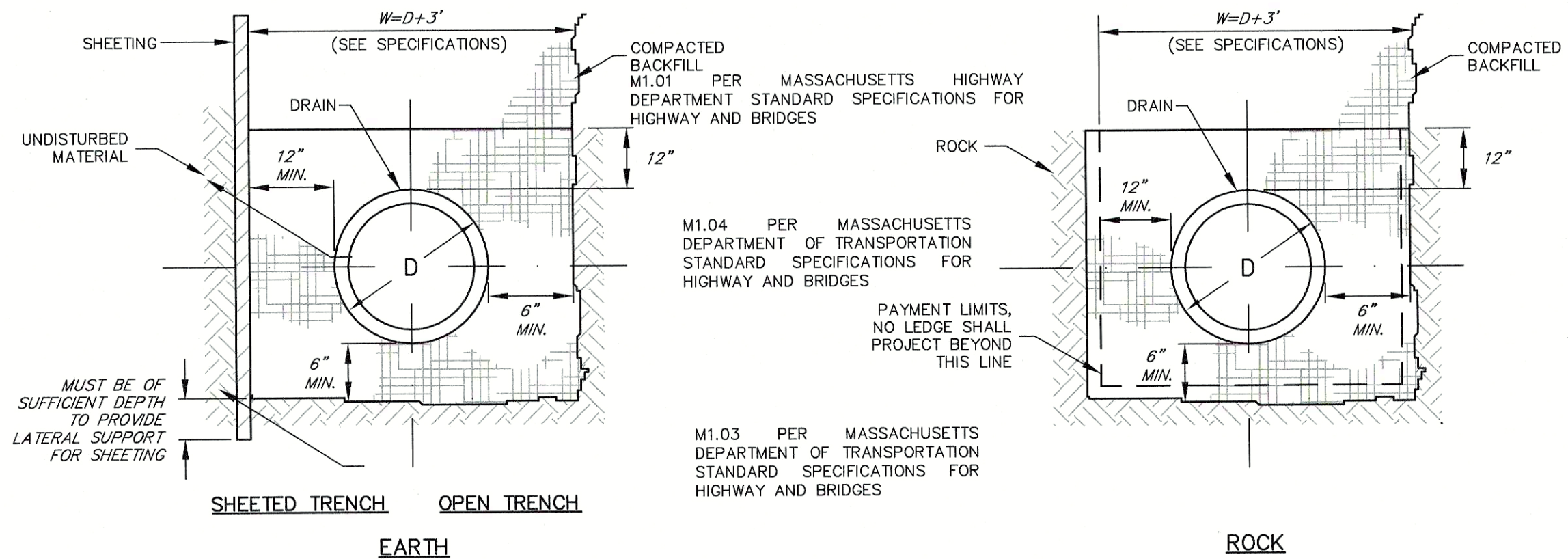
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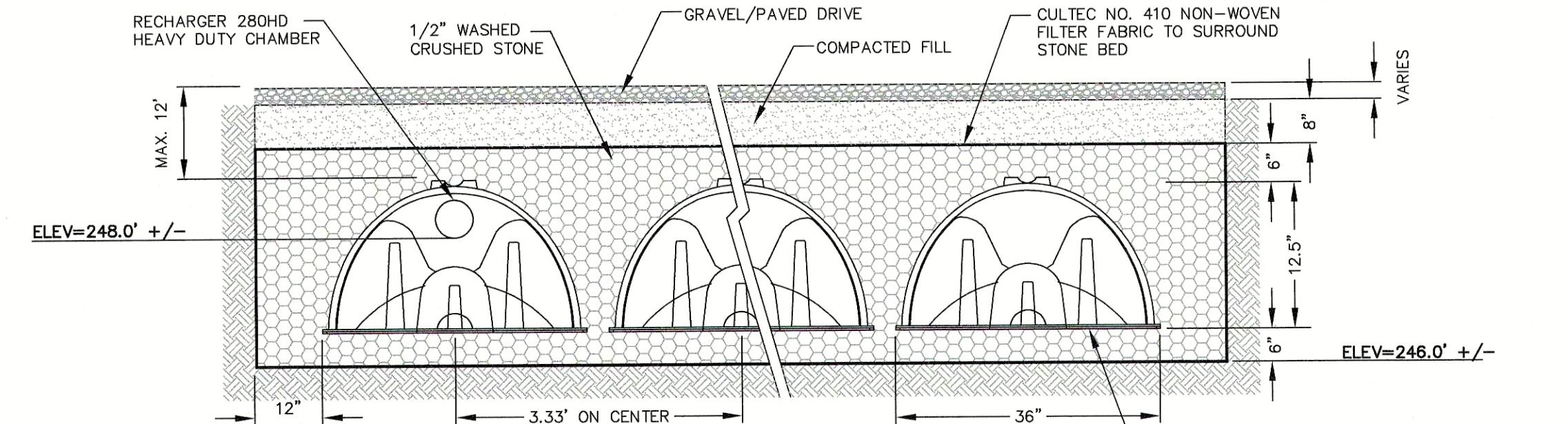
**UNDERGROUND DRAINAGE BASIN NO. 1**  
NOT TO SCALE



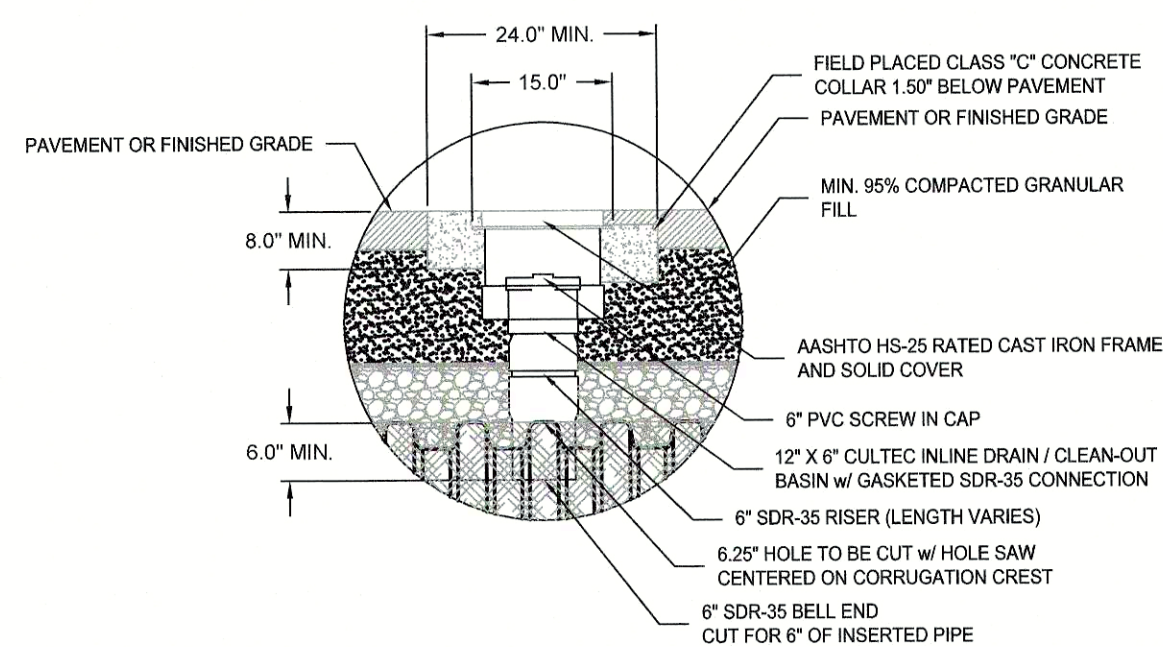
**UNDERGROUND DRAINAGE BASIN**  
NOT TO SCALE



