

July 25, 2017
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates
Steve Bouley, Tetra Tech
Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:01 pm.

There were no Citizen Comments.

Salmon ARCPUD:

The members are in receipt of the following documents: (**See Attached**)

- Pre-Endorsement checklist prepared by Susy Affleck-Childs for Jeff Robinson.
- Construction Services Invoice from April 2016
- Email dated 7-8-17 from Jeff Robinson.

Salmon is moving toward plan endorsement. The members are in receipt of the pre-endorsement checklist. The applicant received an invoice for \$31,345.00 for the construction observation fee. The plan needs to be endorsed and recorded so that it can be referenced in the proposed conservation restriction for the open space area. The standard procedure is that the construction observation fee is paid prior to the Board's endorsement of the plan. Jeff Robinson has asked that if the board would be willing to forego collecting the full amount at this time and he proposes \$1,000.00.

The Board is not in agreement with only \$1,000.00 but agreed to \$5,000.00 with the remaining balance due before the pre-construction meeting.

On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted unanimously to allow \$5,000.00 of the construction observation fee to be paid now with the balance due prior to the pre-construction meeting.

Hopping Brook Estates - Request for Refund of Payment:

The Board was informed that at the May 23, 2017 meeting, developer Paul Zonghi requested a refund of the sidewalk fund payment he had made to the Town in lieu of constructing sidewalk along West Street as part of the Hopping Brook subdivision. The subdivision was never

constructed and he is selling the property to a new developer. The amount to refund was verified by the Town Accountant's office at \$6,972.00.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to refund \$6,972.00 to Summit Homes/Paul Zonghi.

Millstone Bond Reduction

The Board is in receipt of paperwork for an amendment #3 to the Lender's Agreement for the Millstone ARCPUD project. (**See Attached**). The new bond amount is \$385,510 (as decided by the Board at the July 11, 2017 meeting). Susy is in receipt of the signed amendment from the Bank. Steve Venincasa will need to sign Amendment #3 before the Bank will reduce the bond amount.

On a motion made by Matthew Hayes and seconded by Tom Gay, the Board voted unanimously to sign the Millstone Lender's Agreement Amendment #3 in the amount of \$385,510.00.

Correspondence:

- 7-20-17 letter from Town Administrator to Millstone developer Steve Venincasa regarding the planned adjustment in sales price of affordable dwelling units. (**See Attached**)

The letter indicated that in July 2015, a regulatory agreement was executed between Millstone, the Town of Medway and the Massachusetts Department of Housing and Community Development per the agreement of the LIP program. This agreement established the eight affordable units at a price of \$174,000.00. Any change to this would need to be agreed upon by all parties.

Public Hearing Continuation - O'Brien and Sons - Site Plan and Groundwater Protection Special Permit:

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

- Public Hearing Continuation Notice to 7/12/17.
- Meridian Associates response letter dated 7/17/17 to Tetra Tech 7/6/17 review letter.
- Tetra Tech review letter dated 7/21/17

Mark Beaudry, Senior Associate from Meridian Associates, explained that he recently met with representatives from Tetra Tech to resolve the remaining issues. The most recent plan revisions include:

- A full size "hard copy" plan submission to the board has been stamped.
- The signature block has been updated
- The revised plan includes existing trees on the property that are 18" or larger. A waiver will be needed for trees between 12" and 18"
- Proposed curb radii have been added to the layout & material plan. Traffic pattern markings were found not to be necessary.
- A white vinyl dumpster enclosure fence and detail has been added.
- GRLA has prepared a proposed lighting/photometric plan.

- Sight distances at the proposed driveway on Trotter Drive have been added to the layout and material plan.
- Plan has been revised to provide a 15' separation between the north property line and the northern edge of the proposed driveway.
- Plan was revised to provide twenty-two 9' x 18' parking spaces. A waiver is still requested for relief from the 10' x 20' size as specified in the Site Plan Regulations. The calculation for the number of parking spaces was revised to be based on net floor area instead of gross floor area.
- Compact spaces are no longer proposed.
- A waiver to allow no wheel stop is still requested. Sidewalks have been widened to 7 ft. to mitigate the lack of wheel stops.
- Curbing types will be concrete and granite where appropriate.
- Plan revised to provide at least 44% TSS (total suspended solids) removal for stormwater.
- Analysis of the 100 year storm event has been provided.
- A confirmation test pit could be performed at the time of construction.
- Soil mottling was observed – both soil evaluators came to same determination.
- The infiltration outlet has been revised in HydroCAD.
- Infiltration basin P310 has been eliminated and replaced by an enlarged chamber system.
- Zone II and groundwater district now noted on plan.
- Revision to the pavement “bulb” was revised on Adler Street to define the loading driveway.
- Truck turning exhibit was provided dated May 23, 2017.
- The applicant will be meeting with DRC about retaining wall and dumpster on Monday, July 31, 2017.
- Landscape tree inventory was done and they did locate all the 18” and bigger trees which now show on the revised plan. A waiver will still be requested.

It was explained that the trucks will be allowed to use the portion of the Adler Street roadway in front of the site to facilitate truck backing into the dock, but only as far as the easterly property line of the site. A “no trucks” sign is proposed at the easterly property line to restrict trucks from travelling easterly past the property line down the narrow portion of Adler Street.

Waivers:

- Location of parking and building entrance
- Not to have wheel stops
- Parking turn around - 6 x 24.
- Landscape inventory
- Parking stall size 9' x 18'

Consultant Bouley informed the group that the lighting plan still shows spill over to the abutting property. This will need addressed.

Landscape Architect Scott Richardson indicated that shields can be added to the light fixtures to address the light spillage.

Consultant Carlucci has no issues.

The Board was made aware that the applicant will be finalizing their meeting with the Conservation Commission on Thursday July 27, 2017 and will meet with again with the DRC. A letter of recommendations will come from the DRC.

The Board would like Susy to begin drafting the decision for the next meeting.

Continuation:

On a motion made by Rich Di Iulio and seconded by Matthew Hayes, the Board voted unanimously to continue the public hearing for the O'Brien & Sons project to August 8, 2017 at 7:15 pm.

Member Di Iulio brought up to the Board his concern about two recent fires and problems with the sprinkler systems. He wonders if there is something that we need to do as a town to make sure this doesn't happen in Medway. The Board noted that this is not the duty of the Planning Board but know that the fire marshal department and fire department have very specific rules and regulations which govern sprinkler systems.

Construction Reports:

Medway Gardens:

The members are in receipt of the following documents related to Medway Gardens: (See Attached)

- Tetra Tech inspection report dated 7-19-17.
- Site Plan modification decision dated 11-8-16.
- Medway Garden modified site plan endorsed 12-13-16.

The members discussed the conditions in the decision that approval of the site plan modification shall lapse if substantial work has not been commenced by June 30, 2017. All of the site improvements shown on the endorsed plan shall be completed by December 31, 2017. The Board does not think that "substantial work" has been completed. The members are in receipt of a memo from Tetra Tech with the items which have not been addressed. Consultant Bouley indicated that vinyl fence has been installed, but the panels are not attached to the swing gate. There is also an issue with the pergola in the right-of-way. The Board recommended that a letter by sent to Medway Garden and a copy of the letter will be provided to the Building Inspector.

Applegate Subdivision:

Susy Affleck-Childs reported that Mr. Costello has not responded to the invoice for additional construction funds. The Board would like to have the building inspector informed and requests that no more inspections be allowed until this is paid.

Williamsburg:

The Board would like an email to be sent to Mr. Yorkis about the status of Williamsburg. There is \$133,000 being held in the bond. The completion date has come and gone.

The Board discussed that they would like to discuss at a later date how to write the decisions with more specific timeframes and inspections which need to be done within this process. There

is no incentive for developers to finish the remaining site work once all the units are sold. Internal to the PEDB office, the work completion dates need to be followed more closely and the Board needs to take enforcement measures when developers are not meeting these deadlines.

Medway Community Church – Informal Site Plan Pre-Application Discussion

The Board was made aware that Medway Community Church has entered into a purchase and sale agreement to acquire the property at 11 Slocumb Place. This is 1.126 acre property with an existing house built 1921. They wish to use the property for church offices and much needed parking. The church is a religious organization and is exempt from most aspects of zoning. However, the applicant still needs to go through limited site plan review with the PEDB. The church has retained Tata and Howard as their engineering consultant.

ALSO PRESENT:

- Pastor Travis Bond
- Todd Allen
- Matthew Barry, Tata and Howard

Consultant Matt Berry from Tata Howard informed the Board that a meeting with some Town staff had occurred on Friday (July 21st). This was a productive meeting.

A concept site plan was provided to the Board. (**See Attached**)

Resident Tom Pallotta, 14 Slocum Place:

Mr. Pallotta asked if offices are allowed in this zoning district and does the church need to follow the zoning guidelines.

The Chairman explained that there are exemptions to zoning for churches and schools, but the applicant does need to follow site plan review process.

Mr. Barry of Tata and Howard began the presentation. (**See attached PowerPoint presentation**) was shown. Mr. Barry explained that the Church would like to remain good neighbors. He further explained that there is a purchase and sale agreement in place for 11 Slocumb Place. The house will be used for church offices. There will be 59 parking spaces which will be 18' x 10' in size. There will also be 3 handicap accessible spaces. The lot area is 49,049 sf and the proposed impervious paved area is 16,000 sf. The proposed % of impervious is 33%. There will be two way travel lanes which will be 24 ft. wide. There will be a 15 foot maintained offset from the rear and side property lines and a 35-foot offset from the front property line. The grading was shown on the plans. The 15 ft. property line offset will also serve as a landscaped buffer. The trees to the right of the site will need to come down. The drainage will be captured in one spot. They may need to add another catchment but it will flow to a central location. There will be rain gardens and also pre-treatment of stormwater. The applicant spoke with DPS and there is a concern about the ledge. Mr. D'Amico is open to the church connecting into the Town's stormwater system as a last resort.

The parking plan was shown. The Board advised that the Fire chief will need to provide his review and recommendations. The church would like the road to be 24 ft. wide with 12 ft. in and 12 ft. out lanes. They will use bump stops to delineating the parking spaces.

Consultant Bouley recommended that they change this to one way traffic flow. This would require a reduced driveway width and allow for a bigger buffer area with abutters. This would also help with drainage.

The lighting will be similar to what is currently there. When there is a community event, there will be lighting. It will be mounted to the house and not in the parking lot. The applicant was informed that there is a light bylaw which needs to be adhered to.

Travis Bond, Lead Pastor Medway Community Church:

Pastor Bond explained that the church membership has increased and there is a need for more parking and office space. The office hours are generally 9-2. There are 8 employees there at a time. The current office building on Main Street will not be taken down.

Charles Fulco, 12 Slocumb Place:

Mr. Fulco wanted to know how many parking spots.

There will be 59 parking spaces and 3 handicap spots.

The applicant is planning on using to the greatest extent possible the existing landscaping as the Buffer area but will also infill with other landscape materials. It was recommended that the applicant define the area where supplemental landscaping is needed.

The Board would like to see a plan on how they plan to address 100 parishioners walking to the church since the applicant is not proposing a sidewalk along the west side of Slocumb to connect this site to the main church lot.

Resident, Shannon Montana 13 Slocumb Place:

Ms. Montana explained to the members that her family bought their house understanding that it was to stay one lane in and out. Ms. Montana explained that she has been almost hit four times by church goers. There are events all the time both days and night. The lights are on constantly. This is a quiet street and should remain as such. She is petrified if this goes through that her children will be hit by the cars. Another concern is the storm water runoff. She noted that church parishioners park so that we cannot get in or out of our street since the area is blocked.

The resident was informed that the applicant will need to submit a plan which shows that this is all safe and feasible. The data will be checked for accuracy.

Resident, Mary Thayer, 9 Slocumb Place:

Ms. Thayer indicated that she recently sold her house to her daughter and their concern is the water from post development. Another concern is that years prior there was a fire and the truck could not get up the street.

Resident, Shaun Montana, 13 Slocum Place:

This resident had the following questions:

- What is timeframe for more solid plans? What would the next process be?
- Is this the only Board that has approval over plan?

- How will the traffic be addressed? The current road only allows for one car safely.

The resident was informed that once the applicant applies, the abutters will be notified by mail and the Board has a 60 day window to review and act on the plan.

The applicant indicated that they would like to submit the site plan application this year and start construction in the spring 2018.

The resident was informed that the Planning Board is the only Board that provides the review.

This resident explained that the width of the road is a concern. It barely allows for one car right now. There could be potentially 60 cars entering/exiting in 20 minutes between Sunday services. The applicant indicated that there will be a parking team to manage traffic. The Planning Board indicated that the traffic plan needs to be in writing and provided with the site plan application.

It was recommended that the applicant meet with the Fire Chief sooner than later.

PEDB Meeting Minutes:

July 11, 2017

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the minutes from July 11, 2017 were unanimously accepted with the revisions noted.

(Page 3 – 12 inches depth of gravel, Pages 6 & 7 – correct numbers re: Millstone bond)

Zoning Work Fall Town Meeting:

The members were in receipt of the following document: **(See Attached)**

- Ideas for Zoning & General Bylaw Work – November 2017 Town Meeting.

NOTE - Stephanie Mercandetti and Mackenzie Leahy were present for this discussion.

Zoning Map Revisions:

- The Board would like a proposal presented to clean up the district boundary lines at more locations to coincide with parcel lines. Mackenzie explained that this will be the edges of AR-1 and AR-2 edges. The maps are already half completed.
- Renaming the business and industrial districts for Commercial V, Industrial I, II, and III. This could be combined with item #7 in to one article for town meeting. There was also a suggestion to add a description of intended purpose of the district. There is a concern that the language may or may not express the intent. A draft will be provided to the members.

Definitions - Section 2:

- Establish a definition for “incidental accessory objects” This could be combined with item #16 into one article for town meeting. The bylaw is currently silent on this.
- It was suggested to refine the definition of “services” along with modifying the use table.

Administration – Section 3:

- Establish a certificate of zoning certificate. This will be discussed with Jack Mee at another time.

Special Permit – Section 3.4:

- The purpose of this is to establish special permit criteria for two-family houses. It provides guidance to the Zoning Board of Appeals. The terms two-family and duplexes need clarification. Are these two different types of buildings?

Schedule of Uses – Section 5.4:

- The “outdoor storage” currently is allowed by right in the B-1 zone and Industrial 3 zone but nowhere else. The current definition does not clearly address conex type containers. The definition needs refinement. The use of those outside containers also needs to be reviewed. There was discussion if this should be by special permit or allowed in CB, VC, and CV areas. There could be limitations tied to % of lot that can be used for outside storage or % of lot by right. It would also need regulations.
- There was discussion about refining uses allowed in the village commercial. The EDC would like to provide input on this. It was also suggested to have a possible category of services. Ex. limo service. If the definition for Services is modified, then the Table of Uses also needs to be modified.

Adaptive Use Overlay District - Section 5.6.2:

- The purpose of this would be to revise so the existing commercially used properties within the AUOD could have the allowed AUOD uses “by right” with administrative site plan review instead of having to go through a full special permit process. The Board is in support of this.

Multi-Family Housing: Section 5.6.4:

- The intent is to not take this out but improve the language. Add a requirement for sidewalks along property frontage. Add also a requirement for sensitivity to historic properties. Possibly adjust it to allow only if buildings in the two National Register Historic Districts or other properties deemed significant by the Historical Commission are retained or renovated. It was suggested to look at the language from Nantucket.
- The idea of expanding the locations where multifamily developments would be allowed to include other properties not presently included in the overlay district that meet certain size and locational criteria. The Board wants to put this on hold.
- The next topic is to add a mixed use option so as to allow for limited business uses on the ground floor with residential uses upstairs. This would tie to a maximum % of the building area. The Board wants to put this on hold.

Dimensional Regulations:

- This would specify what incidental accessory objects can be included in the standard setback areas and what other setbacks would be appropriate. The considered items would be fences, bus shelters, sheds, mailboxes among others.
- Items 17-19 on the noted sheet will need to be addressed by Jack Mee at a later time.

Wireless Communication:

- This section has not been updated since 1998. It needs to be revised and updated. The language is confusing. This is a special permit through the ZBA. The Board requested language for a proposed draft.

Non-Medical Marijuana - Section 8.10:

The current moratorium expires 6-30-18. The Town voted against allowing retail outlets at the May non-binding vote. The Legislature is working on a new statute.

General Bylaw Ideas:

- Conservation Agent Bridget Graziano and Jack Mee are interested in a bylaw to regulate the amount and quality of fill being brought onto development sites. The Board is in agreement that this is important but difficult to regulate and enforce and can be very expensive. This would need input from Bridget and Jack.
- The Board would like to revisit the noise bylaw. The Planning Board does not want to remove it from the existing noise standards in the zoning bylaw which primarily address business/industrial issues but may want to consider a general bylaw for residential areas. This needs further discussion and is too much to tackle for the fall town meeting.

Other Business:

- There was no other business which came in front of the board.

Adjourn:

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

The meeting was adjourned at 10:30 pm.

Respectfully Submitted,



Amy Sutherland
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



July 25, 2017

**Medway Planning & Economic Development Board
Meeting**

**Salmon ARCPUD – Discussion on Pre-
Endorsement Requirements**

- Pre-Endorsement Checklist prepared by Susy Affleck-Childs for Jeff Robinson
- Construction Services Invoice from April 2016
- Email dated 7-18-17 from Jeff Robinson requesting

Salmon is moving toward plan endorsement. See attached pre-endorsement checklist that I have prepared for them. The plan needs to be endorsed and recorded so that it can be referenced in the proposed Conservation Restriction (CR) for the open space area.

One of the standard pre-endorsement actions is for the developer to pay the construction observation fee. Our invoice is for \$31,345. Jeff Robinson has asked if you would be willing to forego collecting the full amount at this time. Instead he has proposed \$1,000.

You have agreed to this before for other large projects. However, \$1,000 isn't substantial. I would recommend \$10,000 instead.

Salmon Willows ARCPUD
Medway, MA
Pre-Endorsement Checklist – TO DO

The following items are required before the Medway PEDB will endorse the final Salmon ARCPUD plan.

APPLICANT:

- _____ 1. Revise ARCPUD plans and submit in electronic format to PED office. *See ARCPUD special permit decision – Plan Modifications – (pages 16 & 17).*
NOTE – The last set of plans I have is dated 2-23-16. The subsequently compiled Open Space Registry plan (Exhibit A, Sheets 1 – 7 dated 9-27-16) need to be incorporated into the ARCPUD plan set, perhaps even replacing Sheet C2.
- _____ 2. Pay balance of any outstanding Plan Review fees per invoice from Planning and Economic Development Board. *See ARCPUD special permit decision - Condition #4 (page 18).* **NOTE – There is only \$201 in the account. We may need to invoice you for some more funds to take us thru to plan endorsement.**
- _____ 3. Establish Construction Account per invoice from Planning and Economic Development Board. *See ARCPUD special permit decision – Condition #28 (page 27).* **NOTE – We sent you this invoice in April 2016.**
- _____ 4. Prepare a performance security covenant and submit to PED office for legal counsel review. *See ARCPUD special permit decision – Condition #30 (pages 27 & 28).* **NOTE – We need to revise this to reference the appropriate entity. Will it be Continuing Care Management or Medway Land Venture? Also, who will be providing the mortgage on the property? You will need to secure their assent.**
- _____ 5. Secure a *Certificate of No Appeal* from the Town Clerk after April 25, 2016 and provide to PED office. **NOTE – I believe you have this?**

PLANNING AND ECONOMIC DEVELOPMENT OFFICE

- _____ 6. Provide revised plans to Tetra Tech for review and approval that plan revisions/modifications as specified in the Decision have been made. **DONE**
- _____ 7. Verify that real estate taxes are current and any other liens on the subject property are resolved. *See Special Permit Decision – General Condition #4 (page 18)*
NOTE – SAC will check with Treasurer/Collector's office
- _____ 8. Provide template for performance security covenant. **NOTE – Done.**

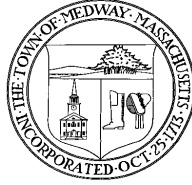
TETRA TECH

- _____ 9. Review revised plans and provide sign off letter. **NOTE – WE have a review memo from Tetra Tech dated 5-27-16 for plans last revised 5-23-16.**

OTHER THINGS FOR APPLICANT TO WORK ON

- _____ 11. Prepare draft Conservation Restriction – Submit to PEDB/Conservation/Town Counsel for review. *See ARCPUD special permit decision #6 c.* **NOTE – Almost complete.**
- _____ 12. Prepare Baseline Inventory of Open Space Area as part of the Conservation Restriction. *See ARCPUD special permit decision Condition #6 g.* **NOTE – Has this been completed? Please check with Bridget Graziano.**

Prepared by sac – 7-14-2017



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

April 13, 2016

Mr. Jeff Robinson
Continuing Care Management, LLC
1 Lyman Street
Westborough, MA 01581

RE: Salmon/Willows ARCPUD - Construction Account

Dear Jeff,

As specified in the Salmon ARCPUD special permit decision, one of the requirements that must be completed before the Board will officially "endorse" the Salmon ARCPUD Plan of Record is to fund the Construction Account for this project. The Board has determined that the assistance of outside consultants is needed to provide construction observation and inspection services for the Salmon project. The primary outside consultant will be Tetra Tech, the Town's Consulting Engineer. The Board may determine it needs other consultants and will engage them if needed.

Funds in the Salmon ARCPUD Construction Account will be used to pay for Tetra Tech's services which will include:

- Pre-construction meetings/consultations
- Site inspections during construction
- On-going inspections of stormwater system throughout construction
- Preparation of inspection reports
- Meetings with developer and/or contractors as needed
- Development of bond estimates and reductions
- Attendance at Planning & Economic Development Board mtgs. as needed
- Consultations with residents/neighbors during construction if needed
- Inspections for punch list and project completion
- Review of as-built plans
- Other meetings as appropriate
- Expenses - travel, telephone, copying, blueprints, etc.

Jeff Robinson – Salmon ARCPUD Construction Services
April 13, 2016

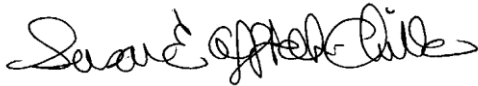
Tetra Tech has prepared an estimate for its construction inspection services. Attached is a copy of their estimate dated April 6, 2016 for \$31,345. The estimate was approved by the Board at its April 12, 2016 meeting.

Attached is an invoice for \$31,345.

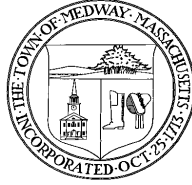
Please be advised that the Board will also retain the services of Town Counsel Barbara Saint Andre of Kopelman & Paige to review legal documents before plan endorsement and to provide any additional legal services/advice which may be needed during construction and project completion. This will include review of documents pertaining to the Conservation Restriction for the open space portion of the site. The current invoice does NOT include an estimate for her services. You are responsible for providing additional Construction Account funds if the Town's cost for outside consultants is greater than the fees you have paid into the account. The Planning and Economic Development office will keep you apprized of the status of the Salmon ARCPUD construction account. We will invoice you for additional funds when necessary. Any balance remaining at the end of the project will be refunded to you.

Thank you for your attention to this matter. Please contact me if you have any questions. ***Please note that the Board must receive a payment of \$31,345 prior to its endorsement of the Salmon Health and Retirement ARCPUD Plan.***

Sincerely,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs", written in a cursive style.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



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

INVOICE

April 13, 2016

Mr. Jeff Robinson
Continuing Care Management, LLC
1 Lyman Street
Westborough, MA 01581

RE: Salmon/Willows ARCPUD - Construction Account

For consulting services to be provided by Tetra Tech and Petrini Associates for the Salmon ARCPUD. *(See 4/6/2016 estimate from Tetra Tech).*

<i>Total</i>	\$ 31,345
<i>Amount Due & Payable:</i>	\$ 31,345
<i>Make check payable to:</i>	Town of Medway
<i>Mail or drop off to:</i>	Medway Planning and Economic Development office 155 Village Street Medway, MA 0203



**Construction Administration Budget
"The Willows"
Medway, MA**

Item No.	Inspection	Site Visits	Hrs/Inspection	Rate	Total
1	Erosion Control	2	2	\$105	\$420
2	Clear & Grub	3	2	\$105	\$630
3	Tree Protection	1	2	\$105	\$210
4	Subgrade/Staking	2	2	\$105	\$420
5	Drainage Collection System	5	3	\$105	\$1,575
6	Subsurface Detention System	8	2	\$105	\$1,680
7	At-Grade Detention System	6	2	\$105	\$1,260
8	Canoe Put In	2	3	\$105	\$630
9	Roadway Gravel	1	4	\$105	\$420
10	Water System Installation	8	2	\$105	\$1,680
11	Water System Testing	2	3	\$105	\$630
12	Sewer System Installation	8	2	\$105	\$1,680
13	Sewer System Testing	2	3	\$105	\$630
14	Private Utilities	2	2	\$105	\$420
15	Roadway Binder	3	12	\$105	\$3,780
16	Curb/Berm	2	3	\$105	\$630
17	Sidewalk Base/Gravel	2	2	\$105	\$420
18	Sidewalk Binder	1	8	\$105	\$840
19	Roadway Top	3	12	\$105	\$3,780
20	Sidewalk Top	1	8	\$105	\$840
21	Frames and Covers/Grates	1	2	\$105	\$210
22	Adjust Frames & Covers/Grates	1	2	\$105	\$210
23	Landscape/Plantings ²	-	-	-	-
24	O & M Inspections ³	10	1	\$105	\$1,050
25	Bond Estimates ⁴	3	6	\$105	\$1,890
26	Punch List ⁵	2	6	\$105	\$1,260
27	As-Built Plans	1	6	\$105	\$630
28	Meetings ⁶	10	2	\$105	\$2,100
29	Admin	3	2	\$60	\$360
	Subtotal				\$30,285
	Expenses			3.5%	\$1,060
	TOTAL				\$31,345

See Page 2 for notes.

Notes:

1. This estimate does not include items which may be reviewed under jurisdiction to the Medway Conservation Commission. These items include but are not limited to compensatory flood storage, wetland replication, wetland crossings and walking path clearing/construction.
2. Landscaping inspections are not included in this estimate. TT will provide estimate for this work at a later date upon Medway PEDB request.
3. This item includes 10 bi-monthly inspections of the completed drainage system to determine if the system is functioning as designed and being properly maintained.
4. This item includes three (3) bond estimate inspections and three (3) bond estimates/estimate reductions associated with each inspection.
5. This item includes a site inspection upon substantial completion of the project, punch list memorandum and a follow-up inspection to determine if items from the punch list have been addressed. Additional memo revisions and/or inspection may require additional funding from the applicant.
6. This item includes a pre-construction meeting and attendance at public meetings in order to update the PEDB of construction progress/issues.

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Susan Affleck-Childs

From: Jeff Robinson <jrobinson@salmonhealth.com>
Sent: Tuesday, July 18, 2017 9:51 AM
To: Susan Affleck-Childs
Subject: RE: Salmon ARCPUD - Construction Invoice

Susy, per your request, we are asking that the Planning and Economic Development Board reduce the amount required in the Construction Account to \$1,000 in order to have the Board endorse the plans. This request is desired in order to get the plans and decision recorded to ultimately get the conservation restriction approved by the Con Com and the selectman. As you know the state is requesting the CR must have the actual recorded plans/decision noted within to be official. As we are still arranging for financing, funding this account in full as you are requesting cannot be accomplished. We suggest that requiring the account to be funded in full prior to any work being done on the site is more appropriate and accomplishes the intent. Jeff

Jeffrey S. Robinson, Managing Partner
Continuing Care Management LLC
1 Lyman Street
Westborough, MA 01581
508 898-3416, ext 3773
Cell 508 254-2745
Fax 508 366-1930
www.salmonhealthandretirement.com

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Tuesday, July 18, 2017 9:26 AM
To: Jeff Robinson
Subject: Salmon ARCPUD - Construction Invoice

Hi Jeff,

See attached invoice from last April for construction services.