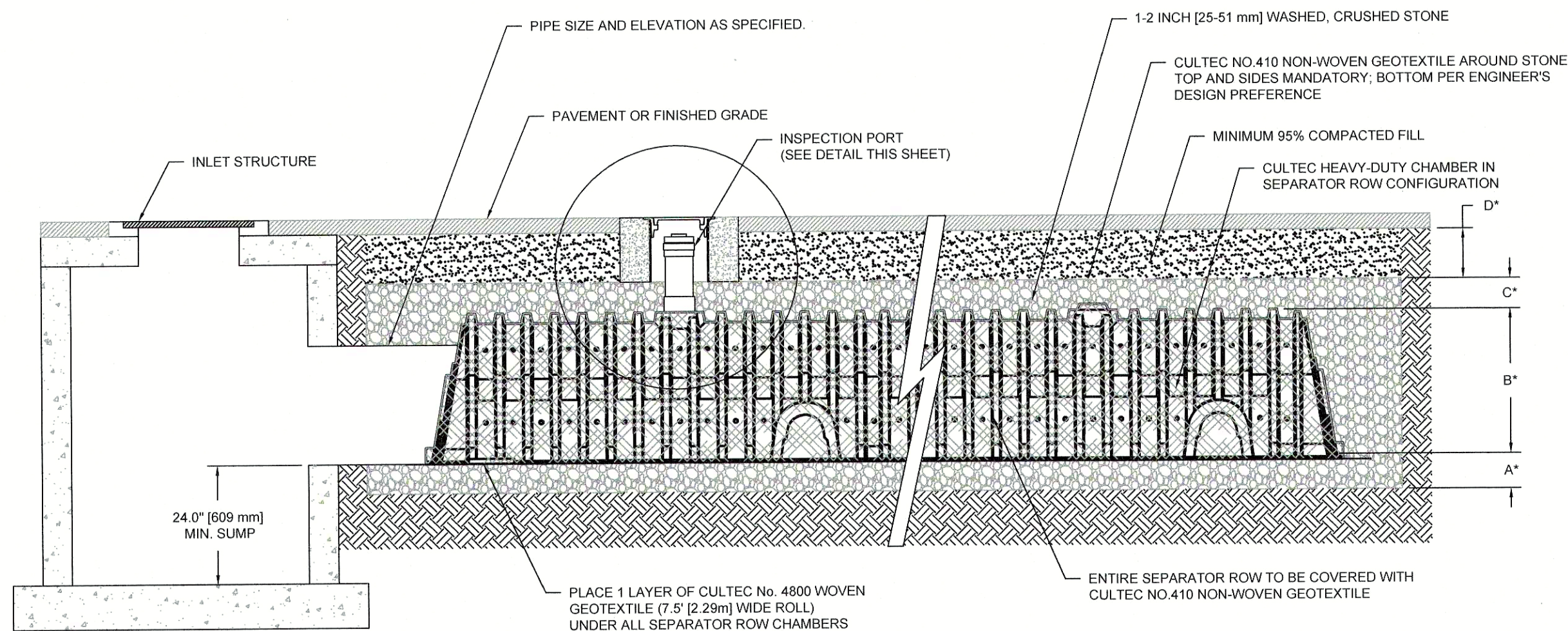
**CORR. HDPE DRAINAGE LINE TRENCH SECTIONS**  
NOT TO SCALE



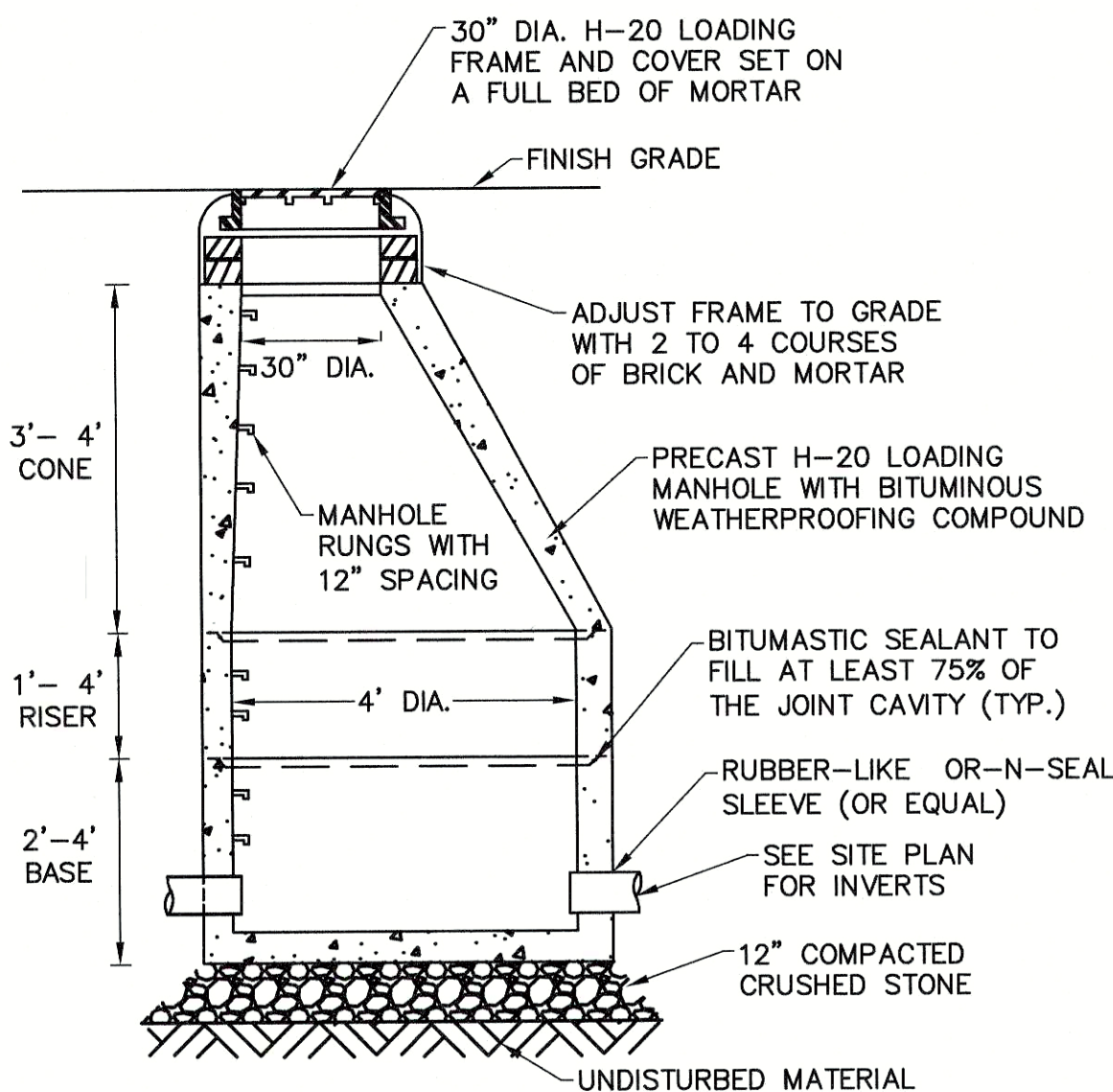
**UNDERGROUND DRAINAGE BASIN NO. 2**  
NOT TO SCALE



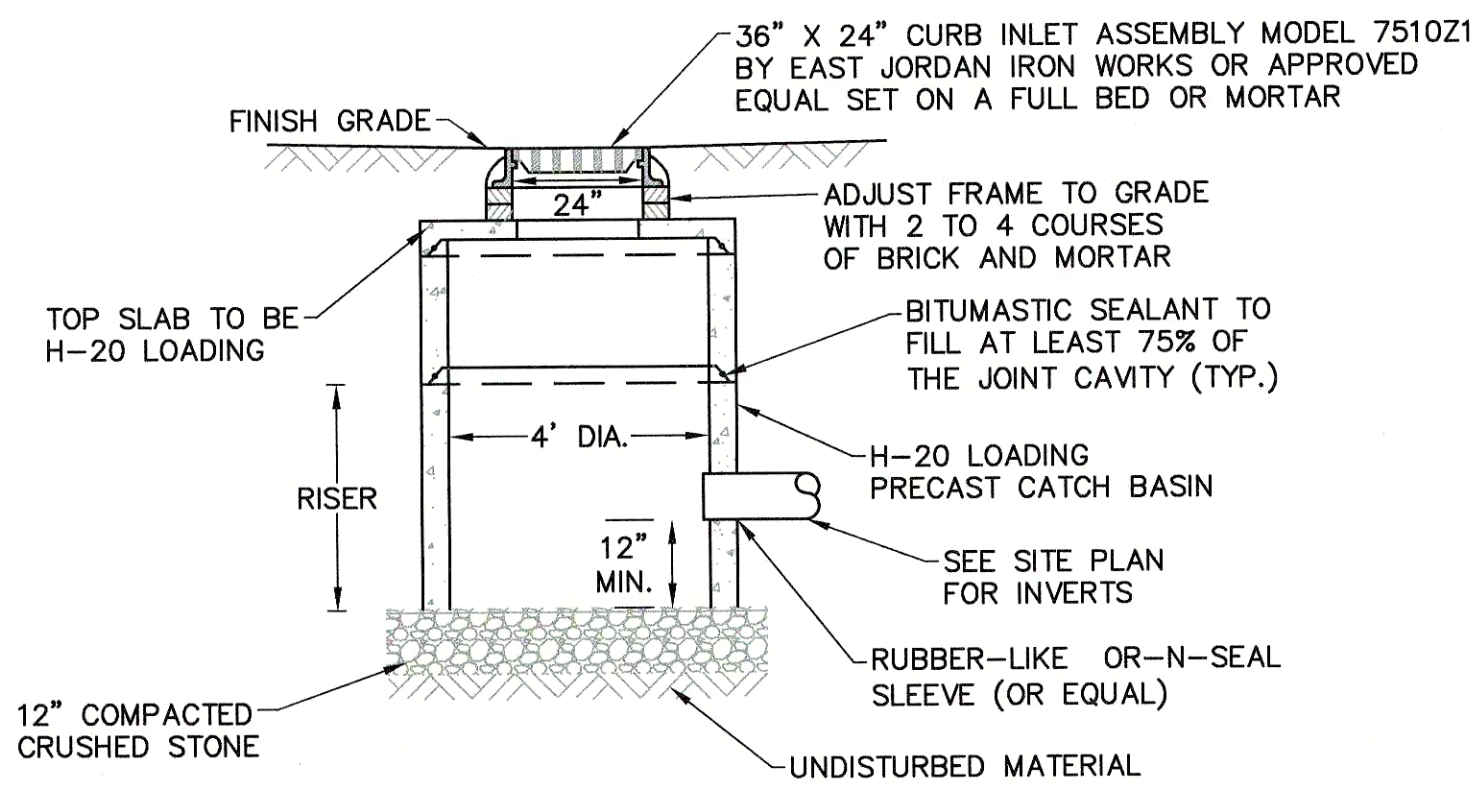
**INSPECTION PORT**  
NOT TO SCALE



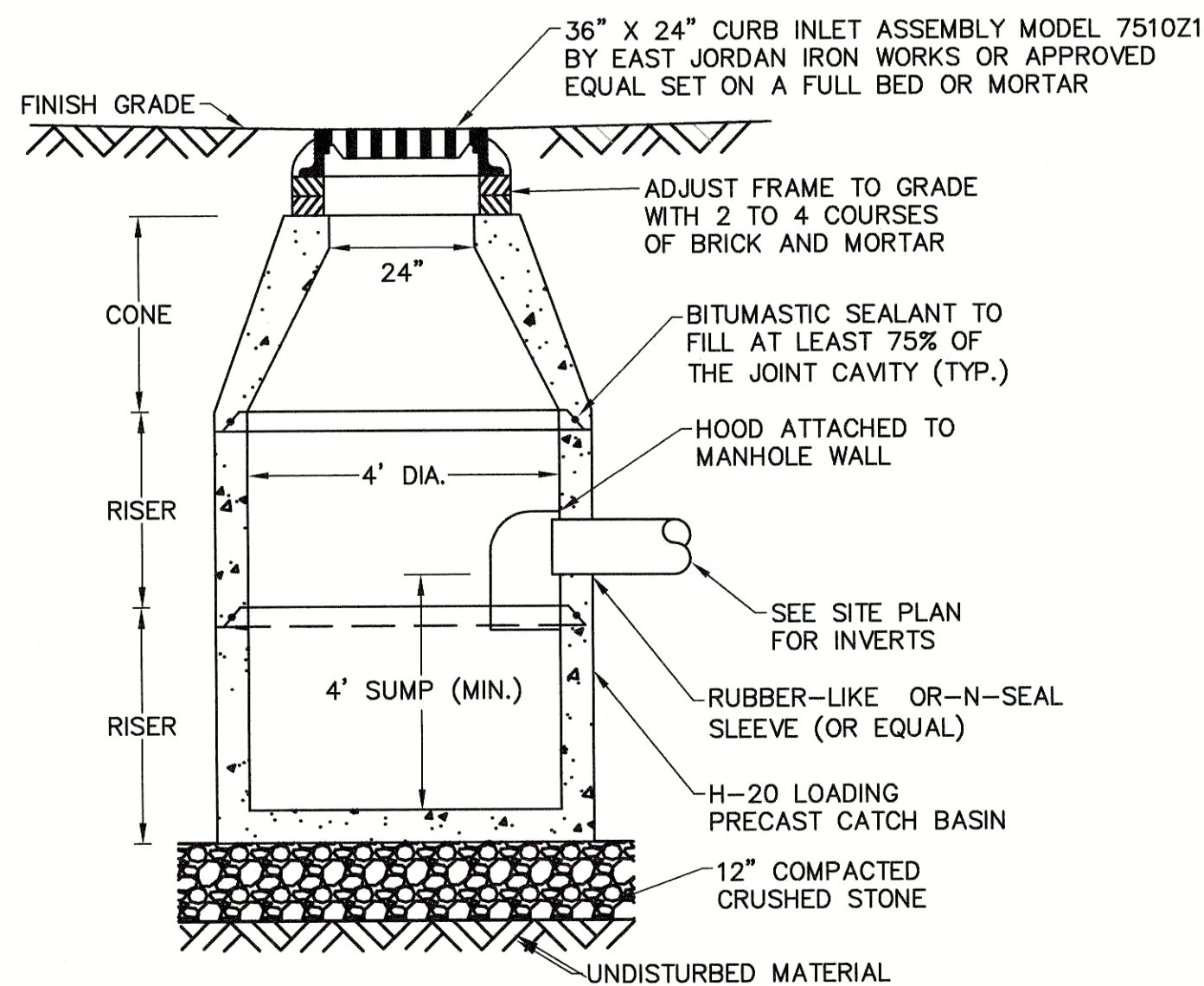
**TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT**  
NOT TO SCALE



**PRECAST DRAIN MANHOLE**  
SCALE: NONE



**OPEN-BOTTOM PRECAST CATCH BASIN**  
SCALE: NONE



**PRECAST CATCH BASIN**  
SCALE: NONE

FOR REGISTRY USE ONLY:

MINOR SITE PLAN APPLICATION				PROPERTY ADDRESS: 9 & 11 SLOCUMB PLACE MEDWAY, MA 02053 ASSESSORS MAP 47 LOTS 079 & 078				OWNER/APPLICANT: MEDWAY COMMUNITY CHURCH 11 SLOCUMB PLACE MEDWAY, MA 02053				DESIGNED BY: MB CHECKED BY: SL DATE: 8/22/18				APPROVED BY: MB			
DETAIL SHEET 2				NOT FOR CONSTRUCTION				TATA & HOWARD 677 FOREST STREET, SUITE 1752 MA 02108 (508) 303-9400				T&H NO.: 5328 DATE: AUGUST 2018 SCALE: AS NOTED				C-9			



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## PGC ASSOCIATES, LLC

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

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August 24, 2018

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

### **Re: Medway Community Church Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the revised site plan submitted by Medway Community Church. The proposal is to construct a parking lot of 78 spaces on two parcels recently acquired by the Church, plus associated drainage, lighting, landscaping, etc. The plan was prepared by Tata and Howard of Marlborough. It is dated July 2018 with a revision date of August 2018.

The comments in my August 8 letter are repeated with new comments in **bold** as follows:

#### **Zoning**

1. The proposed use is religious. This is allowed by right in all districts by virtue of MGL 40A, Section 3. However, such use is “*subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements*”. One of the parcels is within the Village Residential zone and the other is in AR II. **OK**
2. The plan proposes additional parking 77 cars divided between a 12-car lot and a 65-car lot. The lots would be connected to each other and to the existing Church site. The plan also proposes a pedestrian walkway linking the parking and the existing buildings on the site with the existing Church site. There is no specific number of spaces for this use in the Zoning Bylaw, but the added spaces improve the current situation. **OK**
3. Section V. H. 10 requires a bicycle rack spot for each 20 parking spaces. Thus, a rack with 4 bicycle spots is required. **A rack for 4 bikes is now included on the plan. OK**
4. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. The applicant states that lighting “will minimize glare and spillover to neighboring properties as well as eliminate any upright pollution from the fixtures through the use of shields, baffles, or tinted lenses.” However, no photometric plan was submitted to document this. **A photometric plan documenting compliance has now been added to the plan set. OK. The lighting plan also indicates that all lights will be manually controlled within the buildings but also have timers for automatic shutoffs. OK.**

5. No signage is shown. **Handicapped parking signs are now shown. OK.**
6. Maximum coverage in both the VR and AR II districts is 40%. A “waiver” is requested for 11 Slocumb where the proposed coverage is 57.7%. However, the proposed coverage at 9 Slocumb is 49.8%. The narrative says that the maximum is 50% but this appears to be incorrect. In any case, Planning Board cannot grant variances from the Zoning Bylaw. **Applicant is seeking determination from Zoning Enforcement Officer.**

#### **Site Plan Rules and Regulations**

7. Section 204-5 A requires that requested waivers be shown on the cover sheet. No waivers are shown on the cover sheet. The waivers are not shown on the cover sheet of the plan set. However, a list is provided as part of the Project Description. **Waivers are now shown on the cover sheet. OK.**