Please send me a brief email at your earliest convenience outlining your alternative proposal regarding payment of the construction services invoice before plan endorsement. I would like to bring this matter to the Planning Board for discussion at next Tuesday's meeting. As I mentioned on the phone, I don't believe offering to set up the fund with \$500 is going to fly. Nor will linking it to a building permit.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

Town of Medway – *A Massachusetts Green Community*

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July 25, 2017

**Medway Planning & Economic Development Board
Meeting**

**Hopping Brook Estates – Request for
Refund of Payment in Lieu of Sidewalk
Construction**

At the May 23, 2017 PEDB meeting, Hopping Brook Estates developer Paul Zonghi requested a refund of the Sidewalk Fund payment he had provided to the Town in 2007 after the Board had issued its Certificate of Action approving the Hopping Brook subdivision on property at 33 West Street. The payment was made in lieu of him constructing a sidewalk along the property's West Street frontage. Attached is Mr. Zonghi's letter dated 5-23-17. The request was made during Paul's discussion with the Board about rescinding the subdivision plan as it had never been constructed and he was selling the property to another developer.

I have verified with the Town Accountant's office that Mr. Zonghi paid the Town \$6,972 in June 2007 pursuant to a condition of the Hopping Brook Estates Subdivision Certificate of Action. Town Accountant Carol Pratt is amenable to the refund.

I would recommend the Board authorize a refund of \$6,972 to Summit Homes/Paul Zonghi.

**Summit Home Builders, Inc.
59R Winthrop Street
Medway, MA 02053
(508) 380-0605**

May 23, 2017



To The Medway Planning Board:

I respectfully request to be refunded the amount previously paid, by Summit Home Builders to the Medway Sidewalk fund for the proposed project at Glen Brook Way Subdivision off of West Street in Medway.

The subdivision was never built as the Planning Board's approval has expired.

Regards,

Paul Zonghi
Paul Zonghi
Summit Home Builders Inc.
508-380-0605



July 25, 2017

**Medway Planning & Economic Development Board
Meeting**

**Millstone Bond Reduction –
Amendment #3 to Lender's Agreement**

- Lender's Agreement – Amendment #3

At the July 11th meeting, you authorized adjustments to the bond for Millstone by reducing the amounts for Phases 1 and 2 and adding funds for a Trail phase. The new bond amount is \$385,510.

The tri-party agreement for performance security among Millstone Builders, the PEDB, and Cornerstone Bank (formerly Southbridge Savings Bank) has to be revised to reflect the updated bond amount. See attached Amendment #3. I have provided it to Steve Venincasa and the bank for notarized signatures. I have received the signed contracts from the bank. If I can arrange for Steve Venincasa to come in and sign the amendment before Tuesday's PEDB meeting, I would ask that you sign it as well.

AMENDMENT #3
Performance Secured by Lender's Agreement
Millstone Village

Planning & Economic Development Board – Town of Medway, MA

WHEREAS, on the 24th day of April, 2015, the Town of Medway, acting through its Planning & Economic Development Board, (hereinafter referred to as “the Board”) with an address of 155 Village Street, Medway, MA 02053, Millstone Builders, LLC (“Applicant”) with an address of 1 Golden Court, P.O. Box 1205, Westborough, MA 0158, and Cornerstone Bank, successor by merger of Southbridge Savings Bank (“Lender”) with an address of P.O. Box 370, Southbridge, MA 01550, entered into a Lender’s Agreement to secure the construction of ways and installation of municipal services in accordance General Laws Chapter 41 Section 81U, and all other applicable provisions of the Subdivision Control Law and General Laws on the land shown on an approved Millstone Village Adult Retirement Community Planned Unit Development Plan dated October 15, 2013, last revised July 22, 2014, prepared by GLM Engineering of Holliston, MA showing the development of Parcels A and B at 129 Lovering Street, as recorded in the Norfolk County Registry of Deeds in Plan Book 632, pages 77 – 79 (hereinafter referred to as “the ARCPUD Plan”); and

WHEREAS, the Applicant, Board and Lender amended the Lender’s Agreement on June 23, 2015; and

WHEREAS, the Applicant, Board and Lender further amended the Lender’s Agreement on May 25, 2016; and

WHEREAS, the Applicant wishes to reduce the bond security to reflect the additional work completed in the Phase 1 and 2 areas since May of 2016; and

WHEREAS, the Board wishes to establish performance security to ensure construction of trails, paths and parking areas as shown on the Millstone ARCPUD plan; and

WHEREAS, the Applicant and Board now need to modify the Lender’s Agreement as follows in order to adjust the security to ensure completion of the construction of ways and installation of municipal services and various other site improvements and amenities by:

1. reducing the Phase 1 performance security amount from \$180,021 to \$26,906 for the Phase 1 area in accordance with the bond reduction estimate prepared by Tetra Tech Engineering dated June 27, 2017 (as attached) and approved by the Board on July 11, 2017, and
2. reducing the Phase 2 performance security amount from \$439,285 to \$225,305 for the Phase 2 area in accordance with the bond estimate prepared by Tetra Tech Engineering dated June 27, 2017 (as attached) and approved by the Board on July 11, 2017; and
3. adding performance security in the amount of \$133,299 for the development of trails and parking in accordance with the bond estimate prepared by Tetra Tech Engineering dated June 27, 2017 (as attached) and approved by the Board on July 11, 2017;

for a combined total of \$385,510.

NOW, THEREFORE, the parties agree that the paragraph numbered 1 in the Lender's Agreement shall be further modified to read as follows:

1. The Applicant and Lender hereby bind and obligate themselves, their executors, administrators, devisees, heirs, successors and assigns to the Board in the sum of \$385,510 and have secured this obligation by the Lender retaining said sum of money from said principal sum otherwise due the Applicant ("Retained Funds") to be used to secure the performance by the Applicant of all covenants, conditions, agreements, terms and provisions contained in the following: the Subdivision Control Law (G.L. c. 41 §§ 81K-81GG); the Board's Rules and Regulations for the Review and Approval of Land Subdivisions applicable to this development; the application submitted for approval of this development; the special permit and all conditions of approval; the recommendations of the Board of Health; the ANR Plan and the ARCPUD Plan; all conditions subsequent to approval of this development due to any amendment, modification or revision of the special permit, ANR Plan or the ARCPUD Plan; all of the provisions set forth in this Agreement and any amendments thereto; and the following additional documents: _____ (hereinafter the "Approval Documents")."

2. All other provisions of the original Lender's Agreement executed April 24, 2015 remain in effect.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ____ day of _____, 2017.

Medway Planning and Economic Development Board

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared the following Members of the Medway Planning & Economic Development Board _____

proved to me through satisfactory evidence of identification, which was (personal knowledge) (Massachusetts driver's license), 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 as members of the Medway Planning and Economic Development Board.

Notary Public
My commission expires: _____

Millstone Builders, LLC

By: _____

Title/Position: _____

Print name: _____

COMMONWEALTH OF MASSACHUSETTS

_____, SS

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared the above-named _____, 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 it was signed voluntarily for its stated purpose as _____ of Millstone Builders, LLC.

Notary Public

My commission expires: _____

Cornerstone Bank successor by merger of Southbridge Savings

By: _____

Title/Position: _____

Print name: _____

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this ____ day of _____, 2017, before me, the undersigned notary public, personally appeared the above-named _____, 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 it was signed voluntarily for its stated purpose as _____ of Cornerstone Savings Bank.

Notary Public

My commission expires: _____



Bond Estimate
Millstone Village (Phase I NEW²)
Medway, Massachusetts
June 27, 2017

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
HMA Top Course-Main Road	0	TON	\$110.00	\$0
HMA Top Course-Common Road	0	TON	\$110.00	\$0
HMA Top Course-Sidewalk	0	TON	\$110.00	\$0
HMA Binder Course-Sidewalk	0	TON	\$110.00	\$0
Gravel Borrow-Sidewalk	0	CY	\$40.00	\$0
Adjust Castings	0	EA	\$375.00	\$0
Vertical Granite Curb	0	FT	\$50.00	\$0
Cape Cod Berm	0	FT	\$6.00	\$0
Rehandled Topsoil	0	CY	\$30.00	\$0
Seed	0	SY	\$2.00	\$0
Sloped Granite Curb	0	FT	\$45.00	\$0
Line Striping (Binder)	0	LS	\$500.00	\$0
Line Striping (Top) ³	1	LS	\$4,000.00	\$4,000
Signage	0	EA	\$300.00	\$0
Landscaping ³	0	LS	\$20,000.00	\$0
Stormwater System Maintenance	1	LS	\$5,000.00	\$5,000
As-Built Plans	2,505	LF	\$5.00	\$12,525
Subtotal				\$21,525
25% Contingency				\$5,381
Total				\$26,906

Notes:

1. Unit prices are taken from the latest information provided on the MassDOT website and have been updated since our previous bond estimate submission. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 6/2016 - 6/2017. Quantities for Items shown in gray have changed since our previous bond estimate.
2. This bond estimate is based upon Phasing of the project as shown on updated Phasing Plan dated April 2, 2014.
3. This item has been updated to reflect current project Phasing as shown on updated Phasing Plan dated April 2, 2014.

**TETRA TECH**

Bond Estimate
Millstone Village (Phase II NEW²)
Medway, Massachusetts
 June 27, 2017

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Millstone Construction				
HMA Top Course-Main Road	346	TON	\$110.00	\$38,060
HMA Top Course-Common Road	117	TON	\$110.00	\$12,870
HMA Top Course-Sidewalk	71	TON	\$110.00	\$7,810
HMA Binder Course-Common Road	0	TON	\$110.00	\$0
HMA Binder Course-Sidewalk	42	TON	\$110.00	\$4,620
Gravel Borrow-Common Road	0	CY	\$40.00	\$0
Gravel Borrow-Sidewalk	162	CY	\$40.00	\$6,480
Fine Grading and Compacting	0	SY	\$4.00	\$0
Frame and Grate	0	EA	\$800.00	\$0
Frame and Cover	0	EA	\$750.00	\$0
Adjust Castings	41	EA	\$375.00	\$15,375
6" HDPE Pipe	0	FT	\$60.00	\$0
Electrical Services ³	0	LS	\$30,000.00	\$0
Vertical Granite Curb	132	FT	\$50.00	\$6,600
Cape Cod Berm	1,905	FT	\$6.00	\$11,430
Sloped Granite Curb	0	FT	\$45.00	\$0
Rehandled Topsoil	431	CY	\$30.00	\$12,930
Seed	2,587	SY	\$2.00	\$5,174
Line Striping (Top)	1	LS	\$2,000.00	\$2,000
Line Striping (Binder)	0	LS	\$2,000.00	\$0
Signage	3	EA	\$300.00	\$900
Landscaped Cul-De-Sac Island	1	LS	\$5,000.00	\$5,000
Landscaping ³	1	LS	\$30,000.00	\$30,000
Stormwater System Maintenance	1	LS	\$10,000.00	\$10,000
As-Built Plans	2,199	LF	\$5.00	\$10,995

Subtotal \$180,244
25% Contingency \$45,061
Total \$225,305

Openspace Footpath/Parking Area				
Erosion & Sediment Controls	1	LS	\$5,000.00	\$5,000
Clearing & Grubbing ⁴	0.98	A	\$12,000.00	\$11,760
Openspace-Woodchip Trail	946	SY	\$11.50	\$10,879
Openspace-Gravel Parking Area	1	LS	\$18,000.00	\$18,000
Footbridge	122	LF	\$500.00	\$61,000

Subtotal \$106,639
25% Contingency \$26,660
Total \$133,299

Notes:

1. Unit prices are taken from the latest information provided on the MassDOT website and have been updated since our previous bond estimate submission. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 6/2016 - 6/2017. Quantities for Items shown in gray have changed since our previous bond estimate.
2. This bond estimate is based upon Phasing of the project as shown on updated Phasing Plan dated April 2, 2014.
3. This item has been updated to reflect current project Phasing as shown on updated Phasing Plan dated April 2, 2014.
4. Openspace-Grass Trail is included in this item. Existing grass meadow shall be mowed to delineate the proposed walking trail.

Board of Selectmen

Maryjane White, Chair
Richard A. D'Innocenzo, Vice-Chair
Dennis Crowley, Clerk
John A. Foresto
Glenn D. Trindade



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3264
Fax (508) 321-4988

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

July 20, 2017

Steve Venincasa
Millstone Builders
1 Golden Court
Westborough, Massachusetts 01581

Re: Millstone Development Regulatory Agreement

Dear Mr. Venincasa:

In July 2015, a Regulatory Agreement was executed by and between Millstone Builders, LLC, the Town of Medway and the Massachusetts Department of Housing and Community Development as per the requirements of the Commonwealth's Local Initiative Program for the development known as Millstone Village. As part of the agreement, and agreed upon by all parties, the Maximum Sale price of the eight affordable units for this project was set at \$174,700 (see enclosed Exhibit B).

It has come to our attention that you now wish to increase the price for the remaining five (5) affordable units as part of the project from the agreed upon price of \$174,700 to \$198,300. Per paragraph #12 of the Regulatory Agreement, any amendments must be made in writing and would need to be agreed to by all parties to the Agreement. If you wish to move forward with this request, please provide notice in writing to this office and to the other parties as outlined in paragraph #13 of the Regulatory Agreement. The request would then be placed on a future agenda of the Board of Selectmen for consideration and action. It would be prudent for you to attend the Board's meeting to explain the request.

Should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael E. Boynton
Town Administrator

Cc: MA Dept. of Housing & Community Development, Local Initiative Program Coordinator
Maureen O'Hagan, MCO Housing Services
Stephanie Mercandetti, Director, Community & Economic Development
Doug Havens, Community Housing Coordinator
Andy Rodenhiser, Medway Planning & Economic Development Board
Ann Sherry, Chairman, Medway Affordable Housing Trust
Robert Ferrari, Chairman, Medway Affordable Housing Committee

EXHIBIT B

Re:

Millstone Village
(Project name)

Medway, MA
(City/Town)

Millstone Builders LLC
(Project Sponsor)

Maximum Selling Prices, Initial Condominium Fees, and Percentage Interest Assigned to Low and Moderate Income Units

	Sale Price	Condo Fee	% Interest
One bedroom units	\$ _____	\$ _____	_____
Two bedroom units	\$ <u>174,700</u>	\$100__	.50__
Three bedroom units	\$ _____	\$ _____	_____
Four bedroom units	\$ _____	\$ _____	_____

Location of Low and Moderate Income Units

The housing units which are Low and Moderate Income Units are those designated as lot/unit numbers _____ on:

- ☐ a plan of land entitled _____ recorded with the _____ Registry of Deeds in Book ____, Page ____.
- ☐ floor plans recorded with the Master Deed of the Condominium recorded with the _____ Registry of Deeds in Book ____, Page ____.



July 25, 2017

**Medway Planning & Economic Development Board
Meeting**

O'Brien & Sons – Public Hearing
Continuation

UPDATED

- Public Hearing Continuation Notice dated 7-12-17
- Meridian Associates response letter dated 7-17-17 to Tetra Tech 7-6-17 review letter
- Revised O'Brien Site Plan dated 7-17-17
- Tetra Tech's review letter dated 7-21-17

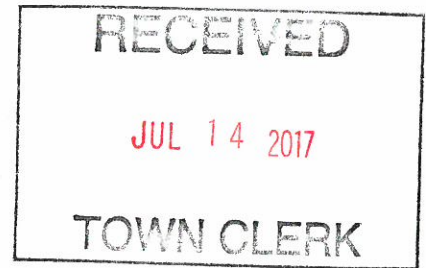
The above noted items are included in your updated board packet.

I am planning to have the DRC look at the retaining wall and the dumpster enclosure at its July 31st meeting.

NOTE – Deadline for PEDB decision/filing with the Town Clerk is August 21, 2017.



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

July 12, 2017

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

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

RE: **Public Hearing Continuation: O'Brien and Sons (17 Trotter Drive)**
Major Site Plan & Groundwater Protection Special Permit
CONTINUATION DATE: Tuesday, July 25, 2017 at 7:15 p.m.
LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on July 11, 2017, the Planning and Economic Development Board voted to continue the public hearing on the application of Bottle Cap Lot LLC of Medfield, MA for major site plan approval and a groundwater protection special permit for a proposed building construction project at 17 Trotter Drive to Tuesday, July 25, 2017 at 7:15 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The subject property is 1+ acres and is located at the northeast corner of Trotter Drive and Alder Street in the 495 Business Park in the Industrial III zoning district. The parcel, shown on the Medway Assessors Map as Parcel #54-004-0001, is owned by Marguerite and Anthony Mele of Medway, MA. A portion of the site lies within the 100' buffer zone of wetlands resources and is subject to review by the Medway Conservation Commission.

The proposed project includes construction of a 10,531 sq. ft. one-story building for offices, storage space used primarily for product literature, and related office functions for M. E. O'Brien & Sons. Also including is parking, landscaping sewer/water connections and stormwater management facilities. O'Brien & Sons' primary business is the design and supply of outdoor playgrounds and landscape elements to municipalities and private clients throughout New England. The company is relocating from Medfield to Medway. Additional information about M. E. O'Brien & Sons can be obtained at its web site: <http://www.obrienandsons.com>

The applications, site plan, stormwater report, and other 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 and site plan are also posted at the Planning and Economic Development Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/me-o%E2%80%99brien-sons-%E2%80%93-major-site-plan>

If you have not yet reviewed the proposed development and wish to provide comments, please forward them to me by July 20th so that I can share them with the Board and applicant.

Please contact me if you have any questions. Thanks.



July 18, 2017

Mr. Andy Rodenhiser, Chairman
Medway Planning & Economic Development Board (PEDB)
155 Village Street
Medway, Massachusetts 02053

Re: Bottle Cap Lot, LLC (O'Brien & Sons Corporate Office)
17 Trotter Drive, Medway, Massachusetts
Revised Layout Summary
MAI Project No. 8477

Dear Chairman Rodenhiser and Members of the Board:

On behalf of the Applicant Bottle Cap Lot, LLC, Meridian Associates, Inc. (MAI) is providing this response to the comments provided by TetraTech in its letter to the Board dated July 6, 2017.

As part of this response we herewith are submitting the following documents:

- Site Plan Review Submittal – O'Brien & Sons Corporate Office, 9 sheets, prepared by Meridian Associates, Inc., revised July 17, 2017.
- Supplemental Stormwater Calculations, prepared by Meridian Associates, Inc., dated July 17, 2017.

Text shown in gray represents information contained in previous TetraTech correspondence while new TetraTech information is shown in black text. MAI responses are in italix where a new response was warranted/required.

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) Plans require stamp from a Massachusetts licensed Professional Engineer. (Ch 200 §204-4.A)
 - *MAI 6/13/17 Response: The site plans as submitted were stamped by Mark Beaudry, a Professional Engineer with MAI.*
 - TT 7/6/17 Update: Site plans as provided in the original submission to the town were not stamped. Future submissions shall include a stamp on all sheets provided.



- *MAI 7/18/17 Response: All full sized “hard copy” plan submissions to the Board have been stamped; including the revised plan sets.*
- 2) Signature block should reference “Planning and Economic Development Board”.
 - *MAI 6/13/17 Response: The signature block has been updated as requested.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: The signature block has been updated on the revised plans.*
- 3) Plan set is missing “Site Context Sheet”. (Ch 200 §204-5.B)
 - *MAI 6/13/17 Response: A locus plan taken from Medway GIS is enclosed to represent the Site Context Sheet. Other required information can be found on Existing Conditions Plan (sheet C-1).*
 - TT 7/6/17 Update: We recommend the applicant add this information to the cover sheet of the Plans to ensure all information is included in one set. All information in the above-referenced sections of Chapter 200 of the Regulations is required.
 - *MAI 7/18/17 Response: In the interest of plan clarity, we respectfully request that the information provided on June 13th as a separate exhibit be allowed to stand “on its own”.*
- 4) Site plans are required to be drawn at a scale of 1”=40’ (Ch. 200 §204-4.B). Given the size of the site, applicant’s use of 1”=20’ is appropriate.
 - *MAI 6/13/17 Response: No response required.*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 5) An existing landscape inventory has not been provided (Ch. 200 §204-5.C.3). A waiver has been requested with no justification noted.
 - *MAI 6/13/17 Response: A waiver was requested for the existing landscape inventory due to the lack of significant landscape features or specimen trees on the site.*
 - TT 7/6/17 Update: Existing landscape inventory is required to help maintain natural/mature trees at the site to the maximum extent practicable. Addition of mature trees on the existing conditions plan assists the board in determining if these features are existing on site as well as if they can be saved or utilized for screening purposes. We are opposed to the board granting this waiver.
 - *MAI 7/18/17 Response: The Existing Conditions Plan now includes existing trees on the property that are 18” or larger. This size was selected after discussion with the Board on July 11th. A waiver is still requested if necessary for trees between 12” and 18” if appropriate.*



- 6) The plans do not show proposed curb radii or traffic pattern markings for parking areas. (Ch. 200 §204-5.D.2)
- *MAI 6/13/17 Response: Proposed curb radii and traffic pattern markings, where appropriate, will be added to the Layout & Materials Plan (sheet C-2)*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: Proposed curb radii have been added to the Layout & Materials Plan (sheet C-2). Traffic pattern markings were found not to be necessary.*
- 7) No screening is shown for the proposed dumpster location. (Ch. 200 §204-5.D.6)
- *MAI 6/13/17 Response: Wooden stockade-type fencing and gate will be provided to screen the proposed dumpster area.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: A white vinyl dumpster enclosure fence and detail for such have been added to the plans.*
- 8) Architectural plan and color rendering of the project has not been provided. (Ch. 200 §204-5.D.8,9)
- *MAI 6/13/17 Response: Architectural color render and elevations were provided with the Site Plan Review submittal (see GRLA cover and sheet A3.1).*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 9) Building floor plan has not been provided. (Ch. 200 §204-5.D.10)
- *MAI 6/13/17 Response: A building floor plan was provided with the Site Plan Review submittal (see Sheet A1.0).*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 10) Proposed lighting/photometric plan has not been provided. (Ch. 200 §204-5.D.13)
- *MAI 6/13/17 Response: A proposed lighting plan will be provided.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: A proposed lighting/photometric plan is being prepared by a lighting vendor for GRLA and will be provided in advance of the public hearing.*
- 11) Horizontal sight distances are required to be shown on the plans. (Ch. 200 §204-5.D.14)
- *MAI 6/13/17 Response: Horizontal sight distances will be added to the Existing Conditions Plan.*



- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: Sight distances at the proposed driveway on Trotter Drive have been added to the Layout & Materials Plan (C-2).*
- 12) We recommend the applicant confirm with the Medway Fire Chief if additional hydrants are required to meet demands of the new building. (Ch. 200 §204-5.D.16)
 - *MAI 6/13/17 Response: At the Technical Review meeting, a representative from the Medway Fire Department was present. At that time the existing hydrant location was pointed out. No additional hydrant were requested.*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 13) The site driveway is located within 15' from a side lot line. (Ch. 200 §205-3.B.2) A waiver has been requested. It is unclear why the waiver is justified given the entrance could align directly with parking drive aisle.
 - *MAI 6/13/17 Response: A driveway centered on the parking field was part of an early design for the site. Site grading, which was dictated by the stormwater design, prohibited this driveway approach in that an accessible route from Trotter Drive to the building would not be possible without providing a significant accessible ramp. The layout with the driveway along the north property line allowed a driveway sloped at a maximum grade of 5 percent that provides an accessible route to the building in conformance with ADA/AAB requirements.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: The plans have been revised to provide a 15' separation between the north property line and the proposed driveway.*
- 14) Proposed parking stalls are significantly smaller than the 10'x20' minimum specified in regulation. (Ch. 200 §205-6.G.3.a) A waiver has been requested but no justification provided.
 - *MAI 6/13/17 Response: The parking stall size waiver is requested given that the majority of the proposed parking is intended to accommodate employees. Therefore, a low "turn over" of spaces is anticipated. Utilizing reduced parking stall sizes helps to minimize impervious coverage which is appropriate within the Groundwater Protection District.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: The plans have been revised to provide twenty two 9' x 18' spaces in accordance with the Zoning Bylaw. A waiver is still requested for relief from the 10' x 20' size specified in the Site Plan Review Regulations. The revised number of spaces results from a calculation based*



on net floor area (instead of the previously used gross floor area). Compact spaces are no longer proposed.

15) Wheel stops are required at the head of parking stalls that abut pedestrian sidewalk but are not included on the plans. (Ch. 200 §205-6.G.3.b) A waiver has been requested but no justification provided.

- *MAI 6/13/17 Response: In lieu of wheel stops, which complicate snow removal operations and are a maintenance issue, a full 6" reveal curbing is provided. Further, light bollards are proposed along the sidewalk area to further protect the building. Pedestrian traffic and space turn-over will be minimal as the majority of users will be employees.*
- *TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.*
- *MAI 7/18/17 Response: A waiver to allow no wheel stops is still requested. However, the sidewalk has been widened to 7 feet, as suggested by the Board, to mitigate the lack of wheel stops.*

16) The applicant is proposing precast concrete curb in parking areas instead of vertical granite curb as specified in the regulation. (Ch. 200 §205-6.H)

- *MAI 6/13/17 Response: Granite curbing is proposed at Trotter Drive with precast concrete curbing internal to the site. A waiver is hereby requested to allow use of precast concrete curbing.*
- *TT 7/6/17 Update: TT has no objection to the use of precast concrete curbing throughout the site.*
- *MAI 7/18/17 Response: Curbing types have been clarified on the revised Layout & Materials Plan. Both precast concrete and granite are proposed where appropriate.*

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

MA DEP Stormwater Management Standards

17) Site is located in the Zone II area and requires 44% TSS removal prior to discharge to any of the proposed infiltration basins (Standard 3). No pretreatment is provided for flows originating from loading dock and for flows entering directly from the access drive. In addition TSS removal sheets do not accurately reflect pretreatment shown on the plans. Please address.

- *MAI 6/13/17 Response: A sump and hooded outlet will be added to the trench drain and a forebay added at the basin inlet. These two BMPs in series will provide the 44% pretreatment required for the open basin to the south. Secondly, a treatment unit will be added at the driveway inlet, prior to the basin, to provide pretreatment in excess of 44% at the basin adjacent to the driveway.*



- TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
- *MAI 7/18/17 Response: The plans and calculations have been revised to provide at least 44% TSS removal prior to both the open infiltration basin and the infiltration chamber system that both receive runoff from impervious surfaces. The smaller basin adjacent to the south side of the driveway has been eliminated. A small amount of the driveway flows into the gutter of Trotter Drive without “pretreatment” (just upstream on an existing catch basin), however as allowed by the MassDEP regulations, the overall TSS removal rate for the site exceeds the 80% requirement (87% provided overall). Also, the overall peak flow rates and runoff volumes from the site are less than existing rates and volumes for all design storms. A small recharge “depression” is still proposed on the north side of the driveway to mitigate runoff from the landscape slope area. However, this depression does not receive flows from impervious surfaces. As revised the project design meets or exceeds all requirements of the MassDEP and local stormwater regulations.*

18) Metal roofs are not permitted for use in Zone II areas unless roof runoff is properly pre-treated prior to discharge to an infiltration BMP. Please confirm roof materials and compliance with requirement.

- *MAI 6/13/17 Response: A rubber roof is proposed for the new building.*
- TT 7/6/17 Update: This item has been addressed to our satisfaction.

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

19) Pipe sizing calculations should be provided for the 25-year storm event. Please include sizing information for roof drain laterals. (Ch. 200 §205-4.E.1)

- *MAI 6/13/17 Response: Pipe sizing calculations will be provided for the 25-year storm, including roof drain laterals.*
- TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
- *MAI 7/18/17 Response: The Supplemental Stormwater Calculations include hydraulic pipe calculations for the 25 year storm. An analysis of the 100 year event is also provided to demonstrate no adverse surcharging.*

General Stormwater Comments

20) A test pit is required in the proposed location of the main subsurface recharge system.

- *MAI 6/13/17 Response: Soil testing was provided before the stormwater basin design was completed. Testing was provided within 40 to 50 feet to the north and south of the central subsurface infiltration basin. The sandy soils observed were consistent in both test pits (and throughout the site), with both test pits yielding an*



estimated seasonal high groundwater (ESHW) elevation of 248.0. Therefore, it can be inferred that the soils and ESHGW would also exist below the basin area. If required, a confirmatory test pit could be performed at the time of construction.

- TT 7/6/17 Update: We recommend the PEDB condition approval for the applicant to provide a confirmatory test pit at the time of construction.
- *MAI 7/18/17 Response: MAI and the Applicant are in agreement with this as a condition of approval.*

21) The proposed design does not provide the minimum 2' of separation from estimated seasonal high groundwater (eshg).

- *MAI 6/13/17 Response: The ESHGW elevation in the test pits closest to the stormwater basins(#1 and #4) was found to be at elevation 248.0. The bottom elevation of the two open basins and the bottom of stone in the central chamber system are all proposed at elevation 250.0 (2' above ESHGW)*
- TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
- *MAI 7/18/17 Response: Our response on June 13th still applies as the bottom elevation of the infiltration basis remain at 250.0.*

22) ESHG was “estimated” based on observed groundwater conditions and not by soil mottling. Given the proposed design’s proximity to groundwater additional information is requested to substantiate determination of ESHGL. Please refer to accepted methods listed under 310 CMR 15.00

- *MAI 6/13/17 Response: ESHGW was based on soil mottling as observed by a licensed Soil Evaluator for the Geotechnical Engineer and confirmed by the writer (also a licensed Soil Evaluator). The soil logs will be revised to indicate the mottling elevations.*
- TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
- *MAI 7/18/17 Response: After our June 13th response, MAI determined that the Soil Evaluator for the Geotechnical Engineer did not base his ESHGW determination on mottling as he did not observe clear signs of mottling. Instead, he based his determination on other factors. Therefore, his previously submitted soil logs have not been revised. However, the writer (also a licensed Soil Evaluator) did observe mottling. Both Soil Evaluators came to the same determination on the ESHGW elevations of 248.0.*

23) Basins are modeled assuming a free discharge. This is not the case since downstream basins will create tail water condition. Please provide justification for this modeling approach.



- *MAI 6/13/17 Response: Tail water conditions resulting for the HydroCAD analysis are accounted for as all of the basins are all linked in series within the model. MAI will consult with Tetra Tech to confirm the analysis approach.*
- *TT 7/6/17 Update: We recommend the applicant utilize the Dynamic Storage-Indication method when modeling the proposed basins. This allows the program to respond to tailwater conditions in the model. We will comment further as information is provided.*
- *MAI 7/18/17 Response: The infiltration outlet has been revised in HydroCAD to use a Dynamic Storage-Indication method analysis. Revised calculations are included in the Supplemental Stormwater Calculations.*

24) Discharge from Basin P310 is modeled as a broad crested weir when it is constructed along a sloped gutter condition. Additionally, runoff from driveway bypasses the P310 inlet which is not accurately reflected in stormwater analysis. Please review and address as these changes may result in exceeding the pre-development discharge rate.

- *MAI 6/13/17 Response: A high point is proposed at the end of the driveway (at Trotter Drive) to prevent street flow from leaving the gutter and entering the site. This high point will act as a weir, separating the gutter from the low point in the driveway adjacent to the driveway basin. Any overflow of the basin will pond the driveway low point and flow over the weir to the gutter.*
- *TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.*
- *MAI 7/18/17 Response: Infiltration basin P310 has been eliminated and replaced by an enlarged (elongated) chamber system. This is reflected in the revised plans and the Supplemental Stormwater Calculations.*

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

25) Metes and bounds should be shown on the site plan.

- *MAI 6/13/17 Response: The metes and bounds are shown on the approved ANR plan that was recently endorsed by the Planning & Economic Development Board (PEDB). MAI's PLS prefers not to depict bearings on a boundary that we did not produce. Instead, the existing Conditions Plan references said ANR plan.*
- *TT 7/6/17 Update: We recommend the applicant include the ANR plan in the Plans set to ensure all relevant plans are included in one set.*
- *MAI 7/18/17 Response: MAI prefers not to include the ANR plan in our plan set since we did not prepare that plan. As stated previously, our plan refers to the ANR plan and depicts boundary information from that plan (which was recently endorsed by the Board and is in its files).*



26) The sites location within the Zone II of a public drinking water supply should be noted on the plans.

- *MAI 6/13/17 Response: The Zone II/Groundwater Protection District will be noted on the plans.*
- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
- *MAI 7/18/17 Response: Reference to the Zone II and/or Groundwater Protection District is now noted on the Existing Conditions Plan and the Grading, Drainage & Utilities Plan.*

27) Trucks accessing the loading dock will need to utilize portions of the Alder Street Right of Way for turning movements.

- *MAI 6/13/17 Response: The use of Alder Street partial cul-de-sac area was discussed at the recent informational meeting with the PEDB. The applicant agrees to post “No Left Turn” signs, and communicate directly with truck drivers, to ensure that trucks do not utilize the narrow residential portion of Alder Street. It should be noted that only a small number of large trucks will be making deliveries to the building each year.*
- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
- *MAI 7/18/17 Response: As discussed at the July 11th hearing, the plans have been revised to remove portion sof the pavement “bulb” on Alder Street to better define the loading driveway. As discussed at the hearing, the Department of Public Services Director supports this reconfiguration of the pavement and if appropriate, a transfer of the “bulb” portion of the right of way to become part of the site (with proper Town approvals). With this new configuration, trucks will be allowed to use the portion of the Alder Street roadway in front of the site to facilitate truck backing into the dock, but only as far as the easterly property line of the site. A “No Trucks” sign is proposed at the easterly property line to restrict trucks from travelling past the property line down the narrow portion of Alder Street.*

28) Please indicate the proposed method of connection to the town water main.

- *MAI 6/13/17 Response: Tapping sleeves and valves will be used to connect to the town water main and will be reflected on the plans. All work will comply with the Medway Dept. of Public Services requirements.*
- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
- *MAI 7/18/17 Response: The revised Grading, Drainage & Utilities Plan depicts a tapping sleeve and valve connection of the fire service to the water main in Trotter Drive. The domestic water service connection will be made with a standard tap and corporation.*



P&EDB – Response to TetraTech Comments
17 Trotter Drive
July 18, 2017
Page 10

We look forward to discussing these responses and the revised plans in more detail with the Board at our continued hearing on July 25th.

Sincerely,

MERIDIAN ASSOCIATES, INC.

Mark E. Beaudry, PE
Senior Associate

Copy: TetraTech
Gorman Richardson Lewis Architects
Bottle Cap Lot, LLC

8477LT04

Copyright Meridian Associates 2017
Plotted: 7/20/2017 10:15 AM
D:\G Location: G:\-8477 MEDWAY\DWG\8477 SITE.DWG

SITE PLAN REVIEW SUBMITTAL

O'BRIEN & SONS CORPORATE OFFICE

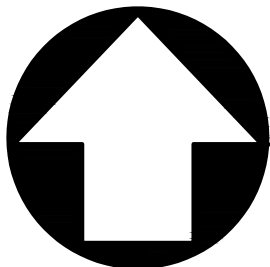
17 TROTTER DRIVE
(MAP 54, PARCEL 1)
MEDWAY, MASSACHUSETTS 02053

ZONING DISTRICT: INDUSTRIAL III
GROUNDWATER PROTECTION DISTRICT/ZONE II

MAY 23, 2017
REVISED JULY 17, 2017



NORTH



LOCUS MAP

SCALE: 1' = 500'

OWNER

ANTHONY & MARGURITE MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT

BOTTLE CAP LOT, LLC
93 WEST STREET
MEDFIELD, MASSACHUSETTS 02052

CIVIL ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE



MERIDIAN
ASSOCIATES

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030

500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

ARCHITECTURE **GIRLIA**

Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlaarchitect.com

DRAWING INDEX:

- C-0 COVER SHEET/LOCUS MAP
- C-1 EXISTING CONDITIONS PLAN
- C-2 LAYOUT AND MATERIALS PLAN
- C-3 GRADING, DRAINAGE & UTILITIES PLAN
- C-4 LANDSCAPE PLAN
- C-5 CONSTRUCTION DETAILS
- C-6 CONSTRUCTION DETAILS
- C-7 CONSTRUCTION DETAILS
- C-8 CONSTRUCTION DETAILS

REQUESTED WAIVERS:

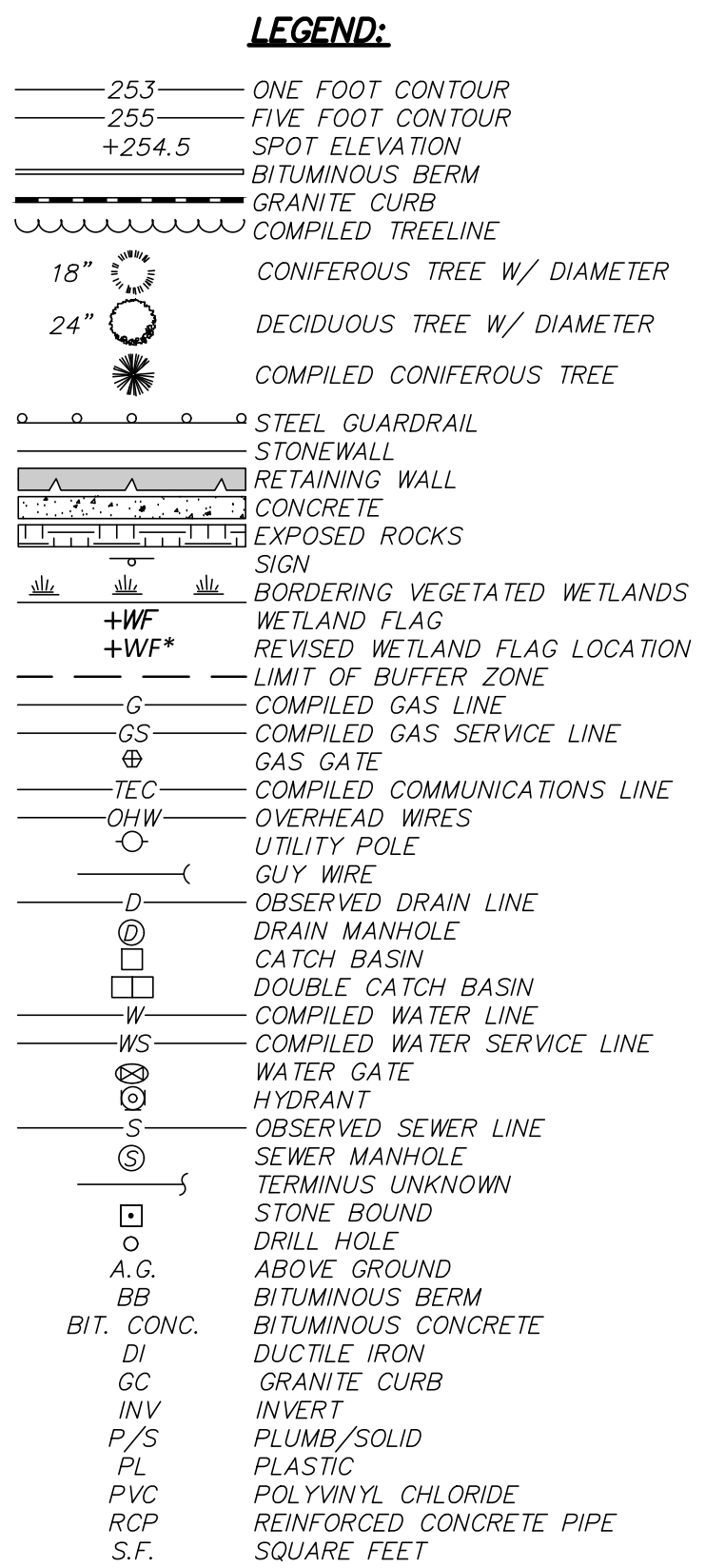
SITE PLAN RULES AND REGULATIONS:

- SECTION 205-6 G.4.A (PARKING IN BUILDING ENTRANCE "AREA" AND LOADING "AREA")
- SECTION 205-3 B.2 (NO PART OF ANY PARKING SHALL BE LOCATED WITHIN 15' OF A SIDE PROPERTY LINE.) 7.1' PROPOSED AT SOUTH PROPERTY LINE.
- SECTION 205-6 G3.B (WHEEL STOPS ABUTTING A WALKWAY) NOT PROVIDED.
- SECTION 205-6 G4.D. (THE LAST PARKING STALL IN ANY DEAD END ROW SHALL BE 12' LONG X 20' WIDE TURNING AREA). PROVIDING 6'X24' AREA.
- SECTION 204-5C.3 (EXISTING LANDSCAPE INVENTORY) TO NOT SHOW TREES BETWEEN 12" AND 18" (TREES 18" AND LARGER SHOWN).
- SECTION 205-6 G3.A - PARKING STALL DESIGN SHALL BE 10'x20'. SITE COMPLIES WITH THE ZONING BY-LAW (7.1.1.E.3.a.) STATING 9'x18' AS THE REGULATION (9'x18' STANDARD).

APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE

ENDORSEMENT DATE



1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN FEBRUARY 17 & 24, 2017.
2. THE SUBJECT PREMISES IS LOCATED IN THE INDUSTRIAL III (I-III) ZONING DISTRICT AND THE GROUNDWATER PROTECTION DISTRICT.
3. THE SUBJECT PREMISES IS DEPICTED AS A PORTION OF LOT 4 ON TOWN OF MEDWAY ASSESSOR'S MAP 54. LOT 1 DEPICTED HEREON WAS DERIVED FROM A PLAN OF LAND SUBMITTED TO THE TOWN OF MEDWAY PLANNING BOARD, REFERENCED ABOVE, ENDORSED ON FEBRUARY 28, 2017.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0138E DATED JULY 17, 2012.
7. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), DERIVED FROM GPS OBSERVATIONS.
8. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
9. THE WETLAND FLAGS DEPICTED HEREON WERE DELINEATED BY MERIDIAN ASSOCIATES, INC. ON FEBRUARY 7, 2017.
10. SPECIFIC TREES WITH A DIAMETER OF 18 INCHES OR GREATER ARE LOCATED ON THIS PLAN TO SATISFY THE EXISTING LANDSCAPE INVENTORY (SEE SECTION 204-5, C.3 IN THE MEDWAY SITE PLAN RULES & REGULATIONS) AS REQUESTED AND AGREED TO BY THE PLANNING AND ECONOMIC DEVELOPMENT BOARD.

SCALE: 1" = 20'

A graphic scale bar with a circular arrow icon on the left. The bar is divided into segments with tick marks at 20', 10', 0, 20', 40', and 60'.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHKD.
3	7/17/17	RESPONSE TO COMMENTS	RB	MEB
2	7/16/17	LAYOUT CHANGE / TOWN COMMENTS	RB	MEB
1	6/8/17	WETLAND FLAGS	RB	MEB



EXISTING CONDITIONS PLAN
O'BRIEN & SONS CORPORATE OFFICES
17 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053
Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052



**MERIDIAN
ASSOCIATES**

69 MILK STREET, SUITE 302
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Date:	MAY 23, 2017 (See Revisions)
Scale:	1"=20'
Project No.	8477
Sheet No.	C-1

Printed: 7/20/2017 10:15 AM
G:\18477 MEDWAY\DWG\8477 SITE.DWG

NOW OR FORMERLY
NEW ENGLAND POWER COMPANY

AGRICULTURAL-RESIDENTIAL II
INDUSTRIAL III

REMAINING LAND OF
JOSEPH C. JULIANI, ANTHONY MELE
& MARGUERITE K. MELE
(DEED BOOK 5655, PAGE 568)

TROTTER (PUBLIC-VARIABLE WIDTH) DRIVE

ALDER STREET (PUBLIC-60' WIDE)

PROPOSED CONDITIONS LEGEND

	PROPERTY LINE		DCB		CATCH BASIN
	BUILDING		OCS		OUTLET CONTROL STRUCTURE
	RETAINING WALL		FE		FLARED END SECTION
	EROSION CONTROL BARRIER		IB		RIP RAP APRON/ IMPACT BASIN
	LIMIT OF WORK		WG		WATER LINE (1" IF NOT SPECIFIED)
	ELEVATIONAL CONTOUR		PIV		WATER GATE VALVE
	SPOT GRADE		ETC		POST INDICATOR VALVE
	HIGH POINT/LOW POINT		T		ELECTRIC, CABLE & TELEPHONE LINE
	TOP/BOTTOM WALL		G		ELECTRIC TRANSFORMER PAD LOCATION
	DRAIN MANHOLE		GG		NATURAL GAS LINE
	DRAINAGE LINE		GM		GAS GATE
	ROOF DRAINAGE LINE		S		GAS METER
	CATCH BASIN		SMH		SEWER LINE (4" IF NOT SPECIFIED)

NOW OR FORMERLY
CYBEX INTERNATIONAL INC.

	PVC		SEWER CLEANOUT
	PPCC		TRAFFIC CONTROL SIGN
	D		VERTICAL GRANITE CURB
	SSA		PRECAST CONCRETE CURB
			DUMPSTER PAD
			SNOW STORAGE AREA
			APPROXIMATE TREELINE

ZONING SUMMARY

ZONING DISTRICT: INDUSTRIAL III, GROUNDWATER PROTECTION DISTRICT		
BULK & DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA (S.F.)	40,000	47,757
MINIMUM LOT FRONTAGE (FT)	100	546
MINIMUM FRONT YARD (FT)	30	35
MINIMUM SIDE YARD (FT)	20	30
MINIMUM REAR YARD (FT)	30	N/A
MAXIMUM BUILDING HEIGHT (FT)	60	20
MAXIMUM LOT COVERAGE (%)	N/A	22
MAXIMUM IMPERVIOUS COVERAGE (%)	80	47
MINIMUM OPEN SPACE (%)	20	53

PARKING SUMMARY

BUILDING USES	BUSINESS/OFFICE/ RETAIL (1 : 300SF)	WAREHOUSE (1 : 2 SHIFT EMP. + 1 : 1,000 S.F.)
PARKING REQUIRED	22*	0**
PARKING PROVIDED	22***	0

*6,600 SF OFFICE / 300 = 22 SPACES

**3,931 SF STORAGE = 0 SPACES (NO ADDED EMPLOYEES FOR STORAGE AREAS)

***21 STANDARD & 1 VAN ACCESSIBLE SPACE

LAYOUT AND MATERIALS NOTES:

ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS AND MASS HIGHWAY.

ALL ACCESSIBLE ROUTES, RAMPS AND PARKING SPACES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).

THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, ETC.

ALIGN WALKWAYS CENTERED ON BUILDING EXIT DOORS UNLESS OTHERWISE NOTED.

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.

THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.

PAVEMENT MARKINGS SHALL CONFORM TO SECTION M7.01.05 OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES".
ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.

ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 316R, "UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 306.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 308R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."

BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.

SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.

FACE OF GUARDRAILS TO BE LOCATED TWO FEET SIX INCHES (2.5') FROM FACE OF CURB OR BACK OF WALK UNLESS OTHERWISE NOTED.
PAVEMENT REMOVAL WITHIN THE ALDER STREET CUL-DE-SAC-SUBJECT TO MEDWAY DEPT. OF PUBLIC SERVICES APPROVAL.

PROPOSED ROOF TO BE RUBBER TYPE EPDM, TPO OR APPROVED EQUAL.



LAYOUT & MATERIALS PLAN
O'BRIEN & SONS CORPORATE OFFICES

17 TROTTER DRIVE

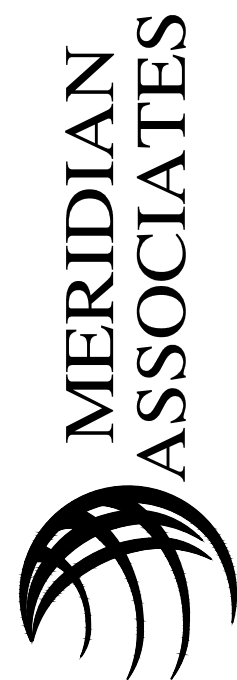
MEDWAY, MASSACHUSETTS 02053

Prepared for:

BOTTLE CAP LOT, LLC

93 West Street

Medfield, Massachusetts 02052



500 CUMMINGS CENTER, SUITE 302
WEST 61 STREET, NEWTON, MA 02459
TELEPHONE: (617) 552-0180
FAX: (617) 552-0181

Date:
MAY 23, 2017
(See Revisions)

Scale:

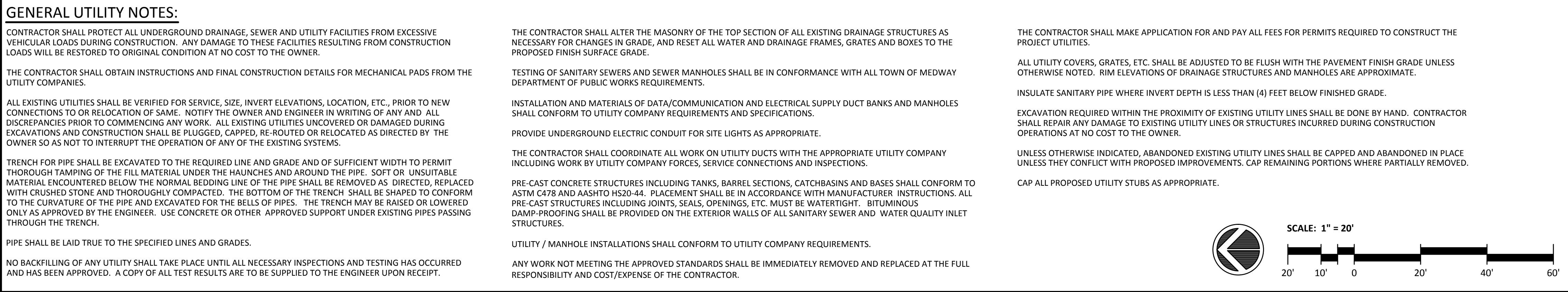
1"=20'

Project No.

8477

Sheet No.

C-2



SEE SHEET C-3 FOR LEGEND

SITE IS LOCATED WITHIN A ZONE II/GROUNDWATER PROTECTION DISTRICT

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.

ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.

A GEOTECHNICAL ENGINEER MAY BE RETAINED BY THE OWNER TO OBSERVE PERFORMANCE OF WORK, FOR CONFORMANCE WITH THESE CONTRACT DOCUMENTS, IN CONNECTION WITH EXCAVATING, TRENCHING, FILLING, BACKFILLING AND GRADING, AND TO PERFORM ASSOCIATED FIELD TESTS.

DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.

UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.

FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.

THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.

THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING

THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.

THE CONTRACTOR SHALL COLLECT AND DISPOSE OF WATER FROM ALL SYSTEMS IN ACCORDANCE WITH THE SWPPP AND WITH FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS AND OBTAIN ALL NECESSARY PERMITS. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.

PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.

PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE

ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.

PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

LAWN OR PLANTING AREAS EXCAVATED DURING UTILITY INSTALLATION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RE-GRADED AND RESTORED AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

THE CONTRACTOR SHALL REMOVE, AND LEGALLY DISPOSE OF, ALL EXCAVATED MATERIAL CLASSIFIED AS SURPLUS OR UNSATISFACTORY FROM THE SITE.

STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHEN MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.

FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LEBARON TYPE LK110 OR APPROVED EQUAL.

DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. SANITARY SEWER STRUCTURE COVERS SHALL HAVE THE WORD "SEWER" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.

SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE LEBARON TYPE LF 248-2 OR AS REQUIRED BY TOWN OF MEDWAY DPW.

DOUBLE CATCH BASIN FRAMES SHALL BE LABARON ONE-PIECE LV2448-1 FRAMES OR APPROVED EQUAL. FOR DOUBLE CATCH BASIN GRATES, USE TWO LEBARON TYPE LF 248-2 OR APPROVED EQUAL.

FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.

NOTED.

FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE

INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS

ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.

[illegible]

Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052



69 MILK STREET, SUITE 502
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030

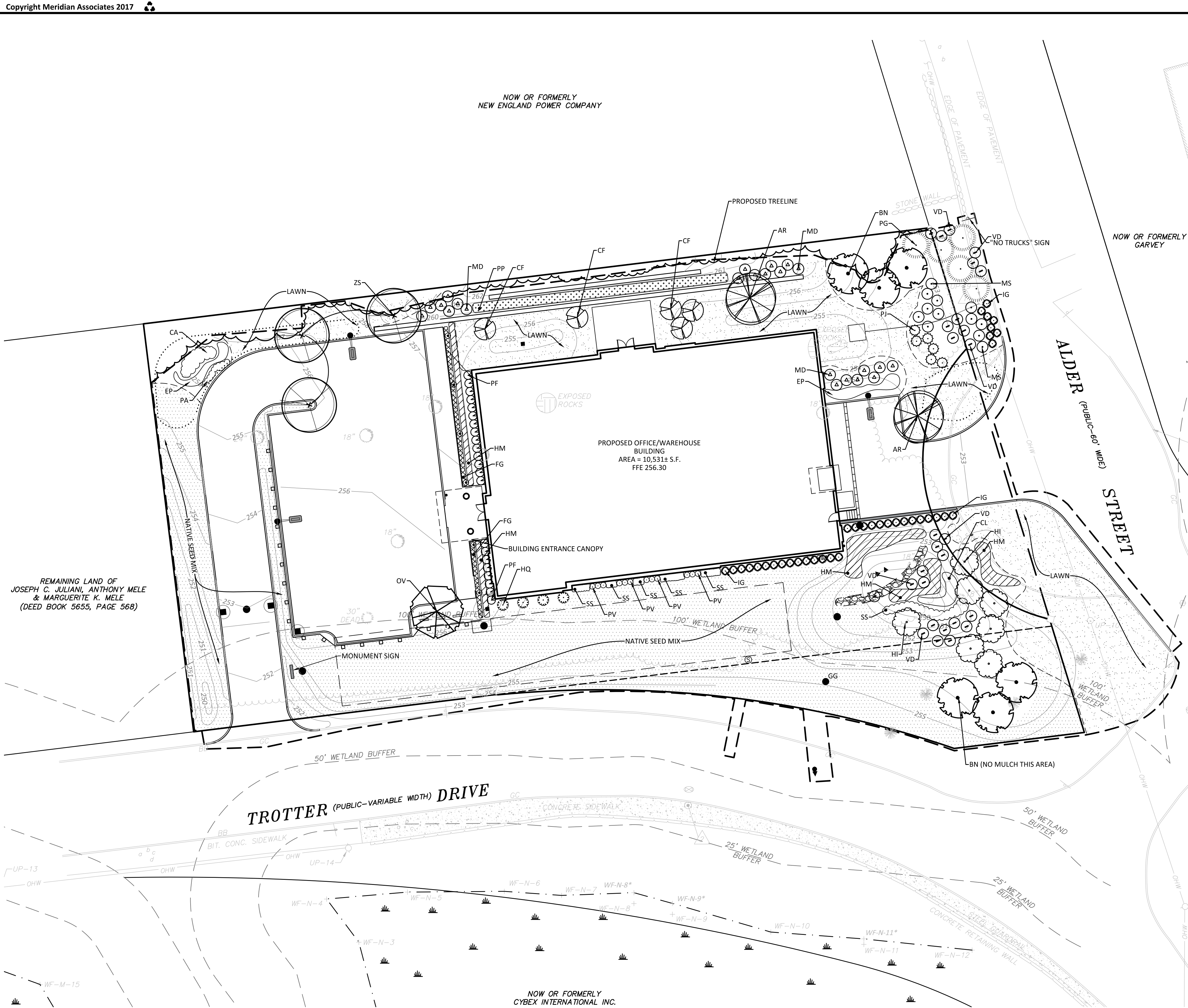
500 CUMMINGS CENTER, SUITE 3950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date:	MAY 23, 2017 (See Revisions)
Scale:	1"=20'
Project No.	8477
Sheet No.	C-3

Plotted: 7/20/2017 10:15 AM

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PROPOSED LEGEND

LIMIT OF WORK LINE

SHRUBS, PERENNIALS, GROUNDCOVERS & VINES

EVERGREEN, SHADE & ORNAMENTAL TREES

PLANT SCHEDULE

TREES				
QTY	SYM	LATIN NAME	COMMON NAME	SIZE
	AR	Acer rubrum	Red Maple	3"-3.5" Cal., B&B
	BN	Betula nigra	River Birch	10'-12' Ht., B&B
	CF	Cornus florida	Flowering Dogwood	2"-2.5" Cal., B&B
	OV	Ostrya virginiana	Eastern Hop Hornbeam	2.5"-3" Cal., B&B
	PG	Picea glauca 'Conica'	Conical White Spruce	3.5'-4' Ht., #10 Pot,
	ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2.5" Cal. B&B
SHRUBS				
	CB	Cornus sericea 'Bud's Yellow'	Bud's Yellow Redosier Dogwood	24"-30" Ht., #3 Pot
	CF	Cornus sericea 'Farrow' Artic Fire	Artic Fire Redosier Dogwood	24"-30" Ht., #3 Pot
	HI	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	24"-30" Ht., #10 Pot
	HQ	Hydrangea quercifolia 'Flemygea'	Snow Queen Oakleaf Hydrangea	30"-36" Ht., B&B
	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht., B&B
	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht., #3 Pot
	PF	Potentilla fruticosa	Shrubby Cinquefoil	18"-24" Ht., #3 Pot
	VD	Viburnum dentatum	Arrowwood Viburnum	36"-60" Ht., #7 Pot
GROUNDCOVER				
	EP	Echinacea purpurea	Purple Coneflower	#1 Pot
	HM	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Pot
	MD	Microbiota decussata	Russian Cypress	#5 Pot
	PP	Phlox paniculata 'Bright Eyes'	Bright Eyes Phlox	#1 Pot
ORNAMENTAL GRASSES				
	CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot
	CL	Chasmanthium latifolium	Northern Sea Oats	#1 Pot
	FG	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 Pot
	MS	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	#3 Pot
	PV	Panicum virgatum 'Northwind'	Northwind Switchgrass	#3 Pot
	PA	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	#2 Pot
	SS	Schizachyrium scoparium	Little Bluestem	#2 Pot

ABBREVIATIONS:
B&B: BALL AND BURLAP
CAL: CALIPER
DR: DEER RESISTANT
DT: DROUGHT TOLERANT
N: NATIVE
OC: ON CENTER
ST: SALT TOLERANT

LANDSCAPE NOTES

SPACE PLANTS AT SCALED DISTANCES SHOWN ON DRAWINGS UNLESS OTHERWISE INDICATED.

ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED.

REUSE EXISTING TOPSOIL ENCOUNTERED ON-SITE AND AMEND TO PARAMETERS LISTED BELOW. IF ADDITIONAL TOPSOIL IS NEEDED PROVIDE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER (FOR PLANTING MIX), WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED SITE, REASONABLY FREE OF CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8. TOPSOIL SHALL NOT BE DELIVERED OR WORKED IN A MUDDY OR FROZEN CONDITION.

PLANTING MIX: MIX THE SPECIFIED MATERIALS IN THE FOLLOWING PROPORTIONS:
3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/ CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

PLANTING MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL DISTURBED AREAS, TURFGRASS LAWN AREAS AND PLANTING BED SUBGRADE AREAS UPON COMPLETION OF FINAL GRADING. SEEDING OPERATION OR SPREADING OF TURFGRASS SOD TO BE COMPLETED IMMEDIATELY FOLLOWING THE APPLICATION OF THE PLANTING MIX OVER THE SUBGRADE. SCARIFY SUBGRADE TO A DEPTH OF 2" BEFORE PLACING TOPSOIL.

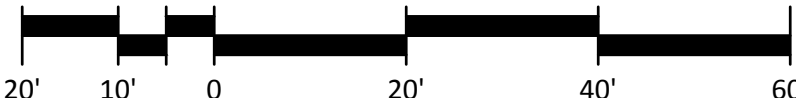
SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).

CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN.

NATIVE SEED MIX SHALL BE "NEW ENGLAND NATIVE WARM SEASON GRASS MIX" AS SUPPLIED FROM NEW ENGLAND WETLAND PLANTS, WWW.NEWP.COM. SPECIES INCLUDED: LITTLE BLUESTEM, (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM, (ANDROPOGON GERARDII), VIRGINIA WILD RYE, (ELYMUS VIRGINICUS), INDIAN GRASS, (SORGHASTRUM NUTANS), CREEPING RED FESCUE, (FESTUCA RUBRA), SWITCH GRASS, (PANICUM VIRGATUM).

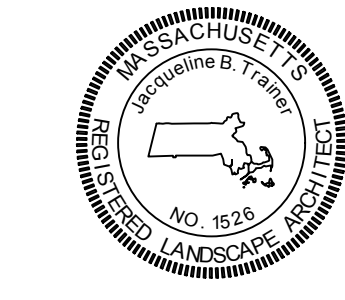


SCALE: 1"=20'



REVISIONS

NO.	DATE	DESCRIPTION
1	6/8/17	WETLAND FLAGS
2	7/16/17	LAYOUT CHANGE / TOWN COMMENTS
3	7/17/17	RESPONSE TO COMMENTS
RB		WEB
RB		WEB
BY		CHKD.



LANDSCAPE PLAN

O'BRIEN & SONS CORPORATE OFFICES

17 TROTTER DRIVE

MEDWAY, MASSACHUSETTS 02053

Prepared for:

BOTTLE CAP LOT, LLC

93 West Street

Medfield, Massachusetts 02052



Date:
MAY 23, 2017
(See Revisions)

Scale:

1"=20'

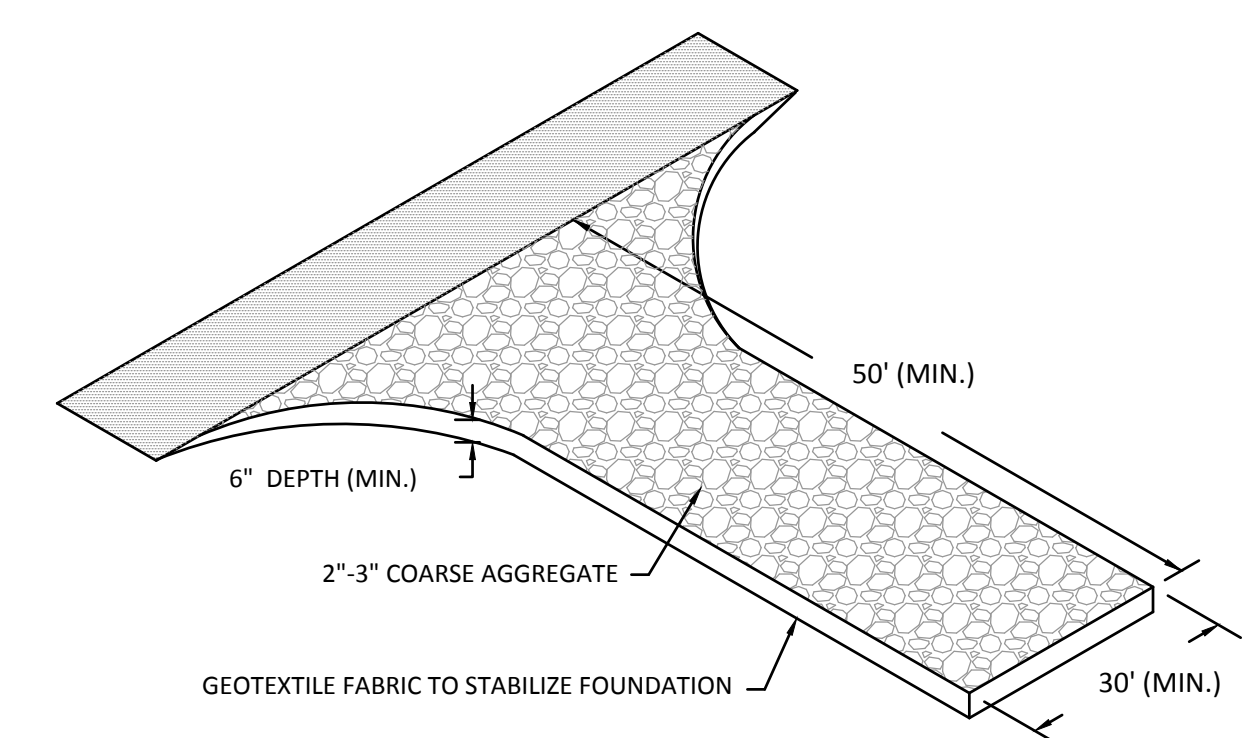
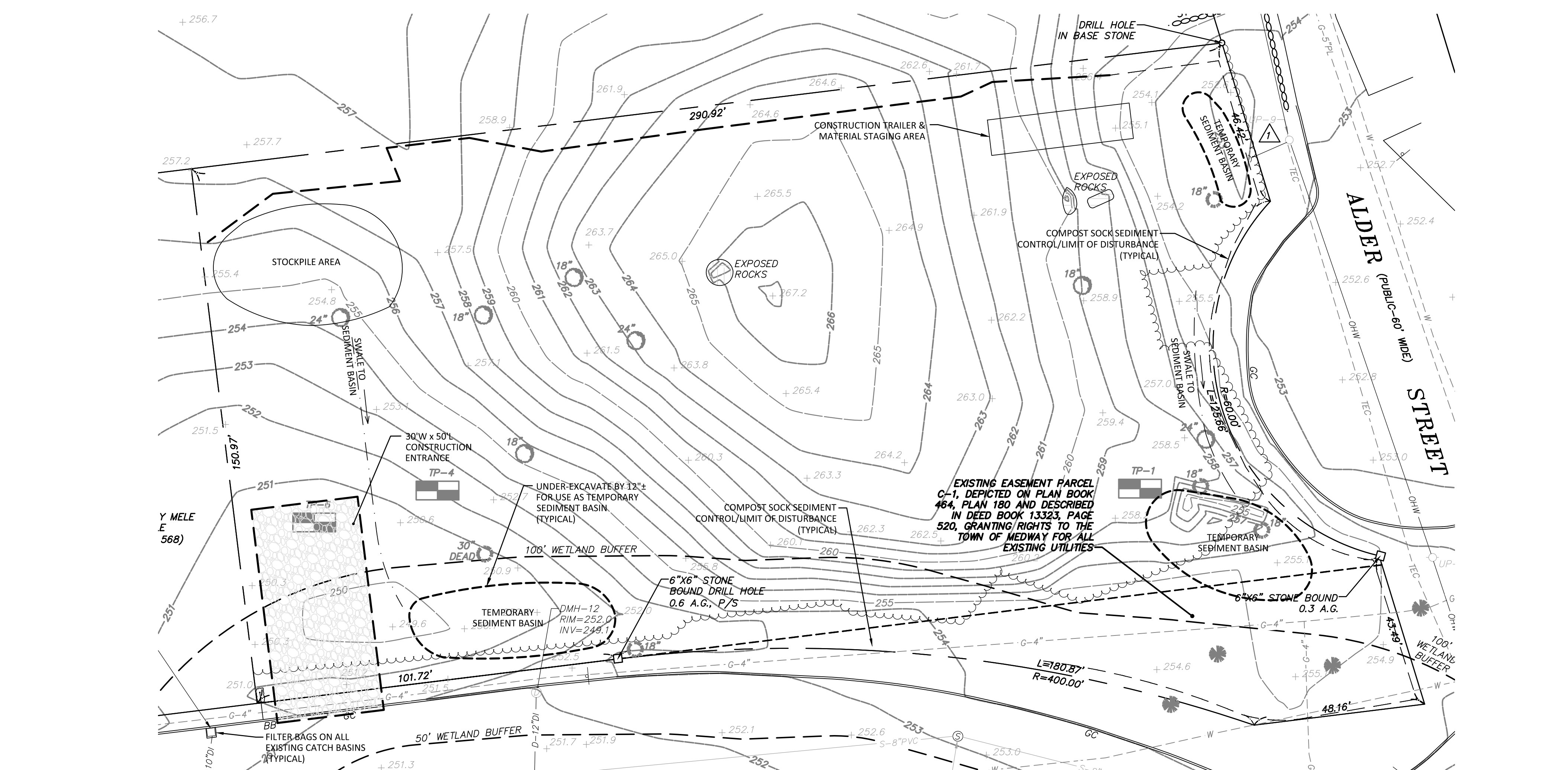
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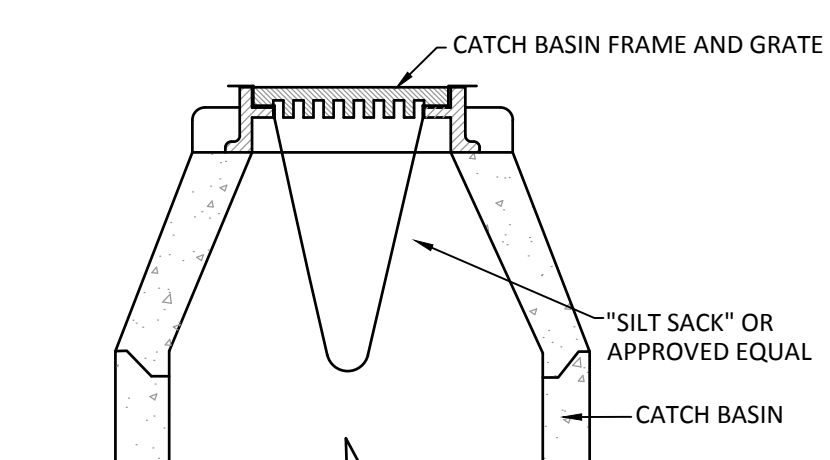
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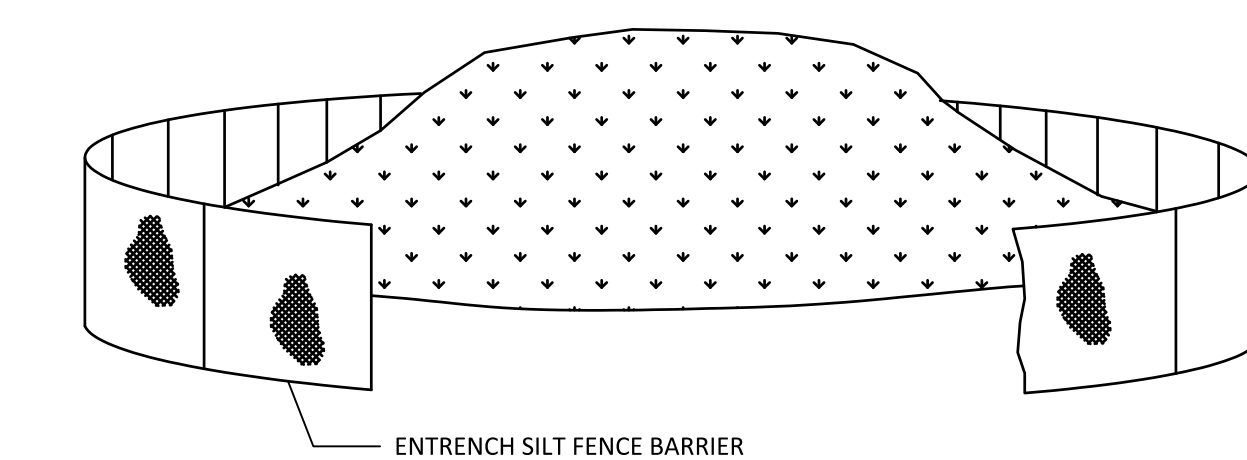


CONSTRUCTION ENTRANCE/EXIT PAD
(NOT TO SCALE)



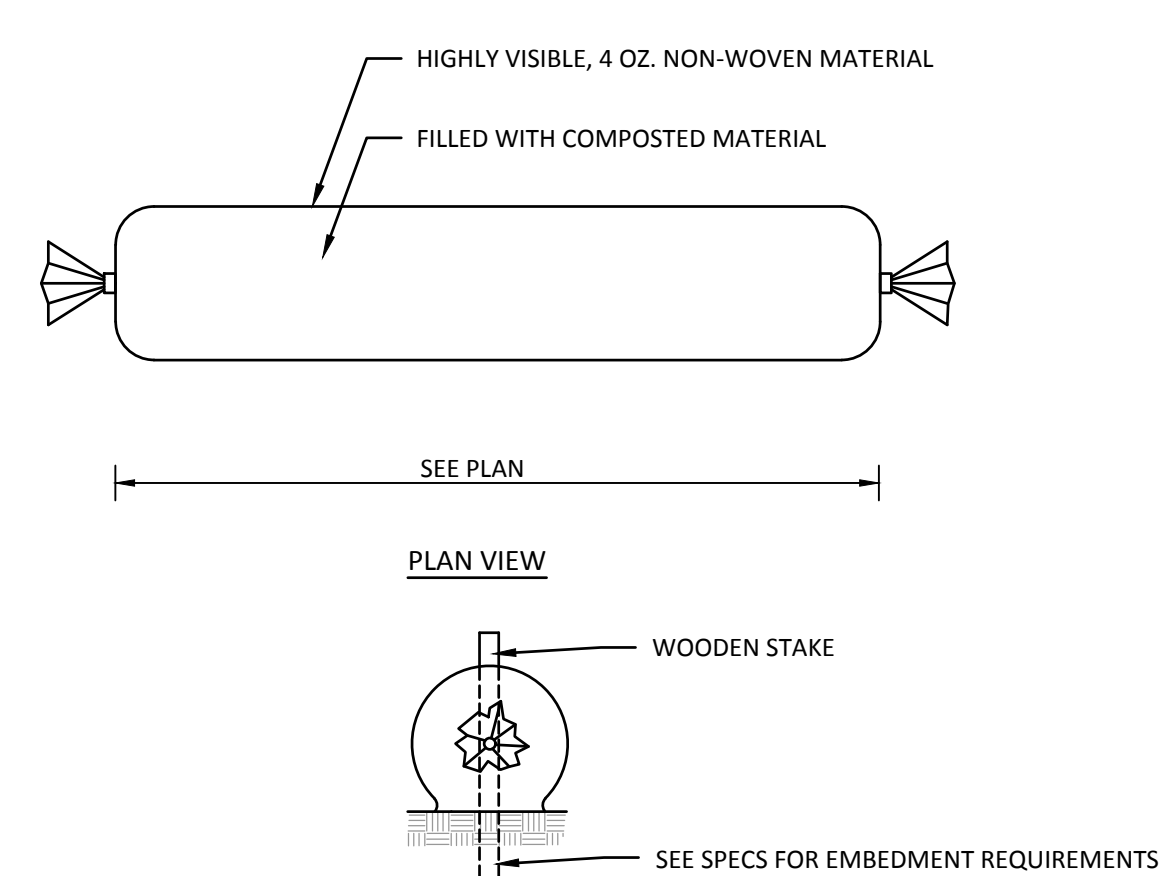
- NOTES:
1. TO BE INSTALLED IN ALL CATCH BASINS UNTIL COMPLETION OF CONSTRUCTION.
 2. BOOT ADAPTER MAY BE TRIMMED TO SIZE.

FILTER BAG
(NOT TO SCALE)



- NOTES:
- LOCATE STOCKPILE IN A DRY AND STABLE AREA OUTSIDE OF 100' WETLAND BUFFER ZONE.
 - STABILIZE STOCKPILE WITH ANNUAL RYEGRASS, MULCH OR EROSION CONTROL BLANKETS.

SOIL STOCKPILE
(NOT TO SCALE)



- NOTE:
- THE FILTER SOCK SHALL BE STAKED ON ENDS AND THROUGH THE CENTER AT 10 FT INTERVALS. PROVIDE UPSLOPE RETURNS AT ENDS.

COMPOST FILTER SOCK - SEDIMENT CONTROL
(NOT TO SCALE)

EROSION CONTROL AND STABILIZATION PROGRAM

THE CONTRACTOR SHALL IMPLEMENT THE SWPPP FOR THE PROJECT INCLUDING INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN INCLUDING EROSION CONTROL BARRIERS, ANTI-TRACKING PADS AND OTHER EROSION AND SEDIMENTATION CONTROLS, STORMWATER MANAGEMENT CONTROLS, SOLID WASTE CONTROLS AND SPILL PREVENTION CONTROLS.

THE LOCATION OF EROSION CONTROL BARRIERS AND SEDIMENTATION AND POLLUTION CONTROL SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL SYSTEM IS SHOWN ON THE DRAWING, THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH A SYSTEM TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY, WETLANDS OR BUFFER ZONES. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE OWNER SHALL DESIGNATE AN EROSION CONTROL INSPECTOR TO SERVE DURING THE CONSTRUCTION PROCESS WITH RESPONSIBILITIES IN ACCORDANCE WITH THE SWPPP.

ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING.

REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL STABILIZATION AREAS. THESE AREAS SHALL BE STABILIZED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.

SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AS DETAILED ON THE DRAWINGS OR AS REQUIRED TO PREVENT SEDIMENTATION.

HAYBALE CHECK DAMS ARE TO BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.

HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SILTATION CONTROLS. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR HIS REPRESENTATIVE.

THE CONTRACTOR SHALL HAVE, AT THE START OF SOIL DISTURBANCE AN ADEQUATE RESERVE OF SILT FENCE AND HAY BALES IN GOOD CONDITION, AND SUFFICIENT STAKES FOR STAKING THESE BALES.

DENUDDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASONS.

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.

LOADING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK AND STABILIZED TO PREVENT EROSION. STABILIZED CONSTRUCTION ACCESS PADS SHALL BE INSTALLED AT ALL CONSTRUCTION DRIVEWAYS ONTO THE PUBLIC WAYS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.

ANY SEDIMENTATION OR EROSION DAMAGE CAUSED AS A RESULT OF THIS PROJECT TO ANY WETLAND RESOURCE AREAS OR IDENTIFIED WETLAND BUFFER ZONES BEYOND THE LIMIT OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND RESTORE AT NO COST TO THE OWNER. IF SEDIMENT REACHES THESE AREAS, THE OWNER SHALL BE CONTACTED IMMEDIATELY BY THE CONTRACTOR. A PLAN FOR ABATEMENT OF THE PROBLEM AND RESTORATION SHALL BE PREPARED BY THE CONTRACTOR AS SOON AS POSSIBLE.

EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS REQUESTED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.

ALL POINTS OF CONSTRUCTION EGRESS AND INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

DEWATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA (MINIMUM 125 FEET FROM ANY WETLAND RESOURCE AREA) AND DISCHARGED INTO HAY BALE CORRALES OR SEDIMENTATION BAGS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ORDER OF CONDITIONS DEP FILE # (TBD) ISSUED FOR THE PROJECT. EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 0.5 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.

SANITARY WASTES GENERATED DURING CONSTRUCTION WILL BE DISPOSED OFFSITE BY AN APPROVED LICENSED WASTE HAULER.

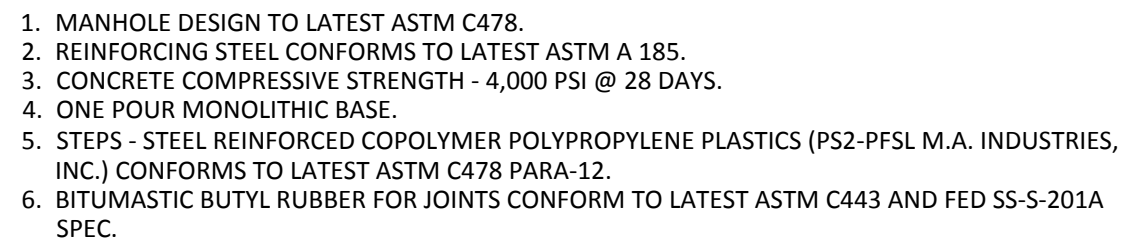
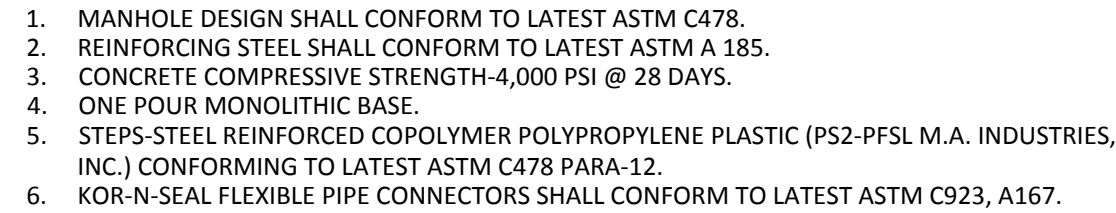
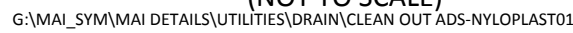
CONSTRUCTION SITE WASTE MATERIALS WILL BE PROPERLY STORED ON SITE AND DISPOSED OFFSITE AT A LOCATION IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	6/8/17	WETLAND FLAGS	MEB
2	7/16/17	LAYOUT CHANGE / TOWN COMMENTS	RB
3	7/17/17	RESPONSE TO COMMENTS	RB

SOIL EROSION AND SEDIMENTATION CONTROL PLAN & DETAILS
O'BRIEN & SONS CORPORATE OFFICES
17 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053
Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