8. Section 204.5 B requires a Site Context Sheet. This is not provided, and no waiver from this requirement is requested. Much of the required information is provided on other sheets. However, abutters along Highland Street are not shown. Also, it would be useful to provide a sheet showing the relationship of the proposed parking lots to the existing conditions on the site and how they will be integrated. **A Site Context Sheet is now provided.**
9. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. No waiver is requested. **A waiver is now requested.**
10. Section 204-5 D. (7) requires that a landscape plan be prepared by a landscape architect. There is no indication that a landscape architect prepared the landscape plan and no waiver is requested. The Landscape Plan consists primarily of notes on the plan rather than drawings illustrating the proposed plantings. This is due, in part due to retaining existing vegetation and fitting in new plantings where feasible. **The Landscape Plan now shows proposed trees and shrubs with a note “as needed.” A waiver is requested from the requirement that the plan be prepared by a Landscape Architect. OK**
11. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. It does not appear that any signage is proposed. **The only signage proposed is for the handicapped parking. OK**
12. Section 204-5 D. (13) requires a lighting plan. As noted above, no photometric plan was provided. Also, no detail is provided to illustrate the appearance of the lighting poles and fixtures. A note says they will be “New England style post-mounted walkway fixtures and building-mounted flood lights.” **A lighting plan is now included. Illustrations of the proposed fixtures have not been included.**
13. Section 204-5 (14) requires horizontal sight distances be shown on the plan. This information was not provided. **The sight distances are now on the plan. OK**



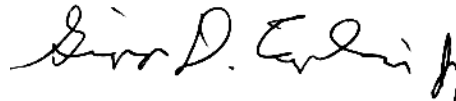
14. Section 204-6 G (4) (b) requires parking lots to be setback a minimum of 15-feet from property lines. This is met on the 11 Slocumb parcel. However, the 9 Slocumb parcel shows a setback of 10 feet. A waiver is requested for the property lines between Church-owned property. However, the 10-foot setback is also used against abutting property not owned by the Church. **The 15-foot setback is now met except for the area of the driveway connection between the 2 lots. A waiver is now requested from this requirement in order to maintain 2-way traffic.**
15. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the “sea of asphalt” effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 78 spaces, 13 trees are required. It is not clear if existing vegetation may meet this requirement. **It is not clear if this will be met, though 12 new trees are shown on the plan and with existing trees, it may be met.**

### **General Comments**

16. The proposed plan is an improvement over both the existing situation and a previous proposal. It accommodates pedestrian movement on site, and appears to generally comply with most Zoning Bylaw and Site Plan Regulations requirements.
17. **A 6-foot privacy fence is now shown along the entire perimeter of the parking lot where it abuts residences.**

If there are any questions about these comments, please call or e-mail me.

Sincerely,

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

Gino D. Carlucci, Jr.



August 10, 2018  
(revised August 24, 2018)

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

**Re: Medway Community Church  
Site Plan Review  
9 & 11 Slocumb Place  
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed 9 & 11 Slocumb Place Site Improvements (the Project) at the request of the Town of Medway Planning and Economic Development Board (PEDB). The Project is proposed on existing developed land located on Slocumb Place in Medway, Massachusetts. The Project proposes to improve the existing site conditions to allow for accessory parking, gaining 78 additional parking spaces from the two parcels. The existing property consists of a single family residential building on each parcel, grassed areas, rock walls, shrubs and trees.

TT is in receipt of the following materials:

- A plan (Plans) set titled "9 & 11 Slocumb Place Site Improvements", dated July 24, 2018, prepared by Tata & Howard, Inc. (THI).
- A stormwater management report (Stormwater Report) titled "9 & 11 Slocumb Place Site Improvements, Stormwater Drainage Evaluation, Medway Community Church, Medway, MA" dated July 24, 2018, prepared by THI.
- A letter of transmittal titled "Application for Review and Approval- Minor Site Plan Project" dated July 24, 2018, prepared by THI.

The Plans, Stormwater Report and accompanying materials were reviewed for conformance with Town of Medway PEDB Rules and Regulations, Chapter 200 (Regulations), MA DEP Stormwater Management Standards (Standards), applicable town stormwater standards and good engineering practice. Review of the project for zoning related issues was not completed as these reviews are conducted by separate consultant/town agency.

**TT 8/24/18 Update:**

THI has supplied TT with a revised submission addressing comments provided in our previous letter including the following site-related documents submitted by the applicant:

- A Response to Comments letter addressed to Ms. Susan E. Affleck-Childs, dated August 14, 2018 prepared by Tata & Howard, Inc. (THI)
- A Response to Comments letter addressed to Mr. Andy Rodenhiser, dated August 14, 2018 prepared by THI.
- A revised set of plans titled "9 & 11 Slocumb Place Site Improvements", dated August 2018, prepared by THI.

The revised Plans were reviewed against our previous comment letter (August 10, 2018) and revised documents, comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.



The following items were found to be inconsistent with current Town of Medway PEDB Site Plan Review Regulations (Chapter 200). Reference to applicable regulation requirement is given in parentheses following each comment.

- 1) The Plans are required to be drawn at a scale of 1" = 40', yet the Plans are shown at a scale of 1" = 20'. However, the plans as provided are sufficient to adequately show the proposed work. (§204-4.B)
  - *THI 8/14/18 Response: Acknowledged. A waiver is proposed for this requirement.*
    - TT 8/24/18 Update: No action necessary until PEDB decision on item.
- 2) Confirm in the Plans with a note that all existing and proposed elevations refer to the North American Vertical Datum of 1988 (NAVD88) (§204-4.D)
  - *THI 8/14/18 Response: Acknowledged. The plans shall be revised.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 3) The Cover Sheet of the Plans does not provide the Assessor's Map and Parcel number, zoning district classification, and the list of waivers requested for the Project. (§204-5.A)
  - *THI 8/14/18 Response: Acknowledged. The Cover Sheet shall be revised.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 4) An existing Landscape Inventory is not provided on the Existing Conditions sheet. (§204-5.C.3)
  - *THI 8/14/18 Response: Acknowledged. The plans shall be updated to include an existing landscape inventory.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 5) Location of erosion control measures is not specified in the Plans. (§204-5.D.5)
  - *THI 8/14/18 Response: The drawings shall be revised to include the location of the erosion control measures (Silt Socks) on sheet C-2 – Proposed Conditions.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 6) A Site Utilities Plan is not provided in the Plans. Means for powering proposed parking lot lamp posts is not provided. (§204-5.D.6)
  - *THI 8/14/18 Response: The plans shall be revised to include the approximate location of the conduits for the proposed parking lot lamp posts. Conduit and wire sizing will be as required by local codes and installed by a licensed and insured electrician prior to final grading and paving.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 7) The Lighting and Landscaping Plan does not show evidence that a Landscape Architect licensed in the Commonwealth of Massachusetts prepared the layout. (§204-5.D.7)
  - *THI 8/14/18 Response: The parking areas will be screened from the public right-of-way, side, and rear of the site through the use of existing stonewalls, shrubs, trees, and proposed supplemental landscaped areas. Existing landscaping shall be maintained to the greatest extent possible. A waiver is proposed for this requirement.*
    - TT 8/24/18 Update: No action necessary until PEDB decision on item.

- 8) Proposed plantings for the Project are required to have both the common and Latin name provided. (§204-5.D.7)
- *THI 8/14/18 Response: Acknowledged. The plans shall be updated to include both common and Latin names of the proposed plantings.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 9) Given the proximity to abutting residential properties, a photometric plan including all exterior lights should be provided confirming no light trespass on abutting properties. Times of illumination should also be provided. (§204-5.D.13)
- *THI 8/14/18 Response: Acknowledged. The plans and application shall be revised to include a photometric plan, times of illumination, and appearance of light fixtures.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 10) Horizontal sight distances on the public way at the proposed entrance have not been provided. (§204-5.D.14)
- *THI 8/14/18 Response: The plans shall be revised to include horizontal sight distance on the Public Right-of-Way.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 11) A table outlining the Project's conformance with zoning requirements including lot area, continuous frontage, lot depth, lot width, front, side, and rear setbacks, buildings heights, lot coverages, number of parking spaces including handicapped spaces, and so on, is not provided in the Plans. The applicant should show required and provided items in the table for ease of review. (§204-5.D.15)
- *THI 8/14/18 Response: The plans shall be revised to include the table of zoning requirements and information.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 12) The proposed paved driveway does not meet the required two percent (2%) grade within the first twenty-five (25) feet. A waiver has been requested from this requirement. (§205-3.C.1)
- *THI 8/14/18 Response: Acknowledged. No additional comments or revisions at this time.*
    - TT 8/24/18 Update: No action necessary until PEDB decision on item.
- 13) Signage is not proposed at the proposed handicapped stall on the northeast side of the parking lot. (§205-6.G.3.a)
- *THI 8/14/18 Response: The plans shall be revised to include handicap signage at the stall on the northeast side of the parking lot.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 14) The perimeter of the parking area is proposed to be bound with asphalt berm, but vertical granite curbing is required. A waiver has been proposed from this requirement. (§205-6.H)
- *THI 8/14/18 Response: Acknowledged. No additional comments or revisions at this time.*
    - TT 8/24/18 Update: No action necessary until PEDB decision on item.



- 15) Trees over ten (10) inches in diameter have not been identified on the Plans are not proposed to be replaced with the proper caliper inches. A waiver has been requested from this requirement. (§205-9.F)
- *THI 8/14/18 Response: Acknowledged. The natural environment of the site shall be preserved to the greatest extent possible.*
    - TT 8/24/18 Update: No action necessary until PEDB decision on item.
- 16) The number of plantings proposed for the Project does not meet the requirement of providing one (1) tree of a minimum of two and one-half (2 ½) inches caliper in diameter for every six (6) parking spaces. (§205-9.C)
- *THI 8/14/18 Response: Acknowledged. A waiver is proposed for this requirement. The natural environment of the site shall be preserved to the greatest extent possible.*
    - TT 8/24/18 Update: No action necessary until PEDB decision on item.

**The following items were found to not be in conformance with MA DEP Stormwater Management Standards and/or Town stormwater standards.**

MA DEP Stormwater Management Standards

- 17) The applicant has not provided test pit information below two (2) feet from the bottom of the proposed Underground Drainage Basin No. 1. This information is required to determine depth to estimated seasonal high groundwater (ESHGW) and to any limiting layers of soil or bedrock. Infiltration systems are not recommended when ESHGW is within two (2) feet of the bottom of the system. (Standard 3)
- *THI 8/14/18 Response: All test pit data has been included in Appendix C of the Stormwater Drainage Evaluation. ESHGW is below elevation 247.0. Additional testing can be completed during the construction of Underground Drainage Basin No. 1, if requested.*
    - TT 8/24/18 Update. We recommend the PEDB include this item as a Condition in the Decision for the Project. Additional test pit information should be provided at the time of construction.
- 18) Deep sump catch basins shall have minimum 4-foot sumps to receive 25% TSS removal credit. Applicant is proposing 3-foot sumps on the Plans. (Vol. 2, Ch. 2, Pg. 3)
- *THI 8/14/18 Response: Acknowledged. Precast Catch Basin Detail of Sheet C-6 shall be revised to include a minimum 4-foot sump.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.

PEDB Stormwater Regulations (Ch. 200 §205-4)

- 19) The applicant has not provided proposed pipe/grate sizing calculations. (Ch. 200 §205-4.E.1)
- *THI 8/14/18 Response: Computations were completed using FlowMaster V9i. The computation tables for pipes and grating shall be included in the revised Stormwater Drainage Evaluation.*
    - TT 8/24/18 Update: We recommend the PEDB include this item as a Condition in the Decision for the Project.

Town Stormwater Bylaw (Article XXVI)

- 20) This Project will require a Land Disturbance Permit. (Section 26.5)
- *THI 8/14/18 Response: Acknowledged. The decision that will be issued for the project will be for both the site plan and land disturbance permit per Medway Planning and Economic Development.*

- TT 8/24/18 Update: We recommend the PEDB include this item as a Condition in the Decision for the Project. Required information shown in Section 26 of the Town of Medway General By-Laws has not been submitted.
- 21) An Erosion and Sediment Control Plan will be required for this Project. (Section 26.7)
- *THI 8/14/18 Response: A construction period stormwater pollution prevention plan shall be included in the revised plans and application.*
  - TT 8/24/18 Update: An Erosion and Sediment Control Plan and appurtenant information has not been submitted. We recommend the PEDB include this item as a Condition in the Decision for the Project.