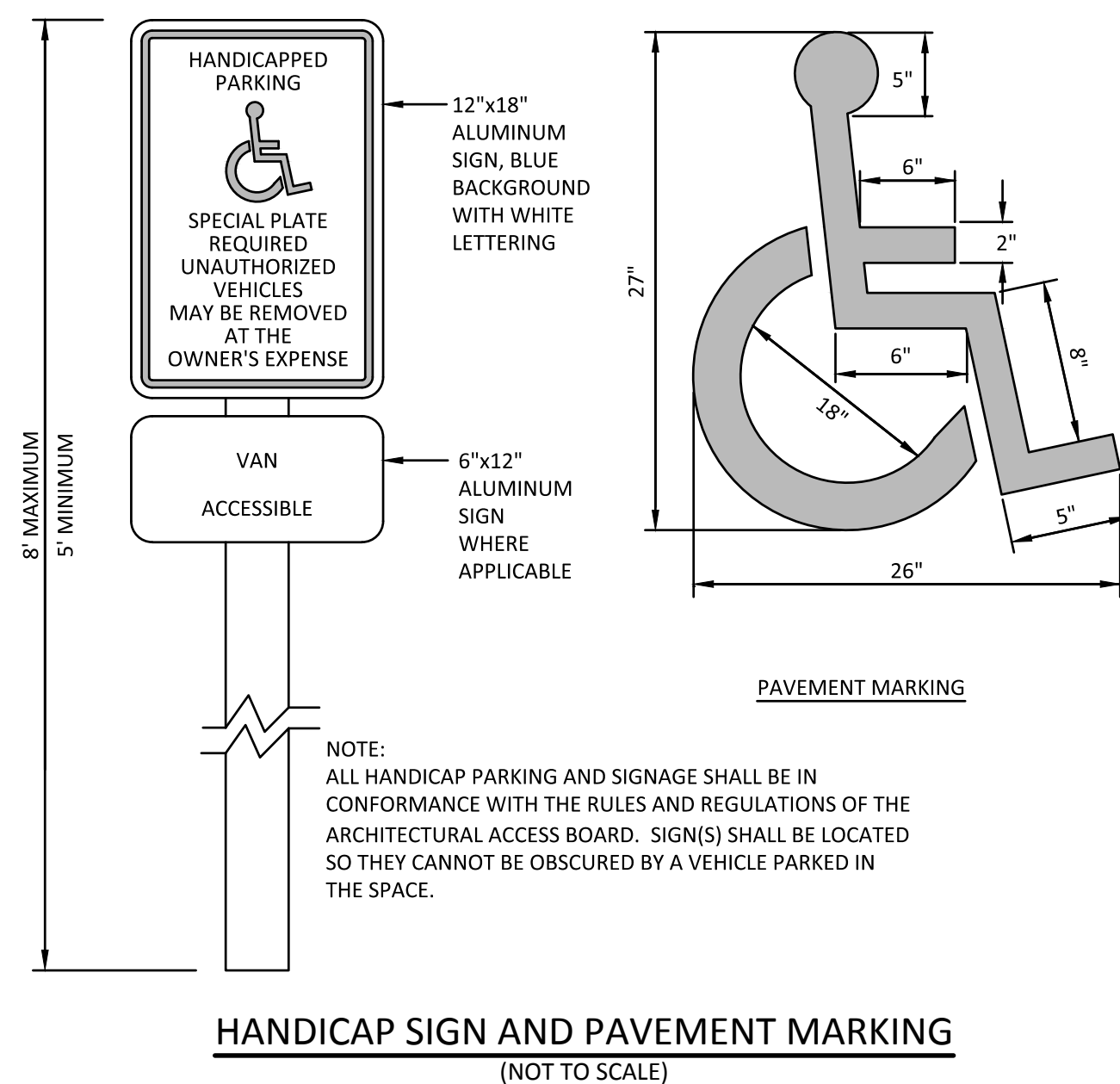
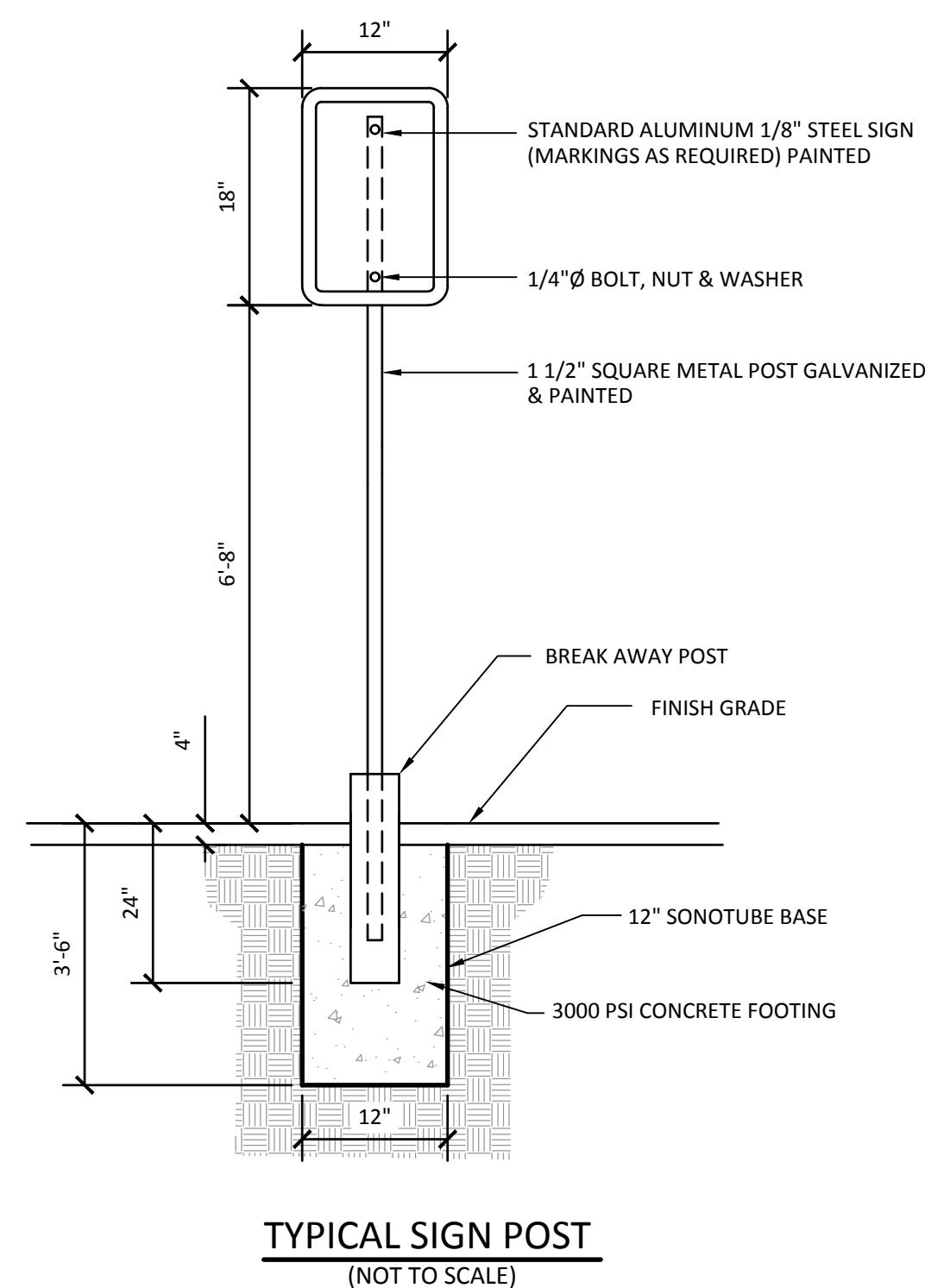
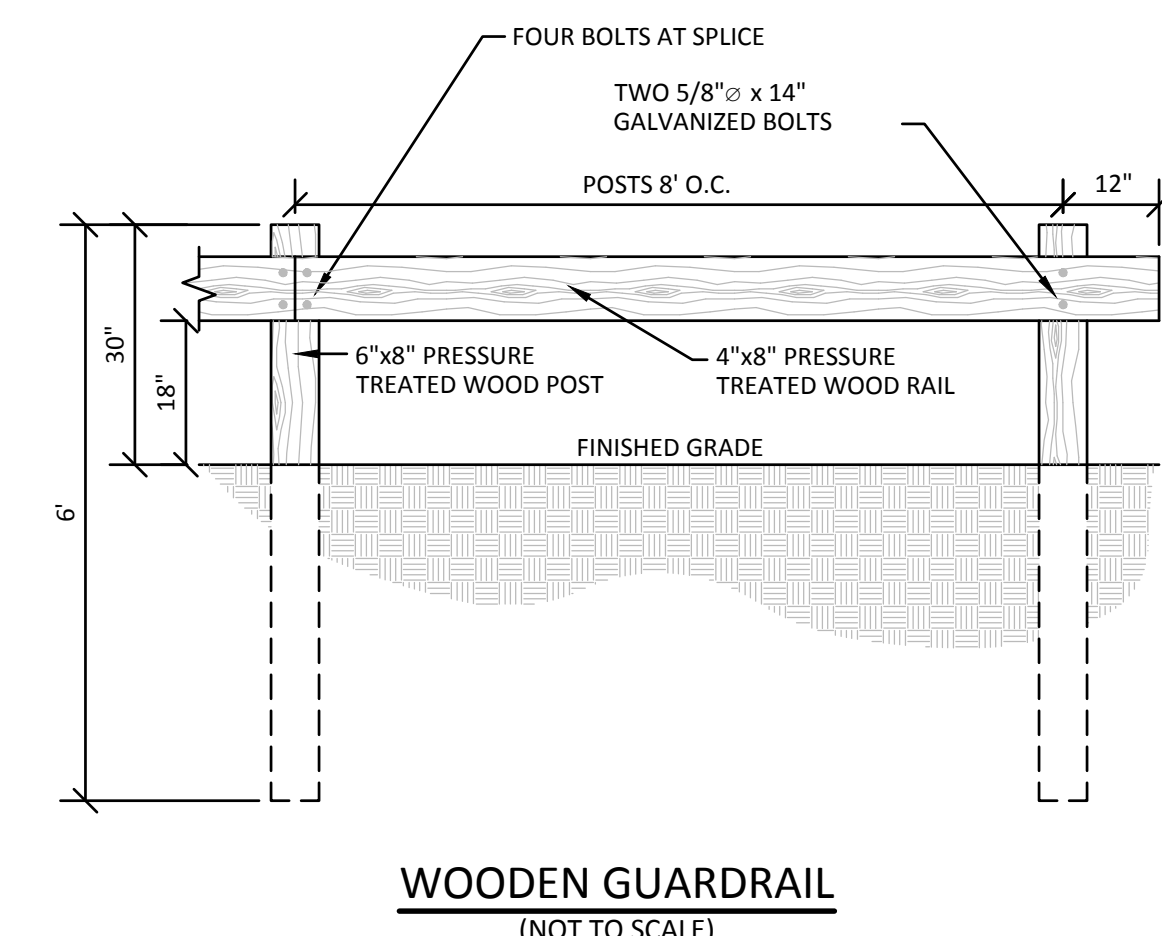
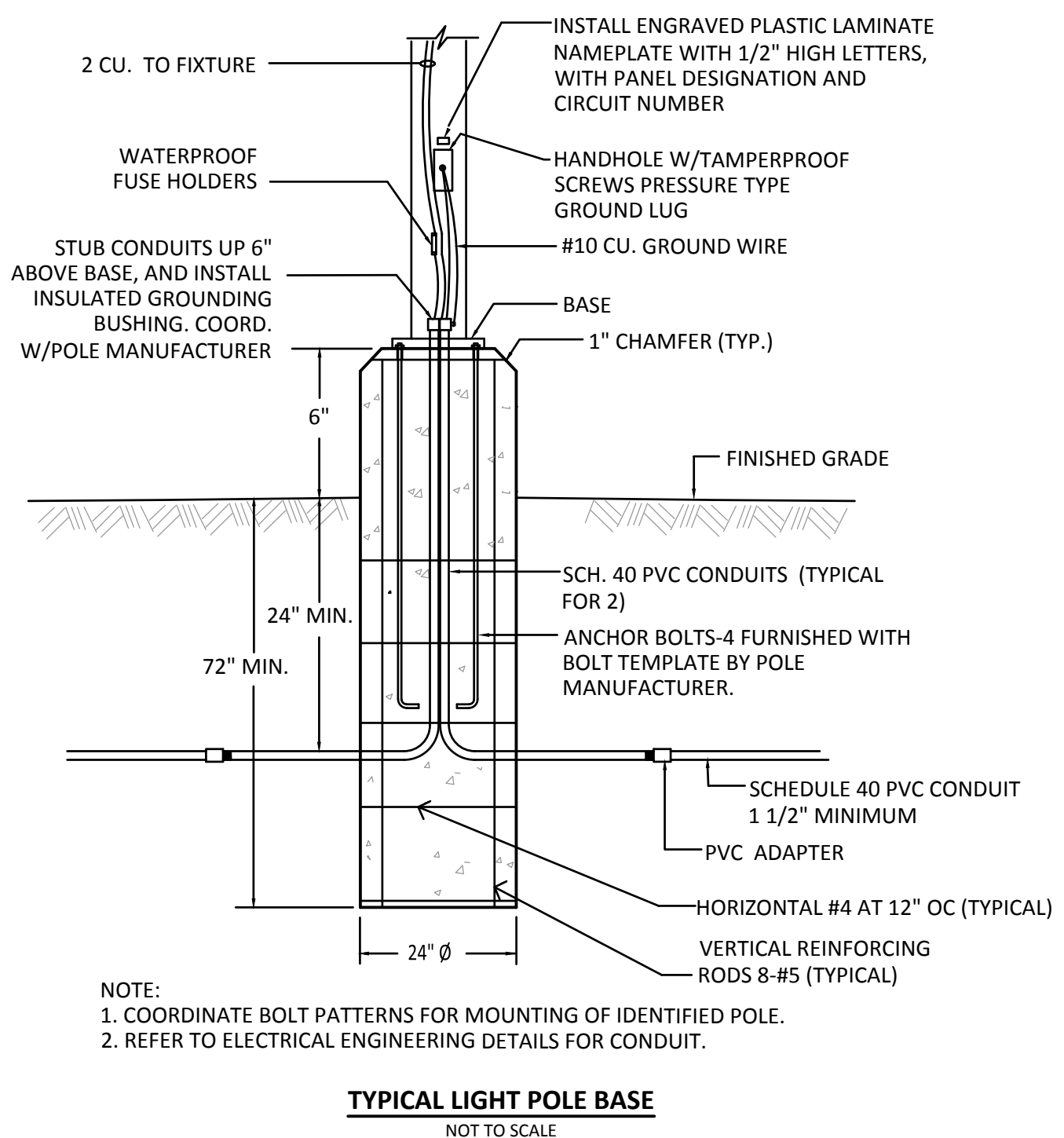
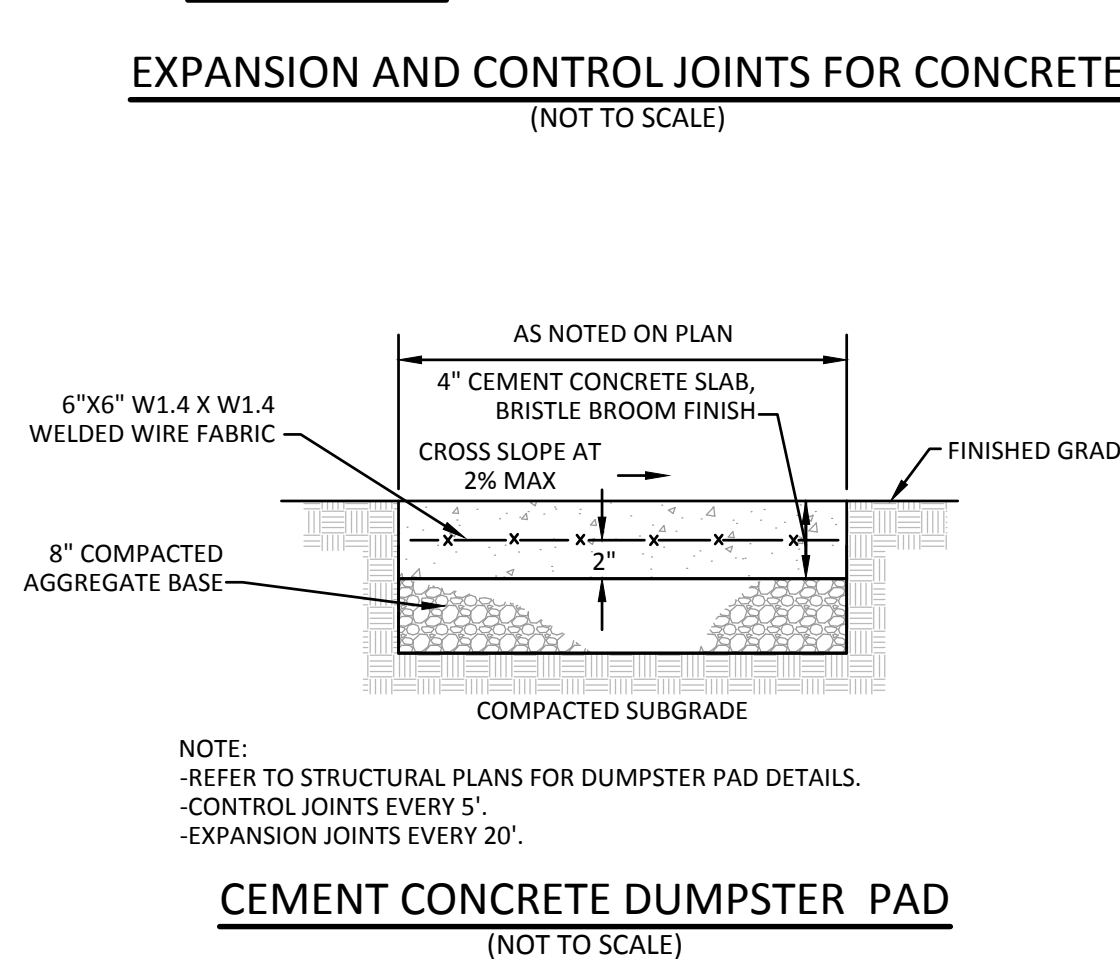
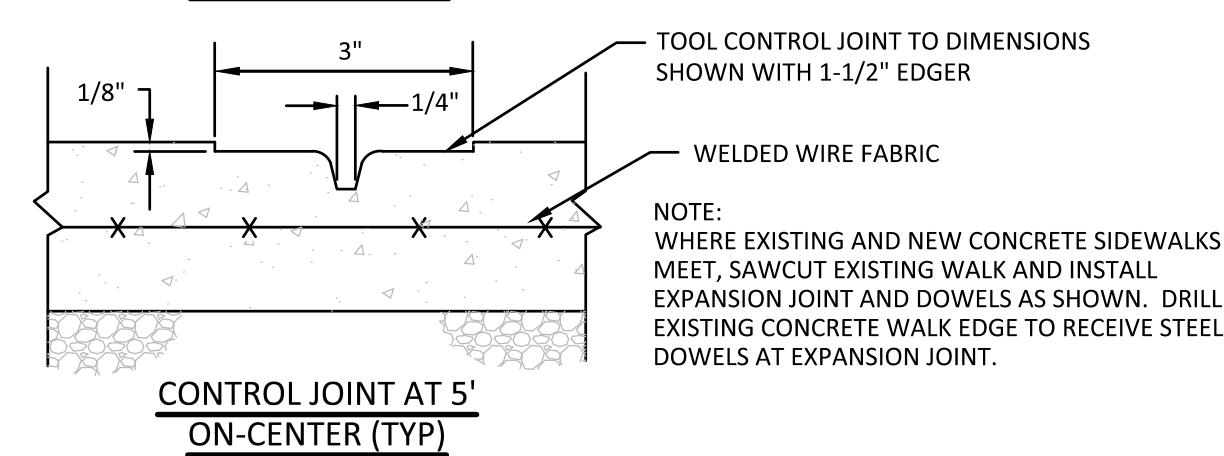
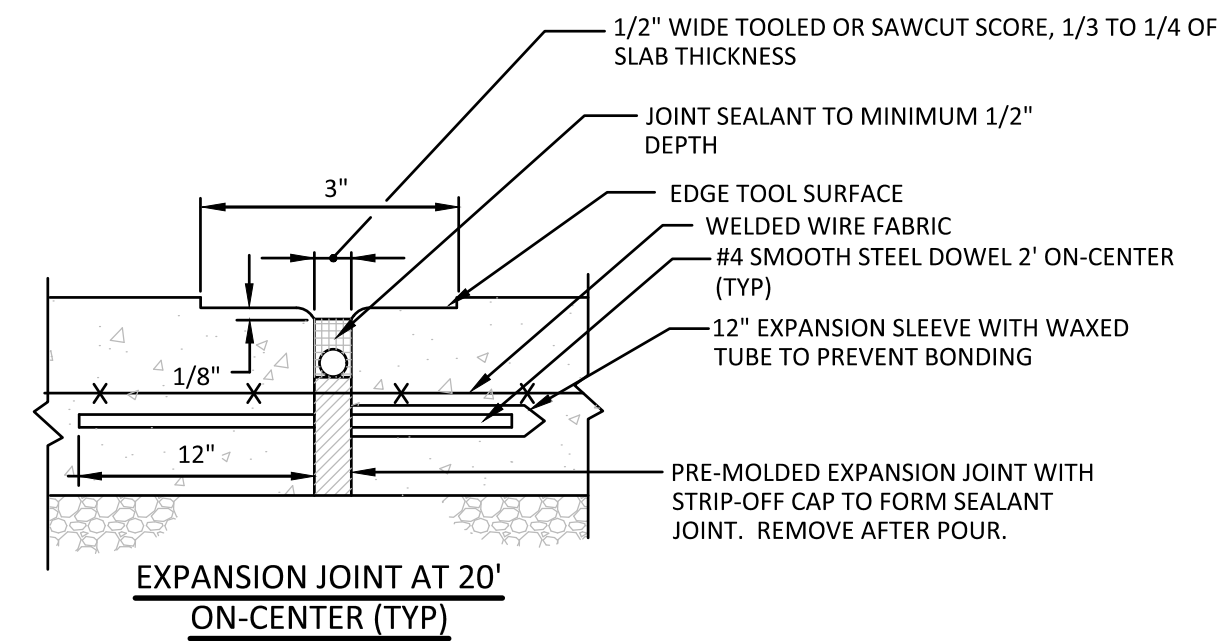
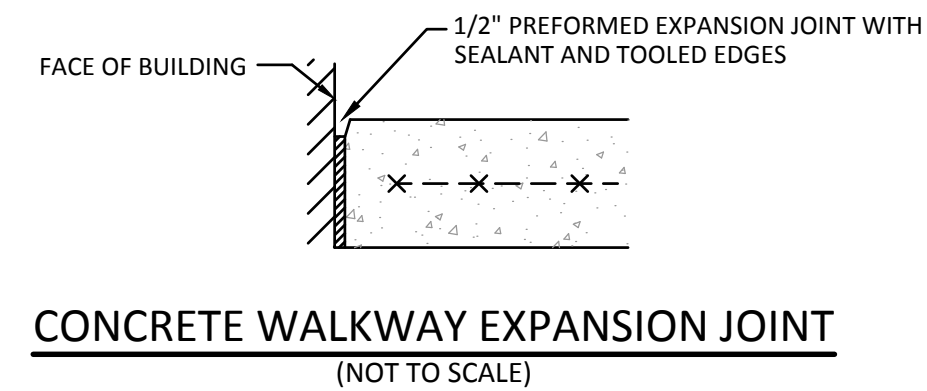
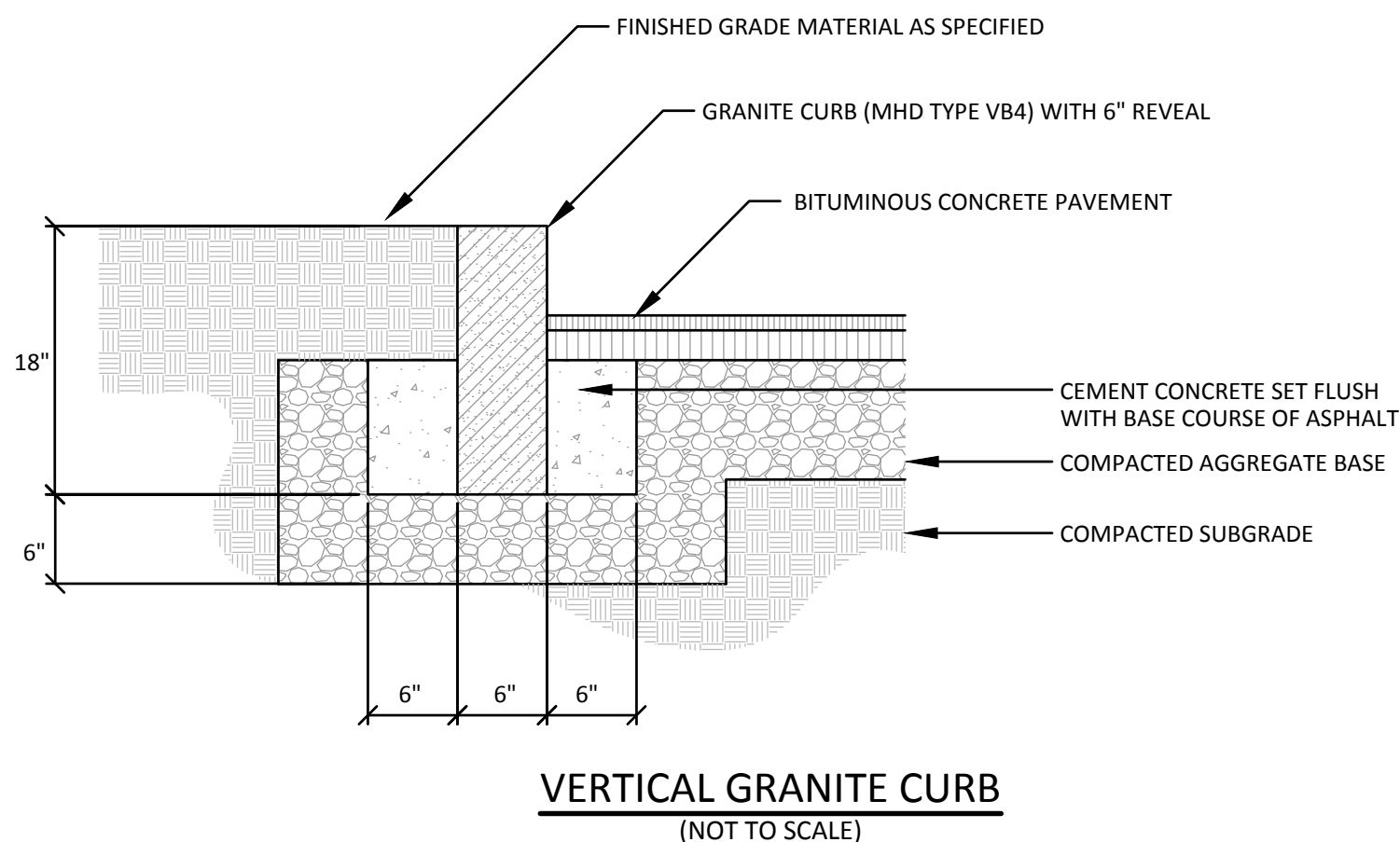
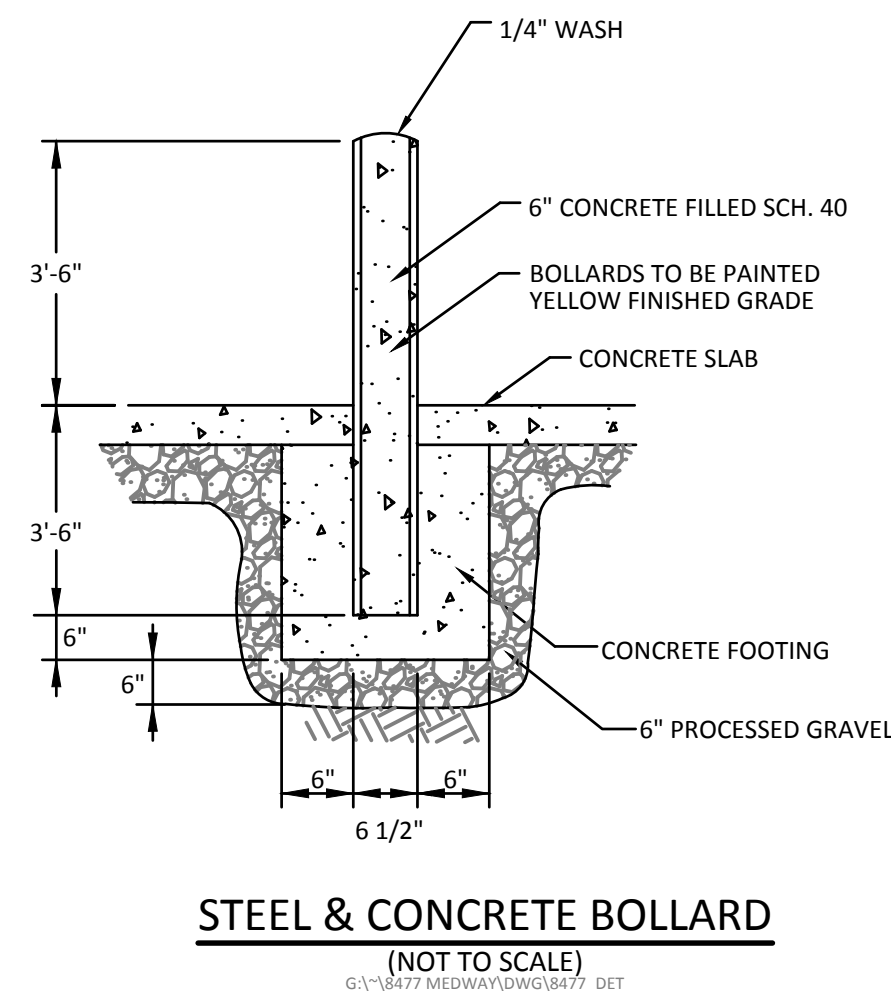
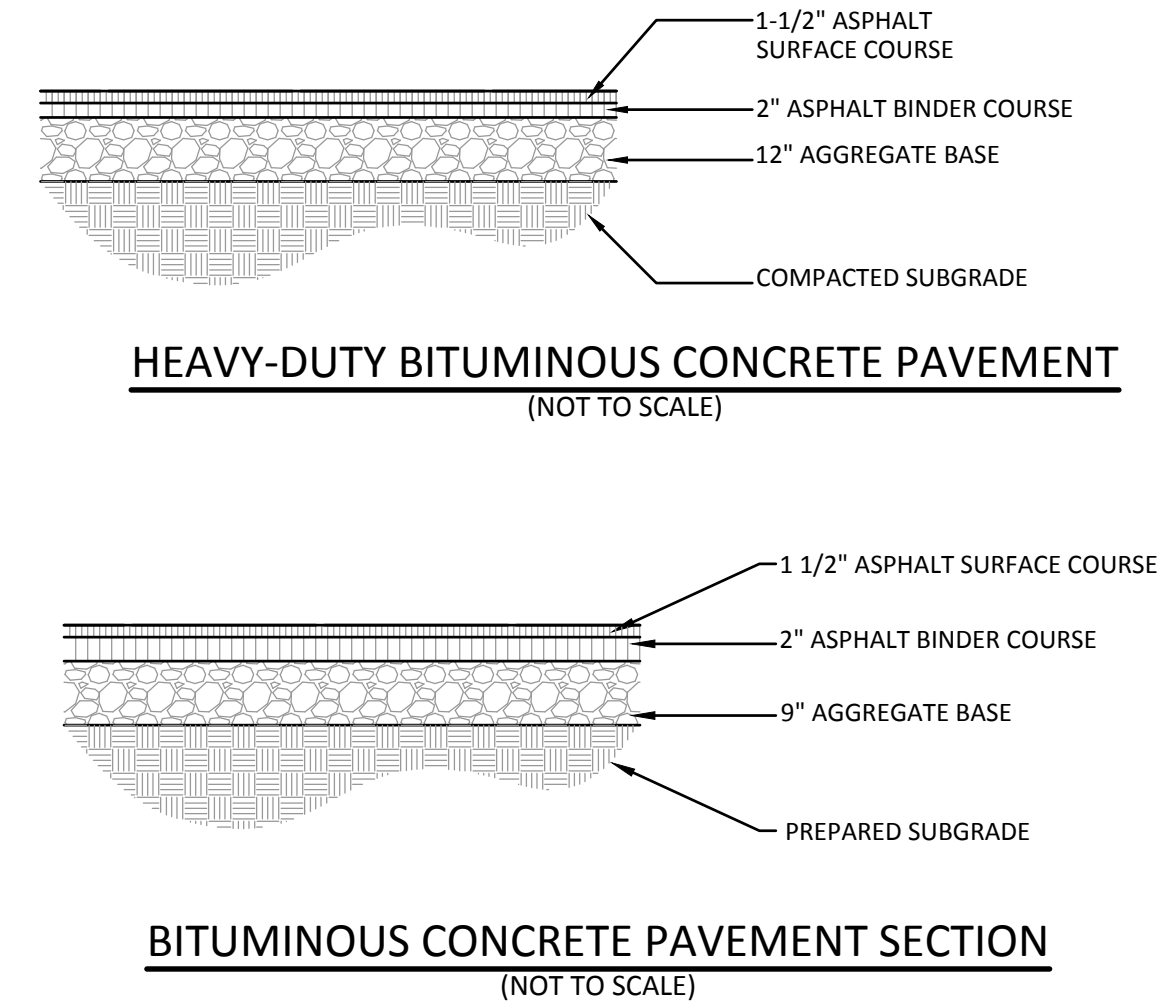
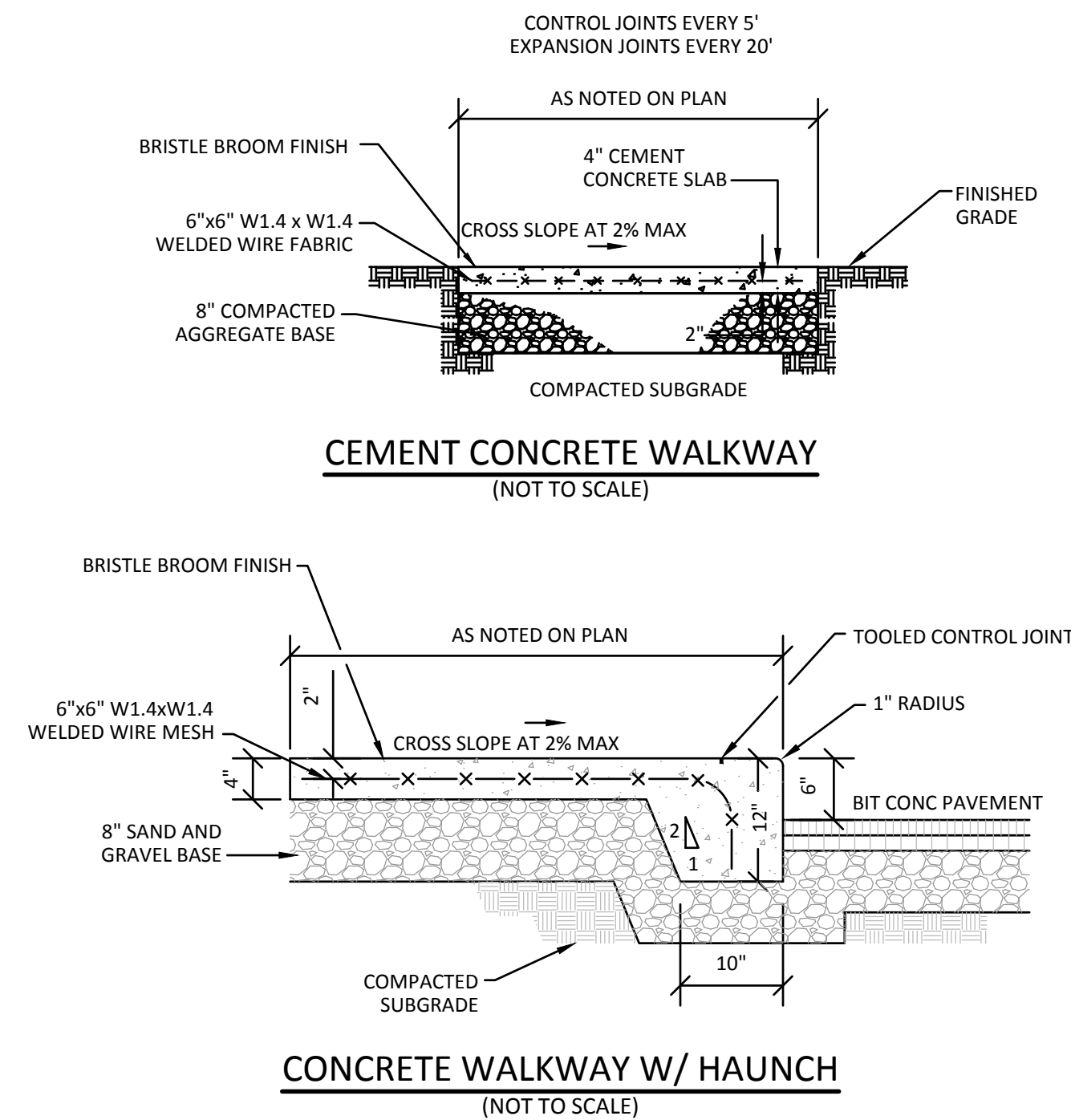
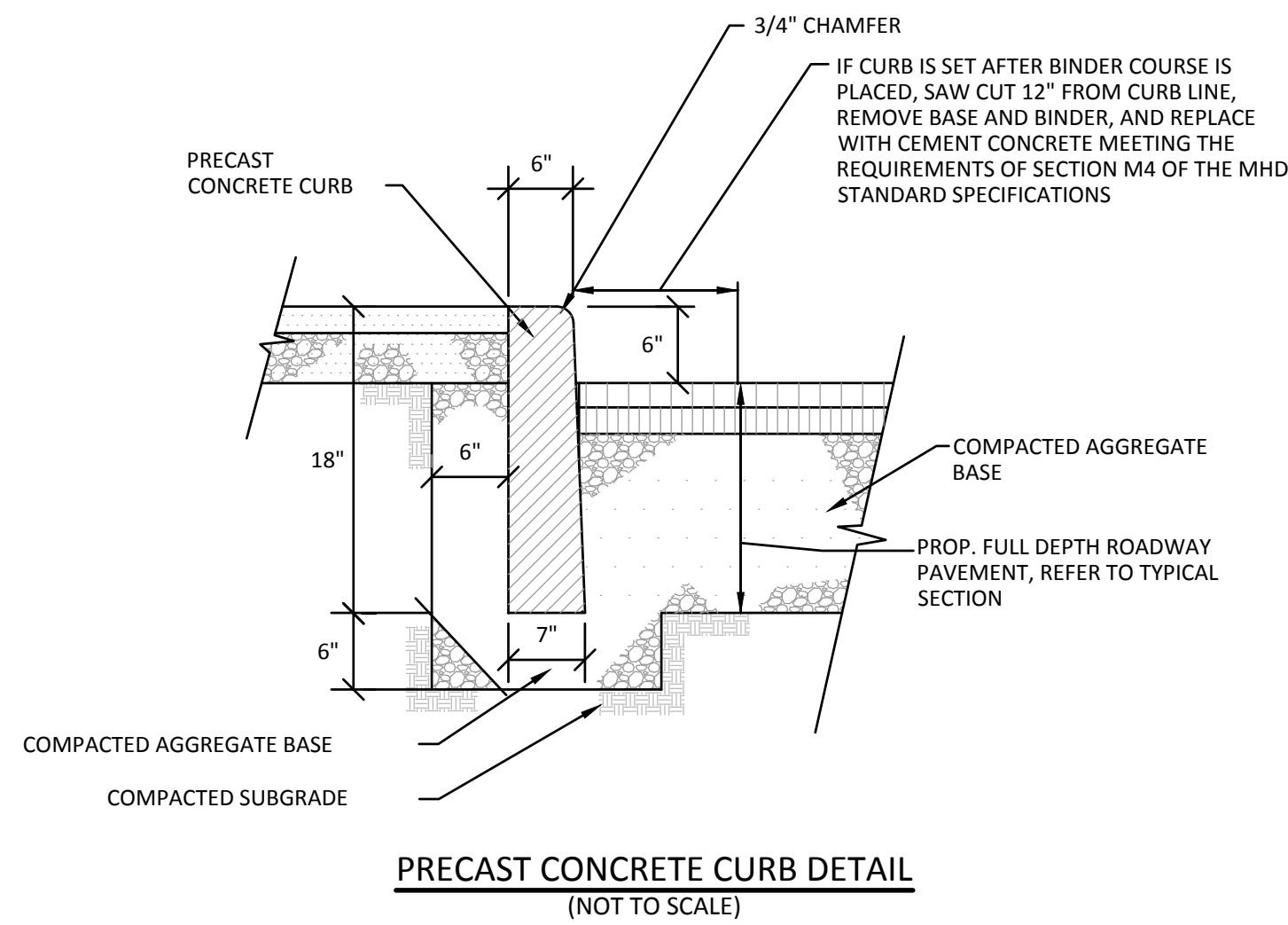
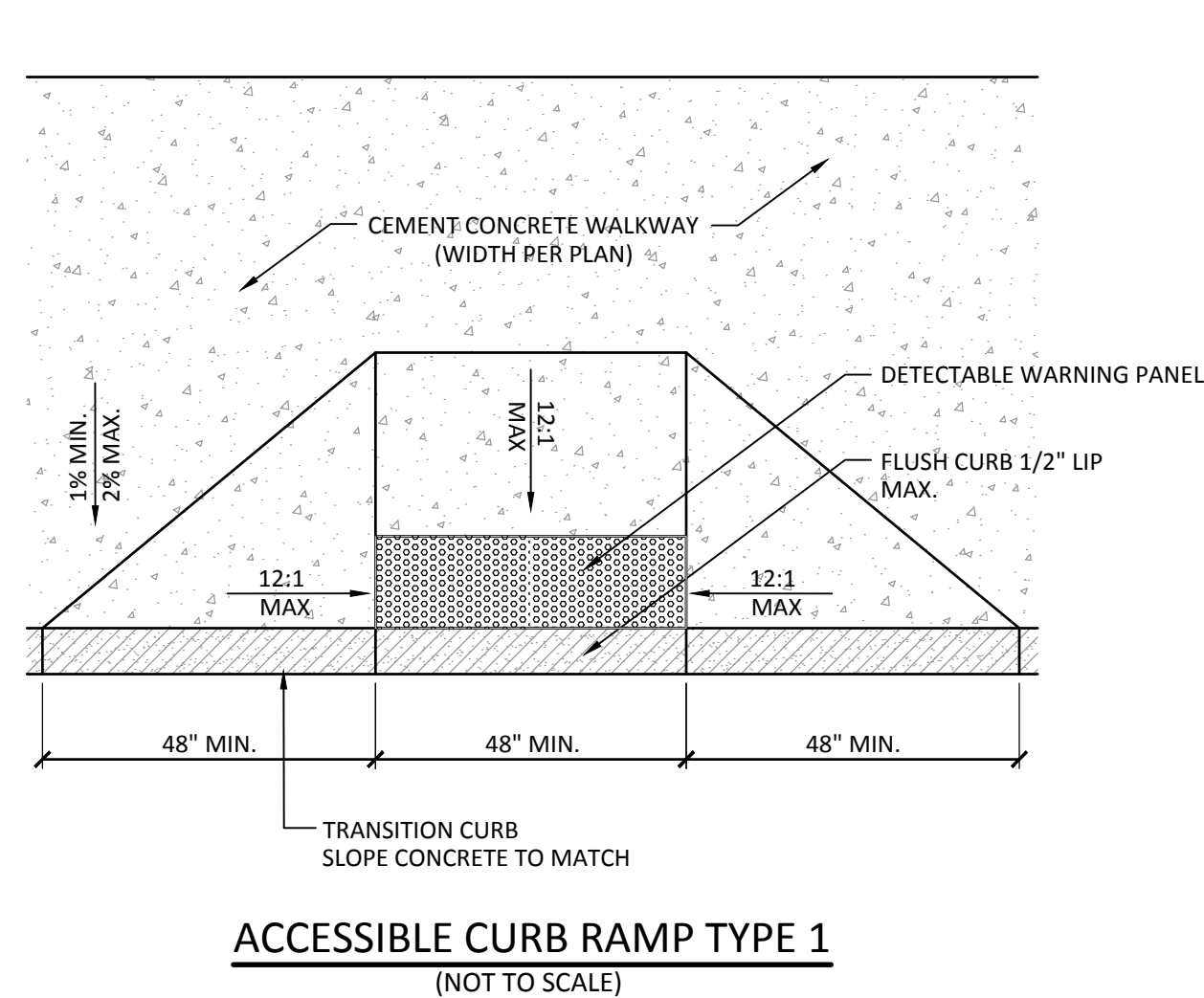
MERIDIAN ASSOCIATES
590 CUMMINGS CENTER, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 714-1600