#### General Stormwater Comments

- 22) Proposed Underground Drainage Basin No. 1 shows a peak elevation of 251.53 for the 100-year event in the HydroCAD analysis. the proposed Plans show a top of system elevation at approximately 250.94. Please provide correct elevations for the systems or provide additional storage.
- *THI 8/14/18 Response: Acknowledged. Elevations shall be revised.*
  - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 23) We recommend the applicant propose Cultec Separator Row to provide additional pre-treatment and proper access to maintain the proposed structures. In its current design, any sediment which reaches the systems cannot be removed and will “choke” the infiltrative capacity of the system.
- *THI 8/14/18 Response: Acknowledged. A Cultec Separator Row shall be proposed in the revised plans and application.*
  - TT 8/24/18 Update: The applicant should ensure first flush and lower intensity storm events are routed through the Separator Row and all high intensity storm events are diverted to the remaining portions of the system through the use of a weir structure. We recommend the PEDB include this item as a Condition in the Decision for the Project.
- 24) We recommend the applicant install manholes to convey stormwater to the Cultec systems. Inline catch basins with shallow sloped connection pipes have a high probability of surcharging in intense storm events.
- *THI 8/14/18 Response: Grates and piping have been sized for the 100-year storm event. Although we understand the concern for the recommendation, significant resources have been utilized to prepare the grate and pipe sizes and the calculations confirm the 100-year storm sizing. We recommend the stormwater piping and structures remain as originally designed.*
  - TT 8/24/18 Update: The recent submission has included use of manholes to convey stormwater. In our opinion, this item has been addressed.
- 25) We recommend the applicant provide analysis that leaching catch basins can provide necessary stormwater mitigation and not surcharge in intense storm events.
- *THI 8/14/18 Response: The leaching basin analysis shall be included in the revised Stormwater Drainage Evaluation. Although overflow from intense storm events is possible, the installation of the leaching basins will significantly lessen the effects of runoff into the Public Right-of-Way.*
  - TT 8/24/18 Update: We recommend the PEDB include this item as a Condition in the Decision for the Project.



- 26) We recommend the applicant propose inspection ports for the proposed Cultec systems. Inspection ports are necessary for routine inspection.
- *THI 8/14/18 Response: Acknowledged. The plans shall be revised to include inspection ports for the proposed Cultec systems.*
    - TT 8/24/18 Update: Inspection ports are provided for the proposed Cultec systems. However, we recommend providing inspection ports along the isolator row as well for routine inspection. We recommend the PEDB include this item as a Condition in the Decision for the Project.
- 27) Porous pavement shown in TSS removal calculation sheet. It does not appear from the Plans that porous pavement is proposed on the project.
- *THI 8/14/18 Response: Acknowledged. The TSS removal calculation sheets shall be revised.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.

**The following is a list of general items that TT recommends the applicant take into consideration prior to the next submission:**

- 28) We recommend showing proposed grading on the drainage plan for ease of review.
- *THI 8/14/18 Response: The plans shall be revised to include the proposed grading on the drainage plan for ease of review.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 29) We recommend the applicant continue the proposed sidewalk to the landing at #11 Slocumb Place.
- *THI 8/14/18 Response: Acknowledged. The plans shall be revised to continue the proposed sidewalk to the landing of #11 Slocumb Place.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 30) We recommend the applicant provide radii on all proposed granite curb on internal parking islands as to limit the possibility of puncturing tires.
- *THI 8/14/18 Response: Acknowledged. The plans shall be revised to include radii on the proposed granite curb on internal parking islands.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.
- 31) The proposed Project will require a NPDES CGP and associated SWPPP.
- *THI 8/14/18 Response: Acknowledged. A NPDES CGP and associated SWPPP will be filed a minimum of two weeks prior to the start of construction.*
    - TT 8/24/18 Update: In our opinion, this item has been addressed.

These comments are offered as guides for use during the Town's review and additional comments are likely to be generated during the course of review. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, P.E.  
Senior Project Engineer

P:\21583\143-21583-18009 (COMMUNITY CHURCH REVIEW)\DOCS\MEDCOMM\CHURCH-PEDBREV(2018-08-23).DOCX



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

## Susan Affleck-Childs

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**From:** Matthew Barry <mbarry@tataandhoward.com>  
**Sent:** Friday, August 24, 2018 12:38 PM  
**To:** Susan Affleck-Childs  
**Subject:** RE: TT comments on revised MCC site plan

Susy,

Thank you for the peer review letters from PGC and TetraTech. We are looking to submit the requested stormwater information asap (Revised TSS calcs, pipe/grating calcs, leaching basin analysis, and construction period stormwater pollution prevention plan). We will submit the supplemental information as a cover letter with attachments. Also, some minor additional responses to TetraTech's letter:

- 23) Cultec Separator Row weir structure – manhole shall utilize overflow piping for high intensity storm events.
- 26) Cultec Separator Row shall include inspection ports.

We also intend to include some silt sacks in the catch basins in the Slocumb Place Cul-de-sac to protect the Town drainage system in the event of intense storm runoff from the site. We also intend to include a rip-rap apron at the construction entrance to prevent off-site vehicle tracking of sediment.

Please let us know should you have any questions. Thank you!

Matt

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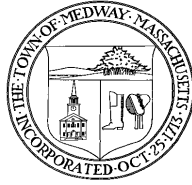
**From:** Susan Affleck-Childs <sachilds@townofmedway.org>  
**Sent:** Friday, August 24, 2018 11:36 AM  
**To:** Matthew Barry <mbarry@tataandhoward.com>  
**Subject:** TT comments on revised MCC site plan

Hi Matt,

This just in from Tetra Tech.

Hope you have a good weekend.

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



**August 28, 2018**  
**Medway Planning & Economic Development Board**  
**Meeting**

**ANR Plan – 32R Hill Street**

- ANR plan dated 8-1-18 by Colonial Engineering
- Explanatory emails from Christine Price dated 8-7 and 8-18-18
- PGC review letter dated 8-24-18



## Susan Affleck-Childs

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**From:** Christine . <doyoga@outlook.com>  
**Sent:** Saturday, August 18, 2018 9:13 AM  
**To:** Susan Affleck-Childs  
**Cc:** Tony Biocchi  
**Subject:** ANR application 32R Hill st

Dear Susy and Board,

I do not have an attorney representing me for this ANR application. My understating, and how it has been described to me, is that an ANR filing details a proposed change of plan/Lot in such a manner that an 'approval (is) not required' As such, as part of a Purchase and Sales agreement in which the proposed buyer wished for additional land to the rear of the house on its freshly divided Hill views Estate lot, you have been presented with such an ANR plan for the Board's review and endorsement.

Respectfully, and with many continued thanks, Christine Price

## Susan Affleck-Childs

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**From:** Christine . <doyoga@outlook.com>  
**Sent:** Tuesday, August 07, 2018 3:34 PM  
**To:** Susan Affleck-Childs  
**Subject:** Sub division agreement/ANR

Dear Susy and Board Members,

My apologies that this saga seemingly endlessly continues. WHEN this house will release me, I'll NEVER know???? 😞

In short - a third party wished to buy the newly divided 32R Hill St/2 Nirvana Way, along WITH some additional land directly behind the house as it now is, in its subdivided state. He was aware of and has had a copy of all of the plans and Sub division contract etc. from outset.

With all of the property being subject to those governing documents, the P and S for the proposed sale of course referenced that an ANR would be necessary for any proposed division of the entire land, for Planning Board review and endorsement.

The third party involved has demanded merely a quit claim deed conveyance of the extra land, regardless of the ANR clause in the P and S. Whether a granting of a little extra land from one parcel to the other would be deemed a further 'subdivision', and thus violation of the SubDivision contract, I cannot know, and thus have consistently maintained that it must be presented to the Board. Here we are.

It is for this purpose that ANR plans have been presented to you all for interpretation and endorsement if possible.

Please let me know if you need anything beyond what you presently have.

Many ongoing thanks to you and the Board,

Kindly,  
Christine Price  
617 962 1139

## Susan Affleck-Childs

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**From:** Christine . <doyoga@outlook.com>  
**Sent:** Tuesday, August 07, 2018 3:48 PM  
**To:** Susan Affleck-Childs  
**Subject:** If ANR is endorsed, then an easement???

Dear Susy and Board Members,

As has been my history all throughout our dealings with this land/house, I'm mostly clueless as well as chronically challenged health wise, as you know, so can only take guidance from those with better knowledge and understanding.

IF the previously referenced ANR IS endorsed, the third party is also requiring an Easement. Again, we are subject to the governing documents/plans/laws etc and thus we reach out to you again.

The proposed buyer's original declared intent was to have an easement to be able to access 'the back parcel' (presumably granted by the ANR) behind the house, without concern for driving over any of the septic lines etc. Where, how and how large etc this easement might be was NOT specified in the P and S.

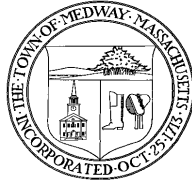
It has subsequently been confirmed that there would be access to the 'back lot' referenced in the ANR without jeopardizing the septic system. Either to the right of the house or indeed to the left. The proposed buyer has insisted that an easement be granted. And requires it along the entire length of of the left of the house, and presumed ANR granted 'back parcel'. Why, when his stated intent was to avoid potentially driving over septic, and that has proven not a concern, I know not. And am being sued accordingly.

Again - I offer this up for the Board's interpretation and guidance. The subdivision contract is very clear about driveways, roadways etc, and I certainly do not wish to fall foul of those directives not have anyone else subsequently fall foul of them either. I ask that you please interpret and direct as the Board deems fit.

Thanking you once again,

Christine Price  
(Plans etc presented by Tony Biocchi/Colonial engineering on my behalf)





**August 28, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**ANR Plan – 32R Hill Street**

- ANR plan dated 8-1-18 by Colonial Engineering
- Explanatory emails from Christine Price dated 8-7 and 8-18-18
- PGC review letter dated 8-24-18

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**PGC ASSOCIATES, LLC.**

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

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**MEMO TO:** Medway Planning and Economic Development Board

**FROM:** Gino D. Carlucci, Jr.

**DATE:** August 24, 2018

**RE:** Price ANR off Hill Street

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I have reviewed the ANR plan submitted for endorsement by Christine Price of Medway. The plan was prepared by Colonial Engineering, Inc. of Medway and is dated August 1, 2018. The plan proposes to adjust the lot line between two lots by transferring a 1.79 acre unbuildable parcel (Parcel C) from a vacant lot (10-C) to the lot with an existing house on it (Lot 10-B) resulting in a vacant lot of 6.3 acres and a lot with existing house of 5.82 acres (assuming Parcel C is merged with Lot 10-B which is the expressed intent). Both lots retain compliance with zoning. The property is within the AR-I district.

I have comments as follows:

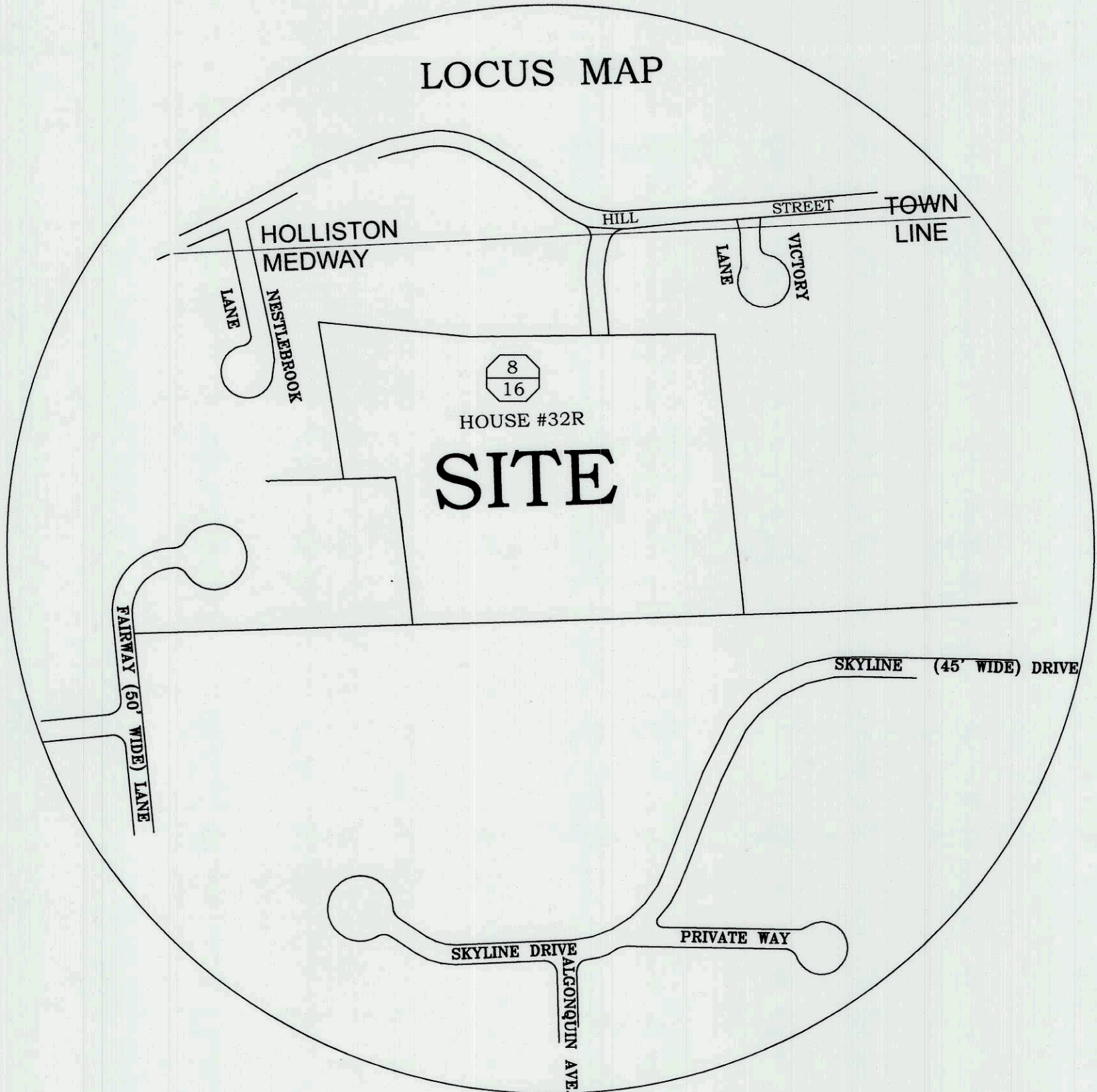
1. The plan clearly meets the substantive and technical requirements for ANR endorsement.
2. Sections 3.2.9 requires that the distance between structures and any new lot lines be shown. The distance to the new lot line from the existing house is not shown. However, the new lot line is an extension of the existing side lot line on the west side of the lot so such a distance would not serve any purpose.
3. Section 3.2.10 requires that easements be shown on the plan. The existing easements are shown. However, the applicant has indicated an intent to add an easement to Lot 10-C. While not a requirement, it would be useful to future owners to show that easement on this plan

I recommend that the plan be endorsed by the Board.



LEGAL REFERENCE

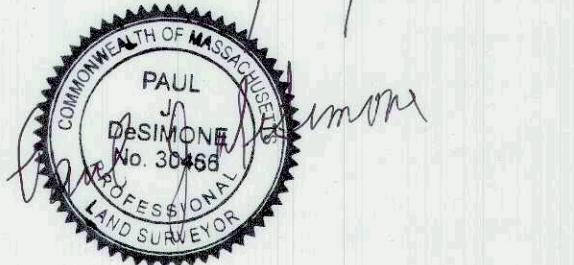
PL. BK. 664 PL # 6  
PL. BK. 275 PL # 408  
PL. BK. 286 PL # 1027  
PL. BK. 480 PL # 668-2000  
DEED BK 38021 PG 60  
DEED BK 14558 PG 459



NOTE: LOT 10C & PARCEL C BEING A SUBDIVISION OF LOT 10A AS SHOWN ON A PLAN RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS IN PL. BK #664 PLAN # 6

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: 8/2/18



APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.

DATE APPROVED: \_\_\_\_\_

\_\_\_\_\_

MEDWAY PLANNING BOARD

DATE ENDORSED: \_\_\_\_\_

"PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAWS."

NOTE:

THE SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAN. HILL STREET IS AN SCENIC ROAD

MEDWAY ZONE AR-I

MIN. FRONTAGE	180 FT.
FRONT SETBACK	35 FT.
SIDE SETBACK	15 FT.
REAR SETBACK	15 FT.
MIN. LOT AREA	44,000 SQ. FT.

PLAN OF LAND

IN MEDWAY, MA

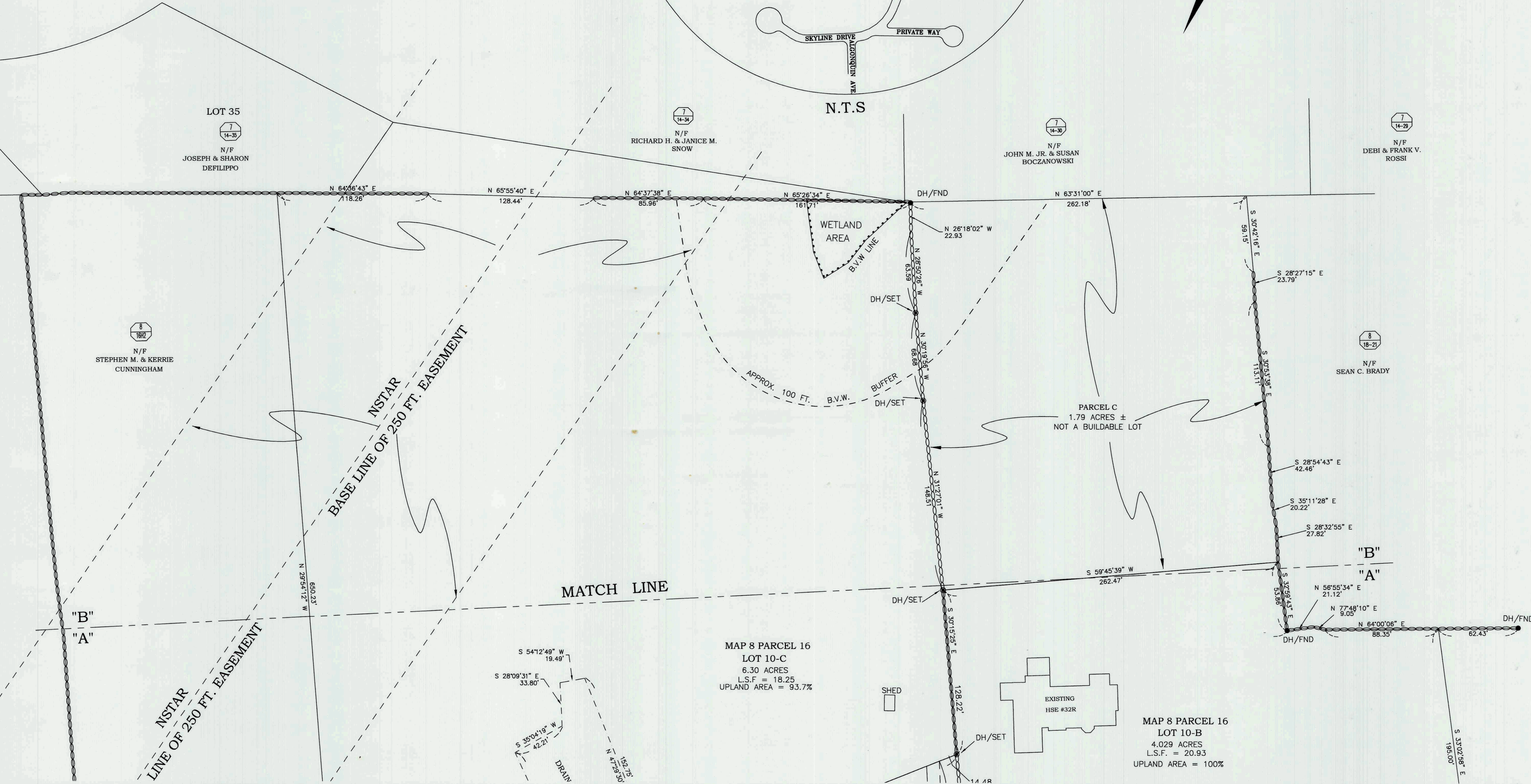
MAP 8 PARCEL 16

ZONING AR1 DISTRICT

OWNER: CHRISTINE PRICE  
32R HILL STREET  
MEDWAY, MA 02053

DATE: AUGUST 1, 2018  
SCALE 1" = 40'