Date:	MAY 23, 2017 (See Revisions)
Scale:	1"=20'
Project No.	8477
Sheet No.	C-5



C-6

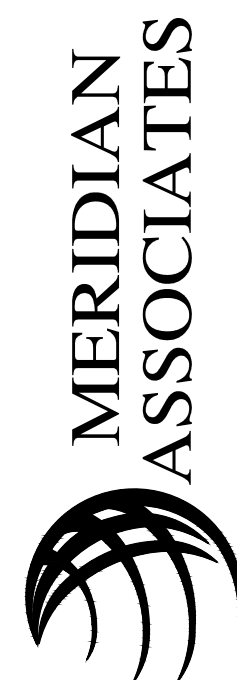
STORMTECH SC 740 UNDERGROUND INFILTRATION SYSTEM



REVISIONS					
NO.	DATE	DESCRIPTION	BY	CHKD.	
3	7/17/17	RESPONSE TO COMMENTS	R8	MEB	
2	7/16/17	LAYOUT CHANGE / TOWN COMMENTS	R8	MEB	
1	6/8/17	WETLAND FLAGS	R8	MEB	



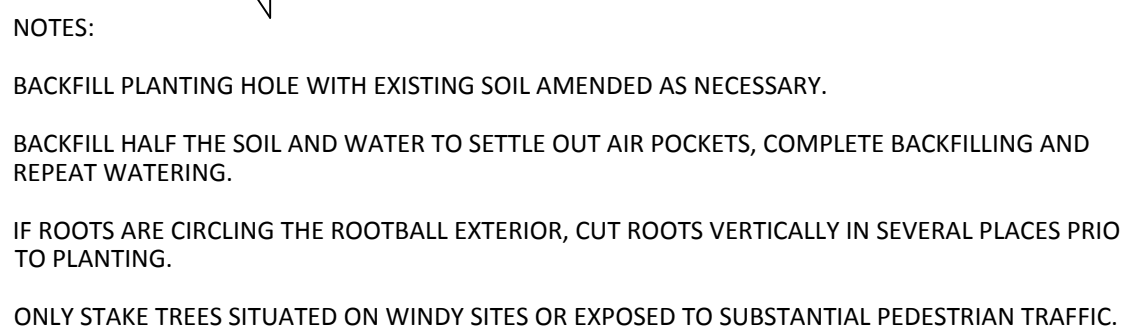
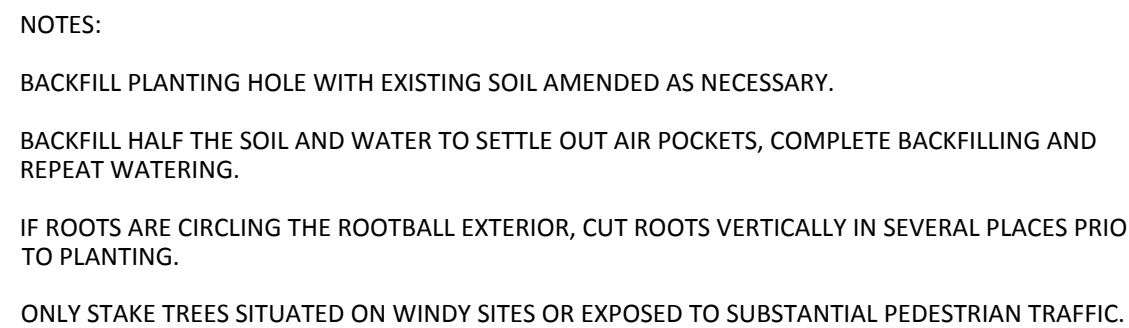
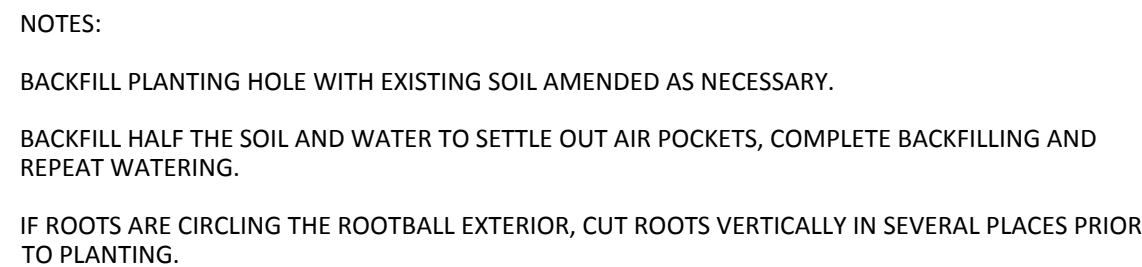
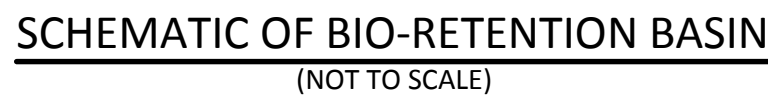
O'BRIEN & SONS CORPORATE OFFICES
 DETAILS SHEET 3
 17 TROTTER DRIVE
 MEDWAY, MASSACHUSETTS 02053
 Prepared for:
BOTTLE CAP LOT, LLC
 93 West Street
 Medfield, Massachusetts 02052



69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7030

500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date: MAY 23, 2017 (See Revisions)
Scale: 1"=20'
Project No. 8477
Sheet No. C-7



O'BRIEN & SONS CORPORATE OFFICES
DETAILS SHEET 4
17 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053
Prepared for:
BOTTLE CAP LOT, LLC
93 West Street
Medfield, Massachusetts 02052

69 MILK STREET, SUITE 302
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TELEPHONE: (508) 871-7030

500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

Date: **MAY 23, 2017**
(See Revisions)

Scale:

1"=20'

Project No.

8477

Sheet No.

C-8



June 12, 2017
(Revised July 6, 2017)
(Revised July 21, 2017)

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

**Re: O'Brien & Sons Corporate Office
Major Site Plan Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 18 Trotter Drive (Lot 1) in Medway, MA on approximate 1.09 acre parcel located within the groundwater protection district. Proposed construction includes a 10,500± s.f. building, proposed parking and loading dock area, new utilities and proposed stormwater infrastructure to mitigate the increase in impervious area at the site.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Site Plan Review Submittal, O'Brien & Sons Corporate Office, 18 Alder Street, A/K/A 18 Trotter Drive (Lot 1) (Map 54, Parcel 1), Medway Massachusetts 02053", dated May 23, 2017, prepared by Meridian Associates, Inc. (MAI).
- A stormwater management report (Stormwater Report) titled "Stormwater Management Report, O'Brien & Sons Corporate Offices, 18 Alder Street, a/k/a 18 Trotter Drive (Lot 1), Medway Massachusetts" dated May 23, 2017, prepared by MAI.
- A Cover Letter regarding "18 Alder Street, a/k/a 18 Trotter Drive (Lot 1) – Site Plan Review Application, dated May 23, 2017, prepared by Gorman Richardson Lewis Architects (GRLA).
- A Major Site Plan Approval application form dated May 23, 2017, prepared by GRLA.

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

TT 7/6/17 Update

MAI 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 progress plan titled "Layout & Materials Plan, O'Brien & Sons Corporate Offices, 17 Trotter Drive, Medway, Massachusetts", dated May 23, 2017, revised (progress) June 22, 2017, prepared by MAI.
- A Response to Comments letter dated June 13, 2017 prepared by MAI.

At this time a full review of the Plans and Stormwater Report against of our initial comments is not possible due to the lack of available information. However, we have updated our comments accordingly to reflect this submission. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

TT 7/21/17 Update

MAI 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 plan (Plans) set titled "Site Plan Review Submittal, O'Brien & Sons Corporate Office, 18 Alder Street, A/K/A 18 Trotter Drive (Lot 1) (Map 54, Parcel 1), Medway Massachusetts 02053", dated May 23, 2017, revised July 17, 2017, prepared by MAI.
- A revision to the Stormwater Report titled "Supplemental Stormwater Calculations, O'Brien & Sons Corporate Office-17 Trotter Drive, Medway, Massachusetts" dated July 17, 2017, prepared by MAI.
- A Response to Comments letter dated July 18, 2017, prepared by MAI.

The revised Plans and Stormwater Report were reviewed against our previous comment letter (July 6, 2017) 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) Plans require stamp from a Massachusetts licensed Professional Engineer. (Ch 200 §204-4.A)
 - *MAI 6/13/17 Response: The site plans as submitted were stamped by Mark Beaudry, a Professional Engineer with MAI.*
 - TT 7/6/17 Update: Site plans as provided in the original submission to the town were not stamped. Future submissions shall include a stamp on all sheets provided.
 - *MAI 7/18/17 Response: All full sized "hard copy" plan submissions to the Board have been stamped; including the revised plan sets.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 2) Signature block should reference "Planning and Economic Development Board".
 - *MAI 6/13/17 Response: The signature block has been updated as requested.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: The signature block has been updated as requested.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 3) Plan set is missing "Site Context Sheet". (Ch 200 §204-5.B)
 - *MAI 6/13/17 Response: A locus plan taken from Medway GIS is enclosed to represent the Site Context Sheet. Other required information can be found on Existing Conditions Plan (sheet C-1).*
 - TT 7/6/17 Update: We recommend the applicant add this information to the cover sheet of the Plans to ensure all information is included in one set. All information in the above-referenced sections of Chapter 200 of the Regulations is required.
 - *MAI 7/18/17 Response: In the interest of plan clarity, we respectfully request that the information provided on June 13th as a separate exhibit be allowed to stand "on its own".*

- TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 4) Site plans are required to be drawn at a scale of 1"=40' (Ch. 200 §204-4.B). Given the size of the site, applicant's use of 1"=20' is appropriate.
 - MAI 6/13/17 Response: *No response required.*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 5) An existing landscape inventory has not been provided (Ch. 200 §204-5.C.3). A waiver has been requested with no justification noted.
 - MAI 6/13/17 Response: *A waiver was requested for the existing landscape inventory due to the lack of significant landscape features or specimen trees on the site.*
 - TT 7/6/17 Update: Existing landscape inventory is required to help maintain natural/mature trees at the site to the maximum extent practicable. Addition of mature trees on the existing conditions plan assists the board in determining if these features are existing on site as well as if they can be saved or utilized for screening purposes. We are opposed to the board granting this waiver.
 - MAI 7/18/17 Response: *The Existing Conditions Plan now includes existing trees on the property that are 18" and larger. This size was selected after discussion with the board on July 11th. A waiver is still requested if necessary for trees between 12" and 18" if appropriate.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
 - 6) The plans do not show proposed curb radii or traffic pattern markings for parking areas. (Ch. 200 §204-5.D.2)
 - MAI 6/13/17 Response: *Proposed curb radii and traffic pattern markings, where appropriate, will be added to the Layout & Materials Plan (sheet C-2)*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - MAI 7/18/17 Response: *Proposed curb radii have been added to the Layout & Materials Plan (Sheet C-2). Traffic pattern markings were found not to be necessary.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
 - 7) No screening is shown for the proposed dumpster location. (Ch. 200 §204-5.D.6)
 - MAI 6/13/17 Response: *Wooden stockade-type fencing and gate will be provided to screen the proposed dumpster area.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - MAI 7/18/17 Response: *A white vinyl dumpster enclosure fence and detail for such have been added to the plans.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
 - 8) Architectural plan and color rendering of the project has not been provided. (Ch. 200 §204-5.D.8,9)

- *MAI 6/13/17 Response: Architectural color render and elevations were provided with the Site Plan Review submittal (see GRLA cover and sheet A3.1).*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 9) Building floor plan has not been provided. (Ch. 200 §204-5.D.10)
 - *MAI 6/13/17 Response: A building floor plan was provided with the Site Plan Review submittal (see Sheet A1.0).*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 10) Proposed lighting/photometric plan has not been provided. (Ch. 200 §204-5.D.13)
 - *MAI 6/13/17 Response: A proposed lighting plan will be provided.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: A proposed lighting/photometric plan is being prepared by a lighting vendor for GRLA and will be provided in advance of the public hearing.*
 - TT 7/21/17 Update: We recommend the PEDB include this item as a Condition of approval in the Site Plan Decision for the Project.
- 11) Horizontal sight distances are required to be shown on the plans. (Ch. 200 §204-5.D.14)
 - *MAI 6/13/17 Response: Horizontal sight distances will be added to the Existing Conditions Plan.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: Sight distances at the proposed driveway on Trotter Drive have been added to the Layout & Materials Plan (Sheet C-2)*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 12) We recommend the applicant confirm with the Medway Fire Chief if additional hydrants are required to meet demands of the new building. (Ch. 200 §204-5.D.16)
 - *MAI 6/13/17 Response: At the Technical Review meeting, a representative from the Medway Fire Department was present. At that time the existing hydrant location was pointed out. No additional hydrant were requested.*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.
- 13) The site driveway is located within 15' from a side lot line. (Ch. 200 §205-3.B.2) A waiver has been requested. It is unclear why the waiver is justified given the entrance could align directly with parking drive aisle.
 - *MAI 6/13/17 Response: A driveway centered on the parking field was part of an early design for the site. Site grading, which was dictated by the stormwater design, prohibited this driveway approach in that an accessible route from Trotter Drive to the building would not be possible without providing a significant accessible ramp. The layout with the driveway along the north property line allowed a driveway sloped at a maximum grade of 5 percent that provides an accessible route to the building in conformance with ADA/AAB requirements.*

- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: The plans have been revised to provide a 15' separation between the north property line and the proposed driveway.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 14) Proposed parking stalls are significantly smaller than the 10'x20' minimum specified in regulation. (Ch. 200 §205-6.G.3.a) A waiver has been requested but no justification provided.
 - *MAI 6/13/17 Response: The parking stall size waiver is requested given that the majority of the proposed parking is intended to accommodate employees. Therefore, a low "turn over" of spaces is anticipated. Utilizing reduced parking stall sizes helps to minimize impervious coverage which is appropriate within the Groundwater Protection District.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: The plans have been revised to provide twenty two 9' x 18' spaces in accordance with the Zoning Bylaw. A waiver is still requested for relief from the 10' x 20' size specified in the Site Plan Review Regulations. The revised number of spaces results from a calculation based on net floor area (instead of the previously used gross floor area). Compact spaces are no longer proposed.*
 - TT 7/21/17 Update: We do not oppose granting of this waiver request. This item has been addressed to our satisfaction.
- 15) Wheel stops are required at the head of parking stalls that abut pedestrian sidewalk but are not included on the plans. (Ch. 200 §205-6.G.3.b) A waiver has been requested but no justification provided.
 - *MAI 6/13/17 Response: In lieu of wheel stops, which complicate snow removal operations and are a maintenance issue, a full 6" reveal curbing is provided. Further, light bollards are proposed along the sidewalk area to further protect the building. Pedestrian traffic and space turn-over will be minimal as the majority of users will be employees.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
 - *MAI 7/18/17 Response: A waiver to allow no wheel stops is still requested. However, the sidewalk has been widened to 7 feet, as suggested by the Board, to mitigate the lack of wheel stops.*
 - TT 7/21/17 Update: We do not oppose granting of this waiver request. This item has been addressed to our satisfaction.
- 16) The applicant is proposing precast concrete curb in parking areas instead of vertical granite curb as specified in the regulation. (Ch. 200 §205-6.H)
 - *MAI 6/13/17 Response: Granite curbing is proposed at Trotter Drive with precast concrete curbing internal to the site. A waiver is hereby requested to allow use of precast concrete curbing.*

- TT 7/6/17 Update: TT has no objection to the use of precast concrete curbing throughout the site.
- *MAI 7/18/17 Response: Curbing types have been clarified on the revised Layout & Materials Plan. Both precast concrete and granite are proposed where appropriate.*
- TT 7/21/17 Update: This item has been addressed to our satisfaction.