COLONIAL ENGINEERING, INC.  
11 AUL STREET  
MEDWAY, MA 02053  
508-533-1644

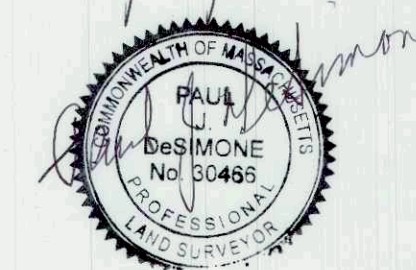




PL. BK. 664 PL # 6  
PL. BK. 275 PL # 408  
PL. BK. 286 PL # 1027  
PL. BK. 480 PL # 668-2000  
DEED BK 38021 PG 60  
DEED BK 14558 PG 459

COMMONWEALTH OF MASSACHUSETTS  
Paul J. Delmonico

DATE: 8/20/18



DATE APPROVED: \_\_\_\_\_

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\_\_\_\_\_

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MEDWAY PLANNING BOARD

DATE ENDORSED: \_\_\_\_\_

"PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAWS."

NOTE:

THE SUBJECT PROPERTY IS NOT

THE SUBJECT PROPERTY DOES NOT

HILL STREET IS AN SCENIC ROAD

MEDWAY ZONE AR-1	
MIN. FRONTAGE	100 FT

FRONT SETBACK	35 FT.
SIDE SETBACK	15 FT.

REAR SETBACK 15 FT  
MIN. LOT AREA 44,000 SQ. FT.

PLAN OF LAND  
IN

MEDWAY, MA

MAP 8 PARCEL 10

ZONING ART DISTRICT

OWNER: CHRISTINE PRICE

MEDWAY, MA 02053

DATE: AUGUST 1, 2018

SCALE 1 = 40

COLONIAL ENGINEERING, INC.  
11 AWL STREET

MEDWAY, MA 02053  
508-533-1644

SHEET 2 OF 2

[illegible]

2010





**August 28, 2018**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Construction Reports**

**Exelon**

- Beals and Thomas report 8-15-18
- Exelon monthly report 8-27-18





# BEALS + THOMAS

BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, MA 01772-210



## PROGRESS INSPECTION REPORT

**Inspection Date:** 8/15/2018

**Inspector:** Eric J. Las, PE, LEED AP, Beals and Thomas, Inc.

**Inspection Report Number:** 12

### PERMIT COMPLIANCE

**Proceeding per approved site plan?**

YES ☒ NO ☐ If not, note area and explain:

This report has been prepared in compliance with Specific Condition IX.M.4 of the Site Plan Decision, dated July 26, 2016

**Project Name:**

**West Medway II**

**Location:** Medway, MA

**B+T Job#:** 1422.10

**Local Approvals:** Order of Conditions DEP File No. 216-0879, Site Plan Decision, Host Community Agreement

### Introduction:

Exelon West Medway II LLC respectfully submits this construction progress inspection report for the West Medway II project. The purpose of this report is to document the in-progress work with respect to the approved site plans and associated conditions for the Planning and Economic Development Board. This report summarizes noteworthy activities conducted on site from July 9, 2018 to August 15, 2018. Please also refer to the enclosed Photo Log.

\*For limited areas of the site not observed by Beals and Thomas, items denoted herein with an (\*) are based on Exelon's Erosion Control Inspection Reports.

### Current Work Activities, Comments, and Observations:

- Finish grading of the central portion of the site infrastructure is nearing completion.
- Installation of the acoustic barriers around the power block is in progress.
- Installation of the acoustic barrier around Compressor Station will commence in the following weeks.
- Hydrostatic testing of the demineralized water tank is in progress.
- Fuel oil tank installation, hydrostatic testing, and painting is complete. Earthen containment berm around fuel oil tank is also complete.
- Installation of the ammonia tank enclosure is in progress.
- Access drive surrounding the central portion of the site is paved with binder.
- Rain Garden installation is nearing completion.
- Installation of fuel piping throughout the central portion of the site is in progress.
- Concrete pours have diminished with only a few small miscellaneous pours remaining.
- Interior finish work (HVAC, etc.) continues on the Admin Building.
- Various components of the power generating system are being plumbed and wired.
- Work on the Metering & Regulating Station is complete.
- Various soil stockpiles are actively stabilized via tarps and seeding where necessary.
- \*Silt fences, straw bales, and straw wattles are being routinely monitored and maintained as needed.
- \*Silt sacks in the catch basins in Summer Street are being routinely monitored and maintained as needed.
- \*24/7 security details remain in place at site entrance.

Authorized Signature

8/15/18

Date

### PROPERTY OWNER:

Exelon West Medway II, LLC

Attn: Todd Cutler, Esq.

Associate General Counsel

Phone: 610-765-5602

Email: [todd.cutler@exeloncorp.com](mailto:todd.cutler@exeloncorp.com)

Attn: Pete Callahan,

Project Director

Phone: 617-381-2332

Email: [Pete.Callahan@constellation.com](mailto:Pete.Callahan@constellation.com)

Attn: Doug Blakeley,

Environmental Monitor

Phone: 518-265-7354

Email: [doug.blakeley@aptim.com](mailto:doug.blakeley@aptim.com)

### TOWN OF MEDWAY

Attn: Michael E. Boynton,

Town Administrator

Phone: 508-533-3264

Email: [mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)

Attn: Bridget Graziano,

Conservation Agent

Phone: 508-533-3292

Email: [bgraziano@townofmedway.org](mailto:bgraziano@townofmedway.org)

Attn: Susan Affleck-Childs, Planning & Economic Development Coordinator

Phone: 508-533-3291

Email: [sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)

### ENVIRONMENTAL CONSULTANTS

Beals and Thomas, Inc.

Attn: Eric J. Las, PE, LEED AP

Principal

Phone: 508-366-0560

Email: [elas@bealsandthomas.com](mailto:elas@bealsandthomas.com)

Epsilon Associates, Inc.

Attn: Michael Howard

Principal & Manager

Phone: 978-461-6247

Email: [mhoward@epsilonassociates.com](mailto:mhoward@epsilonassociates.com)



**BEALS + THOMAS****Exelon Generation**

## PHOTOGRAPHIC LOG

**Client Name:**Exelon West  
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**

1422.10

**Photo  
No: 1****Date:**  
8/16/18**Description:**

Aerial view facing east.

Work continues in the central portion of the site. Acoustic barriers, overhead wires, and final grading is in progress.

**Client Name:**Exelon West  
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**

1422.10



**Photo  
No: 2****Date:**  
8/16/18**Description:**

Aerial view facing east.



Loaming and re-vegetating of the expanded laydown area in the western portion of the site is in progress.





<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 3	<b>Date:</b> 8/16/18		
<b>Description:</b>  Aerial view facing southeast.  Fuel oil tank installation, hydrostatic testing, painting, and earthen fill for containment berm installation is complete.			
<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 4	<b>Date:</b> 8/15/18		
<b>Description:</b>  View facing southwest.  Installation of the acoustic barriers around power block is in progress in the central portion of the site.			



<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 5	<b>Date:</b> 8/15/18		
<b>Description:</b>  View facing south.  Installation of binder paving around central portion of the site is complete.			
<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 6	<b>Date:</b> 8/15/18		
<b>Description:</b>  View facing southwest.  Rain Garden installation is nearing completion in the central portion of the site.			



## Susan Affleck-Childs

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**From:** Rodgers, Mark J:(BSC) <Mark.Rodgers@exeloncorp.com>  
**Sent:** Tuesday, August 28, 2018 9:09 AM  
**To:** Rodgers, Mark J:(BSC)  
**Subject:** Monthly Construction Update: Exelon Generation Medway Peaker Project

### **Exelon Generation Medway Peaker Project: Monthly Construction Update, 8/28/18**

Recent construction and site activities have included:

- Finish grading of the central portion of the site infrastructure is nearing completion.
- Installation of the acoustic barriers around the power block is in progress.
- Installation of the acoustic barrier around Compressor Station will commence in the following weeks.
- Hydrostatic testing of the demineralized water tank is in progress.
- Fuel oil tank installation, hydrostatic testing, and painting is complete. Earthen containment berm around fuel oil tank is also complete.
- Installation of the ammonia tank enclosure is in progress.
- Access drive surrounding the central portion of the site is paved with binder.
- Rain Garden installation is nearing completion.
- Installation of fuel piping throughout the central portion of the site is in progress.
- Concrete pours have diminished with only a few small miscellaneous pours remaining.
- Interior finish work (HVAC, etc.) continues on the Admin Building.
- Various components of the power generating system are being plumbed and wired.
- Work on the Metering & Regulating Station is complete.
- Various soil stockpiles are actively stabilized via tarps and seeding where necessary.
- Silt fences, straw bales, and straw wattles are being routinely monitored and maintained as needed.
- Silt sacks in the catch basins in Summer Street are being routinely monitored and maintained as needed.
- 24/7 security details remain in place at site entrance.





**Aerial view facing east. Acoustic barriers, overhead wires, and final grading is in progress.**



**View facing southwest. Rain garden installation is nearing completion, just outside of an acoustic barrier wall.**

Construction updates are also posted to our project website: [www.medwayenergy.com](http://www.medwayenergy.com).

*Please note, you are receiving this because you signed up to receive our monthly construction updates. If you wish to no longer receive these emails, please reply and write Unsubscribe in the subject line.*

**Thank you for your interest in our project. If you ever have any questions, concerns, or complaints, we have a 24x7 hotline you can call: 508-321-7311. We respond to all calls within 24 hours. Alternatively, you can use our online contact form, we also respond to those inquiries within 24 hours, that link is:**  
<http://www.medwayenergy.com/submit-project-construction-message>.

You can also feel free to reach out directly to me at the contact information below.

Thank you.

Best,

Mark

Mark Rodgers



Manager, Generation Communications – NE Region

617-381-2214 (desk)

617-699-6327 (cell)

[mark.rodgers@exeloncorp.com](mailto:mark.rodgers@exeloncorp.com)

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**August 28, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**November 2018 Town Meeting**

- 8-15-18 email from Assistant Town Administrator Allison Potter re: Fall Town Meeting Warrant Schedule
- 8-16-18 SAC list of ideas for possible warrant articles
- 8-10-18 Draft edits to multifamily housing section of ZBL



## **Susan Affleck-Childs**

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**From:** Allison Potter  
**Sent:** Wednesday, August 15, 2018 8:03 AM  
**To:** Department Managers; Alison Slack; Amy Sutherland (jdsals@msn.com); Andy Rodenhiser; Ann Sherry; Bob Ferrari; Carey Bergeron; Carla Cataldo; Carol Gould; David Travalini (datravalini@gmail.com); Diane Borgatti; Frank Rossi; Frank Rossi (frank.v.rossi@gmail.com); Helen Luccio; Jeanne Johnson; JGalli2006@aol.com; Kelly O'Rourke; Linda Reynolds (linda.reynolds@pobox.com); Mark Cerel (mcerel@franklinma.gov); Mary Jane White; Mary Lou Staples; Matt Buckley; Michael Heavey; Paul Atwood; Paul Mahoney; Paul Yorkis ; Richard Parrella; Sarah Stone; Sean Murphy; Shirley Bliss (shirley.bliss@verizon.net); Tina Wright  
**Cc:** Michael Boynton; Liz Langley  
**Subject:** Fall Town Meeting Warrant Open

Good morning,

The November 19, 2018, Fall Town Meeting warrant is open. If you are considering proposing any articles for inclusion on the warrant, please submit them to the Town Administrator's office no later than September 14.

If you have any questions, please let me know.

Thank you,

Allison

**Allison Potter**  
**Assistant Town Administrator**  
**Town of Medway**  
**155 Village Street**  
**Medway, MA 02053**  
**Office Telephone: 508-533-3264**



## **November 2018 Town Meeting**

(sac notes 8-16-18)

### **Zoning**

1. Multifamily overlay district amendments

### **Non-Zoning**

1. Acceptance of public access easement over Mechanic Street sidewalk – Medway Green project
2. \$ to add to special account for Street Acceptance work
3. Redo whatever we need to do for Candlewood and Island Road acceptance and acceptance of Pine Ridge easements
4. \$ for community message board sign for Choate Park



#### 5.6.4 Multifamily Housing

A. **Purpose:** The purpose of this sub-section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, to encourage the preservation of older and architecturally significant properties, and to increase the number of affordable housing units by establishing a special permit option to allow for the development of Multifamily Dwellings or Apartment Houses, and Multifamily Developments within the capacities of existing Town utilities and services.

B. **Applicability:**

1. The Planning and Economic Development Board may grant a Multifamily Housing special permit for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development on a tract of land within the AR-I, AR-II, Village Residential, or Village Commercial zoning districts whether on one parcel or a set of contiguous parcels, with a minimum of fifty feet of frontage on an existing street located within the Multifamily Housing Overlay District as shown on a map on file with the Medway Town Clerk. The street that provides frontage shall, in the opinion of the Planning and Economic Development Board, have sufficient capacity to accommodate the projected additional traffic flow from the development.  
(Amended 11-14-16)

2. Tracts of land within residential subdivisions approved and constructed under the Subdivision Control Law since September 29, 1952 or granted a special permit under the Medway Zoning Bylaw shall not be eligible for a special permit under this ~~S~~sub-Ssection.

~~3. Multifamily Dwellings or Apartment Houses and Multifamily Developments within the Adaptive Use Overlay District must comply with the Medway Zoning Bylaw, Adaptive Use Special Permit Site Development Standards.~~

~~4.3~~ These provisions apply to the following:

- a. The alteration /rehabilitation ~~and~~ conversion or/ adaptive reuse of existing buildings
- b. Construction of new buildings or additions to existing buildings.

C. **Dimensional Regulations:**

1. The minimum dimensional requirements ~~for area and setbacks~~ shall be the same 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.
2. Legally pre-existing nonconforming buildings shall be eligible for a Multifamily Housing special permit provided there is no increase in any dimensional nonconformity or the creation of a new nonconformity, and the applicant can demonstrate compliance with the parking and open space requirements of this sub-section.
3. Maximum building height: 40'



**D. Density Regulations:** The density of a Multifamily Dwelling or Apartment House, and a Multifamily Development shall not exceed twelve dwelling units per acre or portions thereof, ~~except that the Planning and Economic Development Board may grant a density bonus for one or more of the following:~~

**Commented [BSA1]:** I should have asked about this, I am not sure what it means.

- ~~1. + one unit when the project involves the rehabilitation/adaptive reuse of an existing structure at least seventy-five years of age and is completed in a manner that preserves and/or enhances the exterior architectural features of the building;~~
- ~~2. + one unit for each three thousand sq. ft. of existing interior finished space that is substantially rehabilitated in accordance with the Board's Multifamily Housing Rules and Regulations.~~
- ~~3. + two units when twenty-five percent of the dwelling units are designated as affordable independent of the provisions of the Section 8.6 Affordable Housing.~~

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~~In no case shall total density, including bonus units, exceed twenty dwelling units per acres.~~

**E. Special Regulations:**

1. Affordable Housing Requirement: Projects approved pursuant to this ~~S~~sub-Section shall comply with:
  - ~~a. The Town's Affordable Housing requirements as specified in Section 8.6 Affordable Housing;~~
  - ~~b. the Massachusetts Department of Housing and Community Development (DHCD)'s Local Initiative Program (LIP) Guidelines, July 1996, as may be amended; and~~
2. Open Space: There shall be an open space or yard area equal to at least fifteen percent of the parcel's ~~(SES)~~ total area. This area shall be unpaved and may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
3. Parking: At least one and one-half off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units.
4. There shall be Town water and sewer available in the street on which the Multifamily Dwelling or Apartment House or Multifamily Development has its frontage and said water and sewer lines shall have sufficient capacity to accommodate the project.
5. A Multifamily Dwelling or Apartment House shall not contain more than twelve dwelling units.
6. Any Multifamily Development shall not exceed forty dwelling units.
7. Historic Properties: Any property proposed for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development pursuant to this sub-section which includes a building determined by the Medway Historical Commission to be an "historically significant building" in accordance with the criteria specified in Medway General Bylaws Article 17 Historical Properties shall comply with the following additional requirements:



- a. An historically significant building shall not be demolished unless it has been determined by the Building Commissioner to be unused, uninhabited or abandoned, and open to the weather, or determined by the Board of Selectmen or the Board of Health to be a nuisance or dangerous pursuant to state law and/or the State Building Code;
- b. Renovation of a historically significant building shall be completed in a manner that preserves and/or enhances the building's historic exterior architecture and features;
- c. ~~-A property which previously included -a historically significant building which has been demolished shall not be eligible for a Multifamily Housing special permit pursuant to this sub-section for a period of three, five ??? years after the date of the completion of the demolition.~~
- d. The project may include new construction which shall be designed to be consistent with the historic nature of the property, its primary building, and the surrounding neighborhood including buildings which characterize historic homes, carriage houses, barns, sheds, garages, agricultural buildings, other similar out buildings, and historic forms of house additions traditionally undertaken in the neighborhood;

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- F. **Rules and Regulations:** The Planning and Economic Development Board ~~shall~~may adopt *Multifamily Housing Rules and Regulations* which shall include application submittal requirements, public hearing and review procedures, and site development and design standards including but not limited to landscaping, buffering, lighting, building style, pedestrian access, off-street parking, utilities, and waste disposal.
- G. **Development Limitation:** The maximum number of Multifamily Dwelling units authorized pursuant to this sub-section shall not exceed five percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors.
- H. **Special Permit Procedures:**
  - 1. The special permit application, public hearing, and decision procedures shall be in accordance with this ~~S~~sub-S~~2~~ section, the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations*, and Section 3.5 Site Plan Review and Approval.
  - 2. Application Requirements. The Applicant shall submit a Multifamily Housing special permit application together with the size, form, number, and contents of the required plans and any supplemental information as ~~required-specified~~ in the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations*.
  - 3. The special permit review of Multifamily Dwelling or Apartment Houses, and Multifamily Developments shall incorporate site plan review pursuant to Section 3.5 Site Plan Review and Approval.
- I. **Decision:** The Planning and Economic Development Board may grant a Multifamily Housing special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with this ~~S~~sub-



Section and Section 3.5 Site Plan Review and Approval, upon finding that the Multifamily Dwelling or Apartment House, or the Multifamily Development will:

1. meet the purposes and requirements of this ~~Sub-Section~~, and the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations* and *Site Plan Rules and Regulations*;
2. is consistent with the goals of the Medway Master Plan and the Medway Housing Production Plan;
3. not have a detrimental impact on abutting properties and adjacent neighborhoods or such impacts are adequately mitigated;
4. provide for greater variety and type of housing stock.
5. be constructed in manner that is reflective of or compatible with the character of the surrounding neighborhood.