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

MA DEP Stormwater Management Standards

- 17) Site is located in the Zone II area and requires 44% TSS removal prior to discharge to any of the proposed infiltration basins (Standard 3). No pretreatment is provided for flows originating from loading dock and for flows entering directly from the access drive. In addition TSS removal sheets do not accurately reflect pretreatment shown on the plans. Please address.
 - *MAI 6/13/17 Response: A sump and hooded outlet will be added to the trench drain and a forebay added at the basin inlet. These two BMPs in series will provide the 44% pretreatment required for the open basin to the south. Secondly, a treatment unit will be added at the driveway inlet, prior to the basin, to provide pretreatment in excess of 44% at the basin adjacent to the driveway.*
 - TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
 - *MAI 7/18/17 Response: The plans and calculations have been revised to provide at least 44% TSS removal prior to both the open infiltration basin and the infiltration chamber system that both receive runoff from impervious surfaces. The smaller basin adjacent to the south side of the driveway has been eliminated. A small amount of the driveway flows into the gutter of Trotter Drive without “pre-treatment” (just upstream of an existing catch basin), however as allowed by the MassDEP Regulations, the overall TSS removal rate for the site exceeds the 80% requirements (87% provided overall). Also, the overall peak flow rates and runoff volumes from the site are less than existing rates and volumes for all design storms. A small recharge “depression” is still proposed on the north side of the driveway to mitigate runoff from the landscape slope area. However, this depression does not receive flows from impervious surfaces. As revised the project design meets or exceeds all requirements of the MassDEP and local stormwater regulations.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 18) Metal roofs are not permitted for use in Zone II areas unless roof runoff is properly pre-treated prior to discharge to an infiltration BMP. Please confirm roof materials and compliance with requirement.
 - *MAI 6/13/17 Response: A rubber roof is proposed for the new building.*
 - TT 7/6/17 Update: This item has been addressed to our satisfaction.

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

- 19) Pipe sizing calculations should be provided for the 25-year storm event. Please include sizing information for roof drain laterals. (Ch. 200 §205-4.E.1)
- *MAI 6/13/17 Response: Pipe sizing calculations will be provided for the 25-year storm, including roof drain laterals.*
 - TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
 - *MAI 7/18/17 Response: The Supplemental Stormwater Calculations include hydraulic pipe calculations for the 25 year storm. An analysis of the 100 year event is also provided to demonstrate no adverse surcharging.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.

General Stormwater Comments

- 20) A test pit is required in the proposed location of the main subsurface recharge system.
- *MAI 6/13/17 Response: Soil testing was provided before the stormwater basin design was completed. Testing was provided within 40 to 50 feet to the north and south of the central subsurface infiltration basin. The sandy soils observed were consistent in both test pits (and throughout the site), with both test pits yielding an estimated seasonal high groundwater (ESHW) elevation of 248.0. Therefore, it can be inferred that the soils and ESHGW would also exist below the basin area. If required, a confirmatory test pit could be performed at the time of construction.*
 - TT 7/6/17 Update: We recommend the PEDB condition approval for the applicant to provide a confirmatory test pit at the time of construction.
 - *MAI 7/18/17 Response: MAI and the Applicant are in agreement with this as a condition of approval.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 21) The proposed design does not provide the minimum 2' of separation from estimated seasonal high groundwater (eshg).
- *MAI 6/13/17 Response: The ESHGW elevation in the test pits closest to the stormwater basins(#1 and #4) was found to be at elevation 248.0. The bottom elevation of the two open basins and the bottom of stone in the central chamber system are all proposed at elevation 250.0 (2' above ESHGW)*
 - TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
 - *MAI 7/18/17 Response: Our response on June 13th still applies as the bottom elevation of the infiltration basin remains at 250.0.*
 - TT 7/21/17 Update: The groundwater mounding analyses show the mound beneath both infiltration bmp's does not break-out into the basins and the basins dewater within the 72 hour limit set by the Regulations. This item has been addressed to our satisfaction.

- 22) ESHG was “estimated” based on observed groundwater conditions and not by soil mottling. Given the proposed design’s proximity to groundwater additional information is requested to substantiate determination of ESHGL. Please refer to accepted methods listed under 310 CMR 15.00
- *MAI 6/13/17 Response: ESHGW was based on soil mottling as observed by a licensed Soil Evaluator for the Geotechnical Engineer and confirmed by the writer (also a licensed Soil Evaluator). The soil logs will be revised to indicate the mottling elevations.*
 - TT 7/6/17 Update: TT has not received an updated Stormwater Report. We will comment further as information is provided.
 - *MAI 7/18/17 Response: After our June 13th response, MAI determined that the Soil Evaluator for the Geotechnical Engineer did not base his ESHGW determination on mottling as he did not observe clear signs of mottling. Instead, he based his determination on other factors. Therefore, his previously submitted soil logs have not been revised. However, the writer (also a licensed Soil Evaluator) did observe mottling. Both Soil Evaluators came to the same determination on the ESHGW elevations of 248.0.*
 - TT 7/21/17 Update: This item has been addressed to our satisfaction.
- 23) Basins are modeled assuming a free discharge. This is not the case since downstream basins will create tail water condition. Please provide justification for this modeling approach.
- *MAI 6/13/17 Response: Tail water conditions resulting for the HydroCAD analysis are accounted for as all of the basins are all linked in series within the model. MAI will consult with Tetra Tech to confirm the analysis approach.*
 - TT 7/6/17 Update: We recommend the applicant utilize the Dynamic Storage-Indication method when modeling the proposed basins. This allows the program to respond to tailwater conditions in the model. We will comment further as information is provided.
 - *MAI 7/18/17 Response: The infiltration outlet has been revised in HydroCAD to use a Dynamic Storage-Indication method analysis. Revised Calculations are included in the Supplemental Stormwater Calculations.*
 - TT 7/21/17 Update: TT is coordinating with the Applicant to finalize the Stormwater Report. We recommend the PEDB include this item as a Condition of approval in the Site Plan Decision for the Project.
- 24) Discharge from Basin P310 is modeled as a broad crested weir when it is constructed along a sloped gutter condition. Additionally, runoff from driveway bypasses the P310 inlet which is not accurately reflected in stormwater analysis. Please review and address as these changes may result in exceeding the pre-development discharge rate.
- *MAI 6/13/17 Response: A high point is proposed at the end of the driveway (at Trotter Drive) to prevent street flow from leaving the gutter and entering the site. This high point will act as a weir, separating the gutter from the low point in the driveway adjacent to the driveway basin. Any overflow of the basin will pond the driveway low point and flow over the weir to the gutter.*
 - TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.

- *MAI 7/18/17 Response: Infiltration basin P310 has been eliminated and replaced by an enlarged (elongated) chamber system. This is reflected in the revised plans and the Supplemental Stormwater Calculations.*
- TT 7/21/17 Update: This item has been addressed to our satisfaction.

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

25) Metes and bounds should be shown on the site plan.

- *MAI 6/13/17 Response: The metes and bounds are shown on the approved ANR plan that was recently endorsed by the Planning & Economic Development Board (PEDB). MAI's PLS prefers not to depict bearings on a boundary that we did not produce. Instead, the existing Conditions Plan references said ANR plan.*
- TT 7/6/17 Update: We recommend the applicant include the ANR plan in the Plans set to ensure all relevant plans are included in one set.
- *MAI 7/18/17 Response: MAI prefers not to include the ANR plan in our plan set since we did not prepare that plan. As stated previously, our plan refers to the ANR plan and depicts boundary information from that plan (which was recently endorsed by the Board and is in its files).*
- TT 7/21/17 Update: Reference to the applicable ANR plan will suffice. This item has been addressed to our satisfaction.

26) The sites location within the Zone II of a public drinking water supply should be noted on the plans.

- *MAI 6/13/17 Response: The Zone II/Groundwater Protection District will be noted on the plans.*
- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
- *MAI 7/18/17 Response: Reference to the Zone II and/or Groundwater Protection District is now noted on the Existing Conditions Plan and the Grading, Drainage & utilities Plan.*
- TT 7/21/17 Update: This item has been addressed to our satisfaction.

27) Trucks accessing the loading dock will need to utilize portions of the Alder Street Right of Way for turning movements.

- *MAI 6/13/17 Response: The use of Alder Street partial cul-de-sac area was discussed at the recent informational meeting with the PEDB. The applicant agrees to post "No Left Turn" signs, and communicate directly with truck drivers, to ensure that trucks do not utilize the narrow residential portion of Alder Street. It should be noted that only a small number of large trucks will be making deliveries to the building each year.*
- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
- *MAI 7/18/17 Response: As discussed at the July 11th hearing, the plans have been revised to remove portions of the pavement "bulb" on Alder Street to better define the loading driveway. As discussed at the hearing, the Department of Public Services*

Director supports this reconfiguration of the pavement and if appropriate, a transfer of the "bulb" portion of the right of way to become part of the site (with proper Town approvals). With this new configuration, trucks will be allowed to use the portion of Alder Street roadway in front of the site to facilitate truck backing into the dock, but only as far as the easterly property line of the site. A "No Trucks" sign is proposed at the easterly property line to restrict trucks from travelling past the property line down the narrow portion of Alder Street.

- TT 7/21/17 Update: This item has been addressed to our satisfaction.

28) Please indicate the proposed method of connection to the town water main.

- *MAI 6/13/17 Response: Tapping sleeves and valves will be used to connect to the town water main and will be reflected on the plans. All work will comply with the Medway Dept. of Public Services requirements.*
- TT 7/6/17 Update: TT has not received an updated Plans set. We will comment further as plans are provided.
- *MAI 7/18/17 Response: The revised Grading, Drainage & Utilities Plan depicts a tapping sleeve and valve connection of the fire service to the water main in Trotter Drive. The domestic water service connection will be made with a standard tap and corporation.*

- TT 7/21/17 Update: This item has been addressed to our satisfaction.

Additional comments TT recommends the applicant take into consideration prior to final submission and the PEDB include these items as a Condition of approval in the Site Plan Decision for the Project:

- 29) Potential conflict between the Stormwater Subsurface Storage/Recharge System and the proposed sewer service as well as the posts for the Timber Guardrail. Applicant shall ensure vertical clearances are provided for in the design.
- 30) We recommend the applicant provide sewer inverts on the Plan to determine proposed connectivity into the existing system in Trotter Drive (drop or standard connection).
- 31) The 256 contour in the main parking area should connect to the proposed curb line.

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,



Sean P. Reardon, P.E.
Vice President



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

P:\21583\143-21583-17006 (O'BRIEN & SONS PLAYGROUND SITE PLAN REVIEW)\DOCS\O'BRIEN-PEDBREV(2017-07-21).DOCX



July 25, 2017

**Medway Planning & Economic Development Board
Meeting**

Construction Reports

- Medway Gardens - TT inspection report dated 7-19-17
- Medway Gardens - Site plan modification decision dated 11-8-16
- Medway Gardens - Modified site plan endorsed 12-13-16

The modification decision for Medway Gardens specifies as follows:

- I. ***Schedule for Project Completion*** – The Planning and Economic Development Board's approval of this site plan modification shall lapse after June 30, 2017 of the grant thereof if substantial work has not commenced except for good cause. All site improvements shown on the endorsed plan shall be completed by the applicant or its assignees by December 31, 2017.

Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning & Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing and public briefing have been held by the Board.

Based on Tetra Tech's review letter, it does not appear that "substantial work" on the various components of the Medway Gardens modified site plan had commenced by June 30, 2017.

I would ask the Board to discuss next steps on this matter.

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

Cc:

From: Steven M. Bouley, P.E. – Tetra Tech
Frank Guthman III – Tetra Tech



Date: June 8, 2016 (revised July 19, 2017)

Subject: Medway Gardens Punch List

On June 1, 2016 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) conducted a site inspection of the Medway Gardens site located at 38 Summer Street in Medway, MA. The site was inspected and a punch list generated of outstanding items which have not yet been installed by the Applicant. The inspections were conducted based upon a Site Plan titled "Site Plan for Medway Gardens, 38 Summer Street (Route 126), Medway, MA 02053" dated July 22, 2014, revised July 23, 2014.

On May 8, 2017, July 11, 2017 and July 19, 2017 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) conducted a site inspection of the Medway Gardens site located at 38 Summer Street in Medway, MA. The site was inspected and an updated punch list generated of outstanding items which have not yet been installed by the Applicant. The inspections were conducted based upon a Site Plan titled "Site Plan for Medway Gardens, 38 Summer Street (Route 126), Medway, MA 02053" dated July 22, 2014, revised November 30, 2016 and our previous Punch List dated June 8, 2016.

The following is a list of items and issues that are still outstanding:

Parking Lot

1. Proposed Bituminous Pavement driveway apron and appurtenant railroad ties have not been installed. (See Photos 1-2)
 - TT 07/19/17 Update: The bituminous pavement driveway apron has been installed. The flush railroad ties (or approved equal) to provide edge protection have not yet been installed where the bituminous pavement apron meets the gravel parking lot. The applicant stated he will be installing a sixteen inch thick layer of concrete to back up the asphalt driveway apron during the fall/winter. (See Photos 1-2)
2. Proposed Bituminous Pavement parking area south of the wooden pergola has not yet been installed. (See Photo 3)
 - TT 07/19/17 Update: The proposed bituminous pavement parking area located south of the wooden pergola is no longer shown as proposed on the revised plan dated November 30, 2016. This item has been addressed to our satisfaction.

3. Proposed Pavement markings and striping (2 coats of paint required) has not yet been installed. (See Photo 4)
 - TT 07/19/17 Update: The proposed parking stall striping was installed on April 18, 2017 (See Photos 3-5). However, during the site inspection conducted on July 11, 2017, a majority of the paint striping in the higher traffic areas of the lot has been worn from the gravel (See Photos 6-8). The proposed pavement markings located on the bituminous driveway apron, in the drive isles of the existing gravel lot and on the gravel access drive to Milford Street have not yet been installed. (See Photo 9)
4. Proposed Directional and Accessible Signs have not yet been installed. (See Photo 4-5)
 - TT 07/19/17 Update: The proposed accessible signs and sign posts have not been installed per the details on the approved plan. (See Photo 10)
5. Proposed Concrete Wheel Stops have not yet been installed in any of the locations shown on the Site Plan. (See Photo 4-5)
 - TT 07/19/17 Update: A majority of the proposed concrete wheel stops have been installed. However, the concrete wheel stops in the parking stalls in front of the wooden pergola have not been installed in the location shown on the approved plan (See Photos 11-12). The concrete wheel stops have not yet been installed in the five parking stalls adjacent to the gated fence at the gravel access drive to Milford Street. (See Photo 13)
6. It appears the Gravel Access drive to Milford Street has not yet been formally installed. An overgrown gravel path exists but it appears it is not what was intended on the Site Plan. (See Photo 5)
 - TT 07/19/17 Update: It does not appear the gravel access drive has been installed per the plan. The area is overgrown with vegetation and requires maintenance. (See Photo 14)

Landscape

7. The “Medway Garden Center” sign has not yet been relocated with new plantings. (See Photo 5)
 - TT 07/19/17 Update: The new “Medway Garden Center” sign with new plantings has not yet been installed as shown on the approved plan. The applicant has stated they will be installing the sign in the near future. (See Photo 15)
8. Evergreen Trees every 20’ have not yet been planted along the southern property line. (See Photo 5)
 - TT 07/19/17 Update: This item has not been completed.

Additional Items (7/19/17)

9. The applicant has installed 6’ Vinyl fence adjacent to the entrance to the site from Cumberland Farms. However, it does not appear the fence is installed per the intentions of the Plans or the Decision. The Decision states “The owner shall modify the existing swing barrier gate at the northern edge of the internal driveway to Milford Street by attaching six (6) foot high white vinyl panels to screen the back of the Medway Gardens site...” The panels are not attached to the swing gate. Furthermore, it appears the swing gate has been hit by a vehicle forcing the gate posts out of alignment. We also recommend the gate be repaired. (See Photo 14)

10. The proposed perennials along the chain link fence at the asphalt driveway apron on Summer Street have not yet been installed (See Photo 15).
11. The applicant has installed 16 LF of wood stockade fence along the eastern boundary of property at 2 Knollwood Road. However, this style of fence does not meet the requirements called out in the most current revision of the approved site plan (See Photo 16).
12. The applicant has installed a 6' high wood stockade fence around the existing dumpster located in the southern corner of the parking lot. However, the applicant did not install the stockade fence around the dumpster as shown on the most current approved site plan (See Photos 17-18).

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\143-21583-14013 (MEDWAY GARDENS)\CONSTRUCTION\PUNCH LIST\MEMO_MEDWAY GARDENS PUNCH LIST_2016-06-08 (REVISED 2017-07-19).DOC

Photograph 1

Bituminous pavement
driveway apron at
Summer Street



Photograph 2

Bituminous Pavement to
gravel transition



Photograph 3

Gravel lot striping



Photograph 4

Gravel lot striping



Photograph 5

Gravel lot striping



Photograph 6

Existing gravel striping



Photograph 7

Existing gravel striping



Photograph 8

Existing gravel striping



Photograph 9

Missing directional arrows



Photograph 10

Accessible sign and post



Photograph 11

Accessible sign and wheel stops



Photograph 12

Concrete wheel stop alignment



Photograph 13

Missing concrete wheel stops



Photograph 14

Gravel access drive
overgrown with vegetation



Photograph 15

Location of Medway
Garden Center sign and
proposed perennials along
chain link fence



Photograph 16

Wood stockade fence
installed in place of 6' high
white vinyl fence



Photograph 17

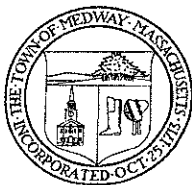
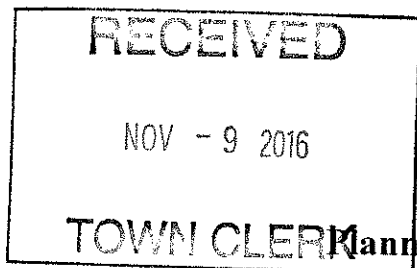
Standing on the center parking stalls in the gravel lot facing proposed location of existing dumpster



Photograph 18

Current location of existing dumpster standing in the snow storage area facing southwest.





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 J. Hayes, P.E.
Richard Di Iulio*

November 8, 2016

SITE PLAN DECISION **Medway Gardens Site Plan Modification** **34 Summer Street**

You are hereby notified that on November 8, 2016 at a duly called and properly posted meeting, the Medway Planning and Economic Development Board, after reviewing the application and information compiled during the public review process, voted on a motion made by Matthew Hayes and seconded by Richard Di Iulio, by a three (3) in favor and zero (0) opposed vote, to approve with conditions as specified herein, the application of Onilleva Realty, LLC of Medway, MA to modify the previously approved site plan for Medway Gardens from August 2014.

I. PROJECT LOCATION - Medway Gardens is located on a 2.27 acre portion of the 3.6 acre property at 34 Summer Street (Parcel 56-039) in the Commercial V zoning district. The property is owned by Onilleva Realty, LLC of Medway, MA. The site is bounded on the west by Summer Street, on the north by Milford Street, on the east by property owned by Jesse and Teigan Bain at 37 Milford Street and by Madelyn Rivera and Pamela Bellino at 2 Knollwood Road, and on the south by property owned by Richard and Helen Barry at 32 Summer Street. The parcel also includes a Cumberland Farms convenience store/vehicle fuel station constructed in 2014 (41 Milford Street). The Medway Gardens portion of the site also includes a detached single family home constructed in 1985.

II. BACKGROUND - The site plan decision for improvements at Medway Gardens was previously approved by the Medway Planning and Economic Development Board on August 12, 2014. Those improvements were shown on a plan dated August 21, 2014 which the Board endorsed on September 16, 2014. The approved scope of work included:

- construction of a new greenhouse and a wooden pergola; and
- various site improvements including a reorganized and striped parking arrangement, perimeter landscaping/buffering, outside merchandise display, and improved access/egress to the site

all of which were a result of a consolidation of the Medway Gardens operation on the southern portion of the parcel subsequent to the construction of the Cumberland Farms convenience store and vehicle fuel station facility on the northern portion of the property.

The site plan decision specified that work was to be completed within a two (2) year period after plan endorsement. Based on a June 1, 2016 inspection of the site by Tetra Tech Engineering, the Board's consulting engineer, and the resultant punch list dated June 8, 2016, the Board determined that the applicant had not fully completed the approved scope of work. The owner now wishes to modify/reduce the scope of site plan improvements.

Telephone: 508-533-3291

Fax: 508-321-4987

planningboard@townofmedway.org

After the public briefing process had commenced, the owner asserted that the use of the property by Medway Gardens is an agricultural use under G.L. c. 40A, §3, and therefore is not subject to site plan review. The applicant, acting through his attorney Marshall Newman in a letter dated and provided to the Board on September 13, 2016, challenged the Board's authority to conduct site plan review of the Medway Gardens project and further that the conditions being imposed by the Board were unreasonable regulations. However, the applicant did not appeal the original site plan approval issued by the Board, and the matter currently before the Board is the owner's own request to modify the existing site plan approval. The Board disputes that the primary use of this property is agricultural as defined in G.L. c. 40A, §3, or that the property is exempt from site plan review. In order to address the pending application, however, the owner worked with the Board to agree upon the conditions listed in this decision, while both parties reserve their positions with respect to whether the primary use of the property is agricultural as defined in G.L. c. 40A, §3.

III. PROJECT DESCRIPTION/PROPOSED MODIFICATION - *The primary purpose of this application for site plan modification is to update the plan to depict the revised scope of improvements the applicant will implement. Pursuant to the application, the applicant proposed a revised scope of work as reflected on the updated site plan dated July 22, 2016.*

Previously approved work to NOT be carried out includes paving 7 parking spaces in the parking area south of the wooden pergola. The owner wishes to be relieved of undertaking this particular site improvement and proposes to provide gravel parking spaces instead.

The previously approved work which the applicant has agreed to install includes the following items as shown on the plan:

- Installation of a bituminous concrete apron and the appurtenant railroad ties at the Summer Street entrance
- Installation of 30 concrete wheel stops in the parking area to clearly designate the parking space locations
- Installation of directional and accessible parking signs
- Installation of a stockade fence and shrubs to enclose the existing dumpster
- Installation of a free-standing sign at the entrance driveway to the site from Summer Street
- Installation of landscaping along the southern and eastern perimeter of the site as a buffer to the adjacent parcels.

IV. PROCEDURAL HISTORY

- A. August 8, 2016 – Application to modify a previously approved site plan was filed with the Medway Planning & Economic Development Board.
- B. August 9, 2016 – Public briefing notice was filed with the Town Clerk, posted to the Town of Medway web site and mailed to abutters via first class mail.
- C. August 23, 2016 – Public briefing commenced. The public briefing was continued to September 13, 27, October 4, and November 8, 2016 when it was concluded and the Board voted its decision.

V. INDEX OF SITE PLAN DOCUMENTS

- A. The application package submitted on August 8, 2016 to modify the previously approved Medway Gardens site plan included the following documents:
 - Application to Modify a Previously Approved Site Plan dated August 8, 2016
 - Project description dated July 12, 2016, received August 4, 2016
 - *Medway Gardens Site Plan*, dated July 22 2014, last revised July 22, 2016 prepared by Civil Design Group, LLC of North Andover, MA.

- Certified abutters list
- B. During the course of the public briefing, the applicant provided the following additional documents to the Board:
- A collection of site photos provided by the applicant during the August 23, 2016 meeting to document completed work.
 - An information sheet regarding a parking lot striping machine Mr. Avellino intends to purchase as provided during the August 23, 2016 meeting
 - A letter dated and provided to the Board on September 13, 2016 from Attorney Marshall Newman representing Onilleva Realty LLC and Medway Gardens, Inc. challenging the Board's site plan review of the property due to the premise that the property is exempt from site plan review due to its use for horticultural purposes and that the conditions being imposed were unreasonable regulations. The letter also alleged that Planning and Economic Development Board Chairman Andy Rodenhiser was biased against Mr. Avellino due to the chairman's involvement with the Medway Lions Club which is a principal competitor to Medway Gardens in the sale of Christmas trees in the Medway area.
 - A written communication to the Board provided by Mr. Avellino at the September 27, 2016 meeting.
- C. Previous minor site plan decision dated August 12, 2014 and the previously approved site plan endorsed by the Board on September 16, 2014.

VI. TESTIMONY - In addition to the site plan application materials submitted and provided by the applicant during the course of its review, the Planning & Economic Development Board received written or verbal testimony as follows:

Written Documents

- Inspection report/punch list dated June 8, 2016 from Steve Bouley, Tetra Tech Engineering
- Site plan modification review letter dated August 16, 2016 from Gino Carlucci, the Town's consulting planner.
- Email communication dated August 21, 2016 from abutter Teigan Bain, 37 Milford Street including site photos
- Email communication dated August 23, 2016 from abutter Pamela Bellino-Rivera of 2 Knollwood Drive
- Confidential email communication dated September 23, 2016 from Town Counsel Barbara Saint Andre to address issues raised by the applicant's attorney Marshall Newman.
- Disclosure of Appearance of Conflict of Interest form prepared by Andy Rodenhiser and filed with the Town Clerk and Board on September 26, 2016
- Summary of property value and land area information for 34 Summer/41 Milford Streets compiled September 26, 2016 by Susan Affleck-Childs, Planning and Economic Development Coordinator
- Summary information about the definition of agriculture and its exempt status under G.L., c. 40A, §3.

Verbal Testimony

- Joe Avellino, owner and applicant
- Gino Carlucci, consulting planner
- Pamela Bellino-Rivera, 2 Knollwood Drive
- Teigan and Jesse Bain, 37 Milford Street

VII. SPECIFIC CONDITIONS OF APPROVAL – The Board's approval of this site plan modification is subject to the following specific conditions which the Board determines are reasonable to protect adjacent property owners.

A. **Plan Revisions** - Prior to endorsement, the site plan titled *Medway Gardens Site Plan*, dated June 22, 2014, last revised July 22, 2016 prepared by Civil Design Group of North Andover, MA shall be further revised to include the following:

1. the location and description/specifications including height and materials for sixteen (16) linear feet of fencing to be installed along the parcel's eastern boundary with property owned by Bellino-Rivera at 2 Knollwood Road as requested as specified in Condition C.
2. the notes regarding perimeter landscaping shall be revised to specify that the evergreen trees to be planted every twenty (20) feet shall be a minimum of four (4) feet in height above finished grade at the time of planting, and the shrubs to be planted in between the trees shall be a minimum of two (2) feet in height above finished grade at the time of planting; the species of evergreen trees and shrubs shall be varied.
3. the location for the outdoor storage area as specified in Condition F.
4. the free-standing sign to be located at the entrance driveway from Summer Street shall be noted as being a "new" sign instead of a "relocated" sign.
5. details for the modification of the swing gate per Condition G.
6. the final plan revision date.

B. **Landscape Installation and Maintenance**

1. All trees and shrubs to be planted on the site shall be species that are certified by a horticulturist as native, drought-resistant and deer proof. Such certification shall be provided to the PEDB prior to endorsement of the site plan.
2. The owner shall regularly water the landscape plantings to be installed on the perimeter of the site as shown on the plan so that they will be maintained and thrive. To accomplish this, the owner has agreed to install soaker hoses for irrigating the plants.
3. The site's landscaping shall be maintained in good condition to the same extent as shown on the endorsed Plan. Any shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced during the next planting season.

C. The owner shall install sixteen (16) linear feet of fencing along the parcel's eastern boundary with property owned by Bellino-Rivera at 2 Knollwood Road as requested. The fencing shall be white vinyl, six (6) feet tall, comparable to the fencing at the adjacent Cumberland Farms development.

D. The owner will arrange for the regular spray painting of striping to outline the 9' x 18' parking spaces on the gravel parking areas where no wheel stops are installed. Such spray painting shall be performed as often as needed to provide for clearly demarcated parking locations.

- E. A new free-standing, two sided Medway Garden Center sign shall be installed near the entrance driveway from Summer Street in conformance with the Zoning Bylaw.
- F. A specific, organized outdoor storage area shall be established and maintained north of the house on the premises and west of the access road for the purpose of storing vehicles, equipment, unused shipping materials, the Conex type container/trailer and any other such items on the premises. Plant materials need not be stored within the designated outdoor storage area.
- G. The owner shall modify the existing swing barrier gate at the northern edge of the internal driveway to Milford Street by attaching six (6) foot high white vinyl panels to screen the back of the Medway Gardens site from the Cumberland Farms development and Route 109/Milford Street.
- H. The height of the dumpster enclosure shall fully screen the height of the dumpster inside. The enclosure shall screen all four (4) sides of the dumpster.
- I. **Schedule for Project Completion** – The Planning and Economic Development Board's approval of this site plan modification shall lapse after June 30, 2017 of the grant thereof if substantial work has not commenced except for good cause. All site improvements shown on the endorsed plan shall be completed by the applicant or its assignees by December 31, 2017.

Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning & Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing and public briefing have been held by the Board.

VIII. GENERAL CONDITIONS OF APPROVAL

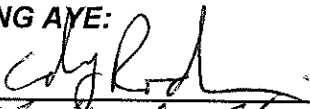
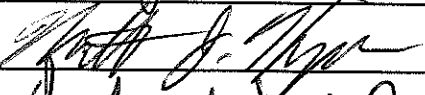
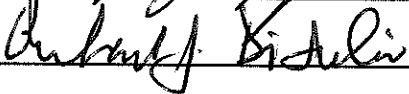
- A. **Appeal** – Any person aggrieved by the Planning & Economic Development Board's Decision may appeal such to the court within twenty (20) days of the date the Decision is filed with the Town Clerk.
- B. **Plan Endorsement** - Within thirty (30) days after the Planning & Economic Development Board has filed its *Decision* with the Town Clerk, the Applicant shall submit a final site plan modification drawing reflecting all required revisions, if any, to the Planning and Economic Development Board to review for compliance with the Board's *Decision* before plan endorsement.
- C. **Fees/Taxes** - Prior to endorsement of the modified site plan by the Planning & Economic Development Board, the Applicant shall pay the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering and planning consultants, and any other outstanding expenses or obligations due the Town of Medway, including real estate and personal property taxes and business licenses. The Applicant's failure to pay these fees in their entirety shall be reason for the Planning & Economic Development Board to withhold plan endorsement.
- D. **Construction Standards** - All construction shall be in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.

- E. **Plan Revisions** – Any change to the approved site plan modification shall necessitate a further modification of the site plan requiring Planning & Economic Development Board approval pursuant to Section 3.5 of the Medway Zoning Bylaw. Whenever additional reviews by the Planning & Economic Development Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing if required including legal notice and abutter notification. If the proposed revisions affect only very limited aspects of the site, the Planning & Economic Development Board may reduce the scope of the required review, public notice and waive part of the filing and review fees.
- F. **Project Completion** – At the conclusion of the installation/construction of the site plan improvements, the applicant shall provide the Board with a written certification of a professional engineer registered in the Commonwealth of Massachusetts that all construction work has been completed in strict compliance with the decision and the endorsed site plan.

Approved by the Medway Planning & Economic Development Board: November 8, 2016

BOARD MEMBERS:

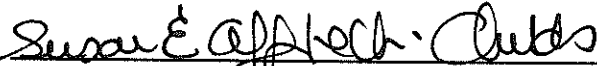
VOTING AYE:

VOTING NAY:

VOTING TO ABSTAIN:

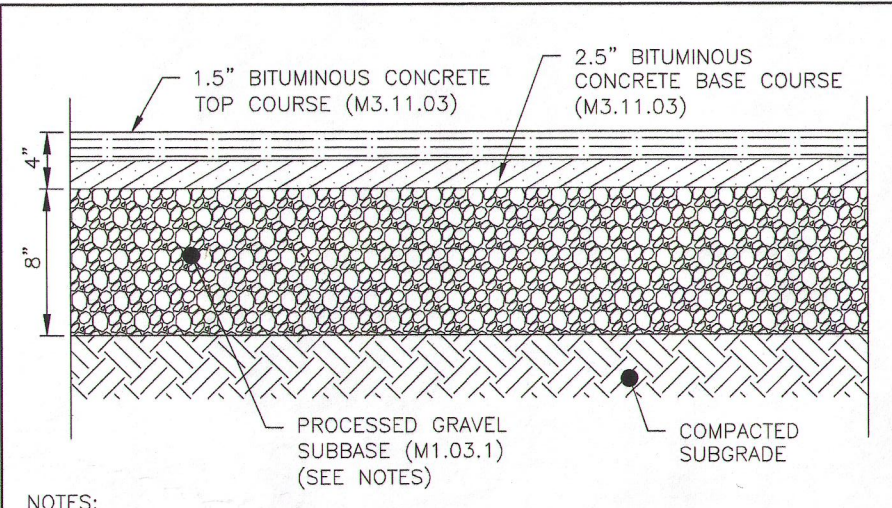
ATTEST:



Susan E. Affleck-Childs
Planning & Economic Development Coordinator

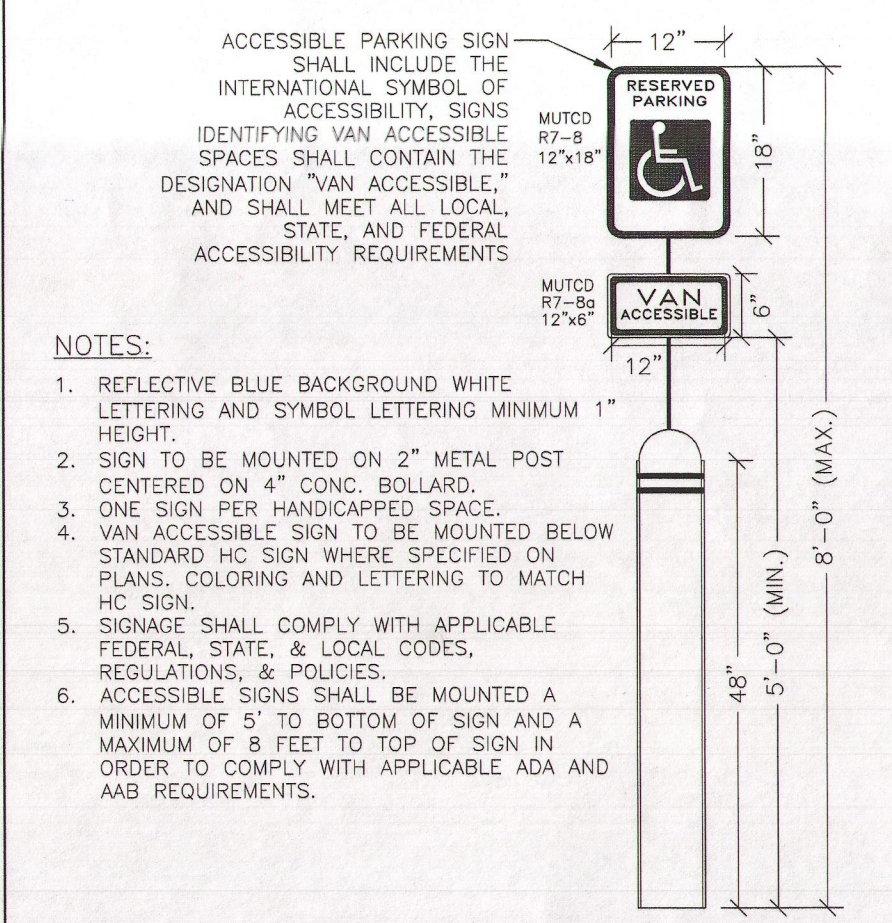
11-8-16
Date

COPIES TO: Michael Boynton, Town Administrator
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Thomas Holder, DPS Director
Jeff Lynch, Fire Department
Jack Mee, Building Commissioner/Zoning Enforcement Officer
Stephanie Mercandetti, Director of Community and Economic Development
Joanne Russo, Treasurer/Collector
Jeff Watson, Police Department
Steve Bouley, Tetra Tech
Gino Carlucci, PGC Associates
Joe Avellino



- NOTES:
- HIGH EARLY STRENGTH CEMENT CONCRETE SUB-BASE SHALL BE USED WITHIN THE RIGHT OF WAY IN LIEU OF PROCESSED GRAVEL SUBBASE WHERE SAWCUT WIDTHS ARE LESS THAN 4 FEET.
 - THIS DETAIL PROVIDES A MINIMUM STANDARD FOR PAVEMENT CONSTRUCTION BASED ON THE ASHTO GUIDE FOR DESIGN OF PAVEMENT STRUCTURES (1993). THE FINAL PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SHALL BE UTILIZED IF MORE STRINGENT THAN THIS DETAIL.
 - MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

TYPICAL BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE

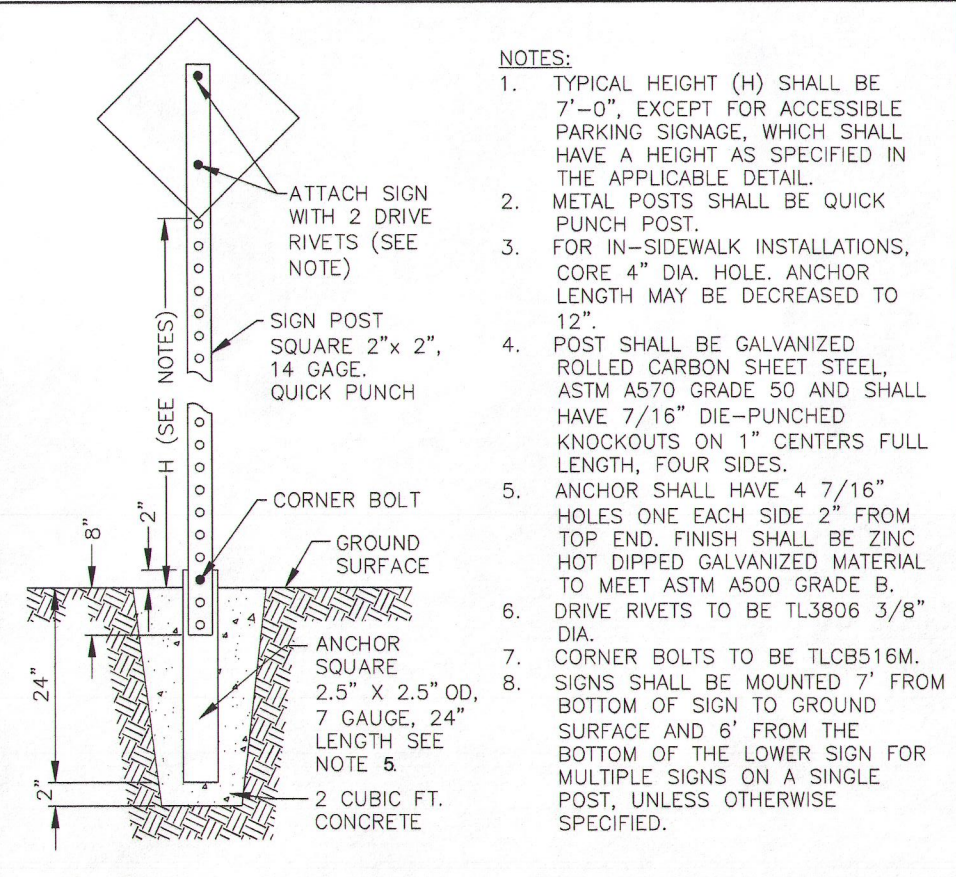


ACCESSIBLE PARKING SIGNAGE DETAIL
NOT TO SCALE

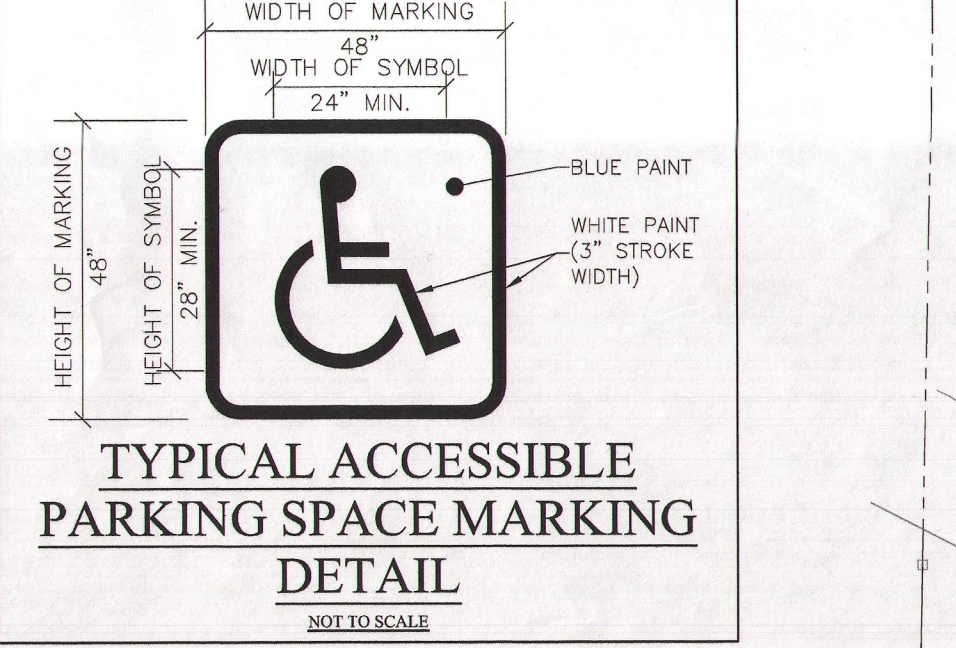
PARKING INFORMATION		
USE	REQUIRED	PROVIDED
RETAIL: 1 SPACE / 300 S.F. SALES AREA	52 SPACES	52 SPACES
8,558 S.F. / 300 S.F. = 29 SPACES	29 SPACES	(3 ACCESSIBLE SPACES)

GENERAL & SITE LAYOUT NOTES

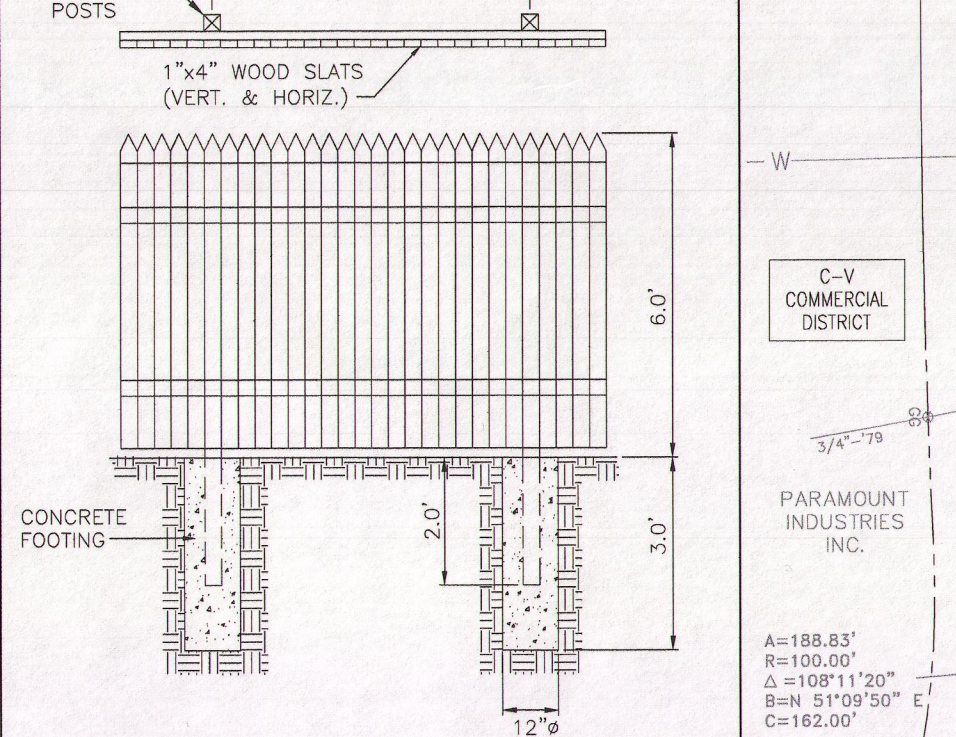
- ZONING DISTRICT INFORMATION OBTAINED FROM TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING BYLAWS, DATED APRIL 17, 2012.
- THE PROJECT INCLUDES THE CONSTRUCTION OF A 3,742 SQUARE FOOT GREENHOUSE, AN OUTDOOR WOODEN PERGOLA AND THE STRIPING OF 52 PARKING SPACES.
- THE PROJECT LIES WITHIN COMMERCIAL V (C-V) DISTRICT.
- MODIFICATIONS TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER.
- THIS SITE LIES ENTIRELY WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD RATE INSURANCE MAP (FIRM), NORFOLK COUNTY, COMMUNITY PANEL 139 OF 430 (MAP #25021C0139E), WITH AN EFFECTIVE DATE OF JULY 7, 2012.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
- PAVEMENT MARKINGS AND STRIPING SHALL PAINTED WITH 2 COATS OF PAINT (WHITE OR YELLOW) PER FEDERAL SPECIFICATION T1-P-115 TYPE 1; ALKYO (TO BE RESTRIPTED FOUR (4) TIMES PER YEAR).
- PAVEMENT LETTERS SHALL BE 2" WIDE X 8" LONG.
- STOP BARS SHALL BE 8" WIDE AND SOLID LINES SHALL BE 4" IN WIDTH (SEE SITE PLAN FOR LENGTH).
- ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE LATEST EDITION OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS SHOWN ON THE SITE LAYOUT PLAN.
- DIRECTIONAL AND ACCESSIBLE SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
- ALL FLAT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO TOWN/STATE STANDARDS.
- SNOW PILES SHALL NOT EXCEED 6 FEET IN HEIGHT WITHIN THE DESIGNATED SNOW STORAGE AREAS. EXCESS SNOW SHALL BE REMOVED OFFSITE IN ACCORDANCE WITH TOWN REGULATIONS.
- THE VERTICAL DATUM OF THIS PLAN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK UTILIZED TO ESTABLISH THE DATUM ON THE SITE IN MASS DOT BENCHMARK 88 E31.8. IT IS A MONUMENT SET IN LEDE OFF HIGHLAND STREET IN MEDWAY, MA. THE PUBLISHED NAVD88 ELEVATION OF 281.72 WAS CONVERTED TO NAVD88 ELEVATION OF 277.56 UTILIZING CORPSCON SOFTWARE.



TYPICAL SIGN POST DETAIL
NOT TO SCALE



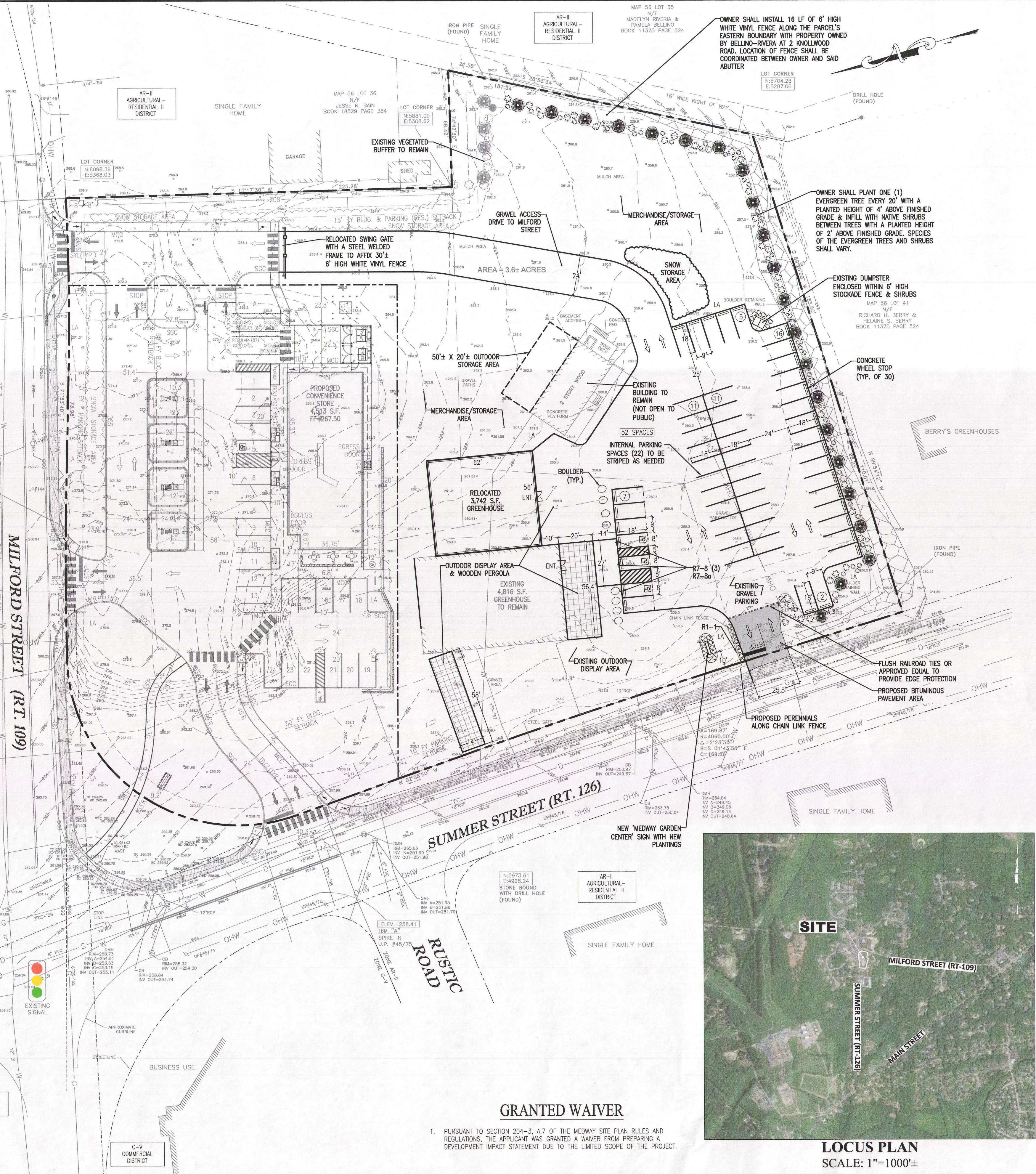
TYPICAL ACCESSIBLE PARKING SPACE MARKING DETAIL
NOT TO SCALE



TYPICAL CEDAR FENCE DETAIL
NOT TO SCALE

MUTCD REFERENCE	SIGN
R1-1	STOP
R7-8	RESERVED PARKING
R7-8a	VAN ACCESSIBLE

ZONING INFORMATION		
ZONING DISTRICT: COMMERCIAL DISTRICT V (C-V)		
SITE AREA: 2.23 ACRES		
REGULATION	REQUIRED	PROPOSED
MIN. LOT AREA	20,000 S.F.	155,156 S.F.
MIN. LOT FRONTAGE	100 L.F.	833.4 L.F.
MIN. FRONT YARD SETBACK	50'	43.9'
MIN. SIDE YARD SETBACK	15'	116.6'
MIN. REAR YARD SETBACK	15'	N/A
MAX. BUILDING HEIGHT	40'	<40'
MAX. LOT COVERAGE	0.30	0.10



GRANTED WAIVER

- PURSUANT TO SECTION 204-3, A.7 OF THE MEDWAY SITE PLAN RULES AND REGULATIONS, THE APPLICANT WAS GRANTED A WAIVER FROM PREPARING A DEVELOPMENT IMPACT STATEMENT DUE TO THE LIMITED SCOPE OF THE PROJECT.



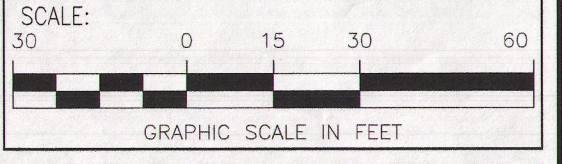
LOCUS PLAN
SCALE: 1"=1000±

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD:

[Signature]

December 13, 2016

REVISIONS:		
REV	DATE	COMMENT
1	07/23/14	REV. PER PEDB COMMENTS
2	07/22/16	REV. PER CLIENT COMMENTS
3	11/11/16	REV. PER PB CONDITIONS
4	11/30/16	REV. PER PB CONDITIONS



DESIGNED BY: MAL
CHECKED BY: PRH

SEAL:

[Professional Seal]

PHILIP R. HENRY, P.E.

PROJECT:

MEDWAY GARDENS

38 SUMMER STREET (ROUTE-126)

MEDWAY, MA 02053

PREPARED BY:

Civil Design Group, LLC

21 HIGH STREET, SUITE 300A
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400 f: 978-914-6161

SHEET:

SITE PLAN

1

CDG PROJECT #: 14048

DATE: 07/22/2014



July 25, 2017

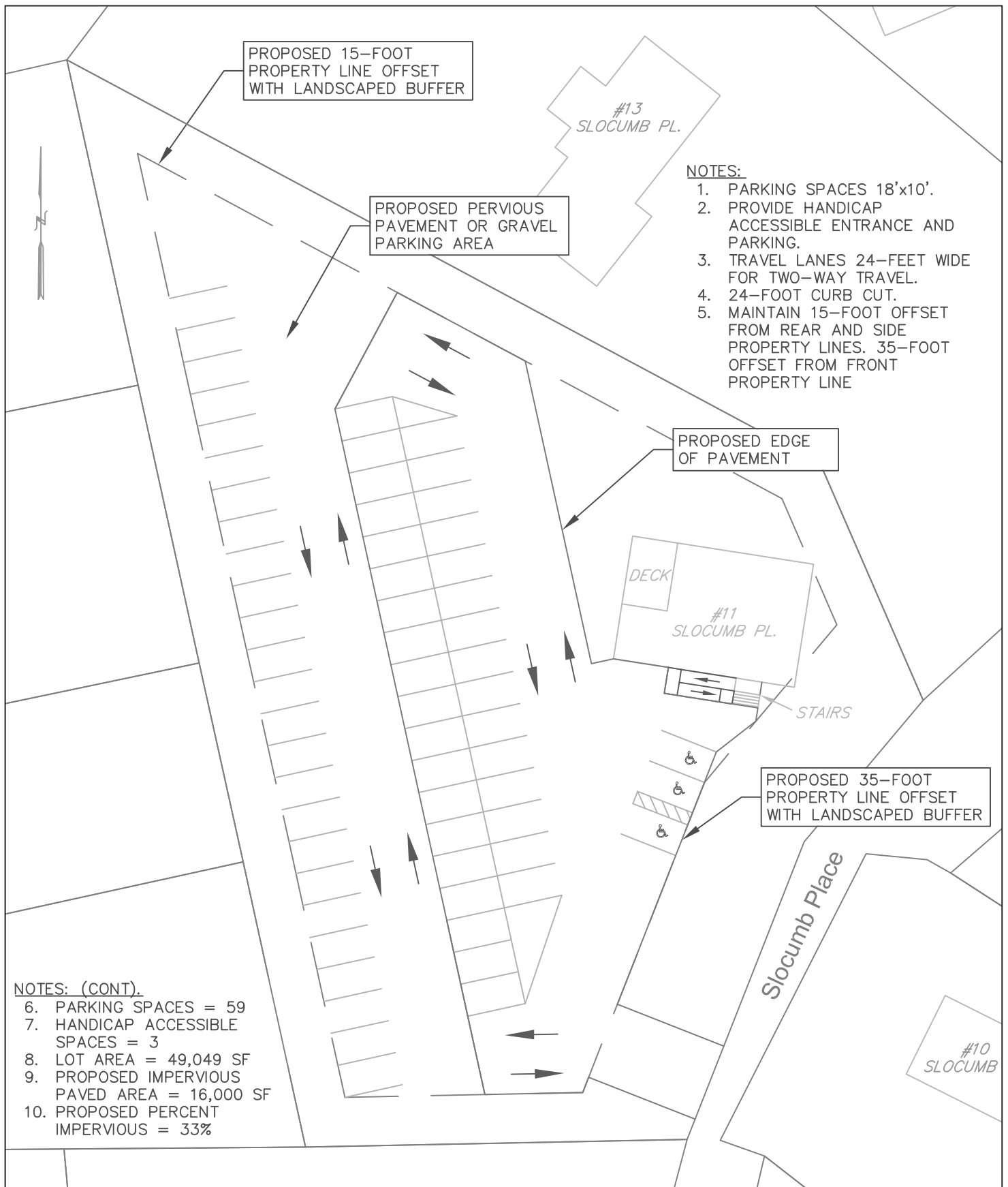
**Medway Planning & Economic Development Board
Meeting**

**Medway Community Church – Informal,
Pre-Application Discussion**

The Medway Community Church (MCC) has entered into a purchase and sale agreement to acquire the property at 11 Slocumb Place. This is a 1.126 acre property with an existing house built in 1921. They wish to use the property for church offices and much needed parking.

Even though MCC is a religious organization and exempt from most aspects of zoning, they still have to go through a minor site plan review process with the PEDB. MCC has retained Tata and Howard as their engineering consultant.

The church has requested an informal, pre-application discussion with the PEDB. A preliminary concept plan has been provided for your review.



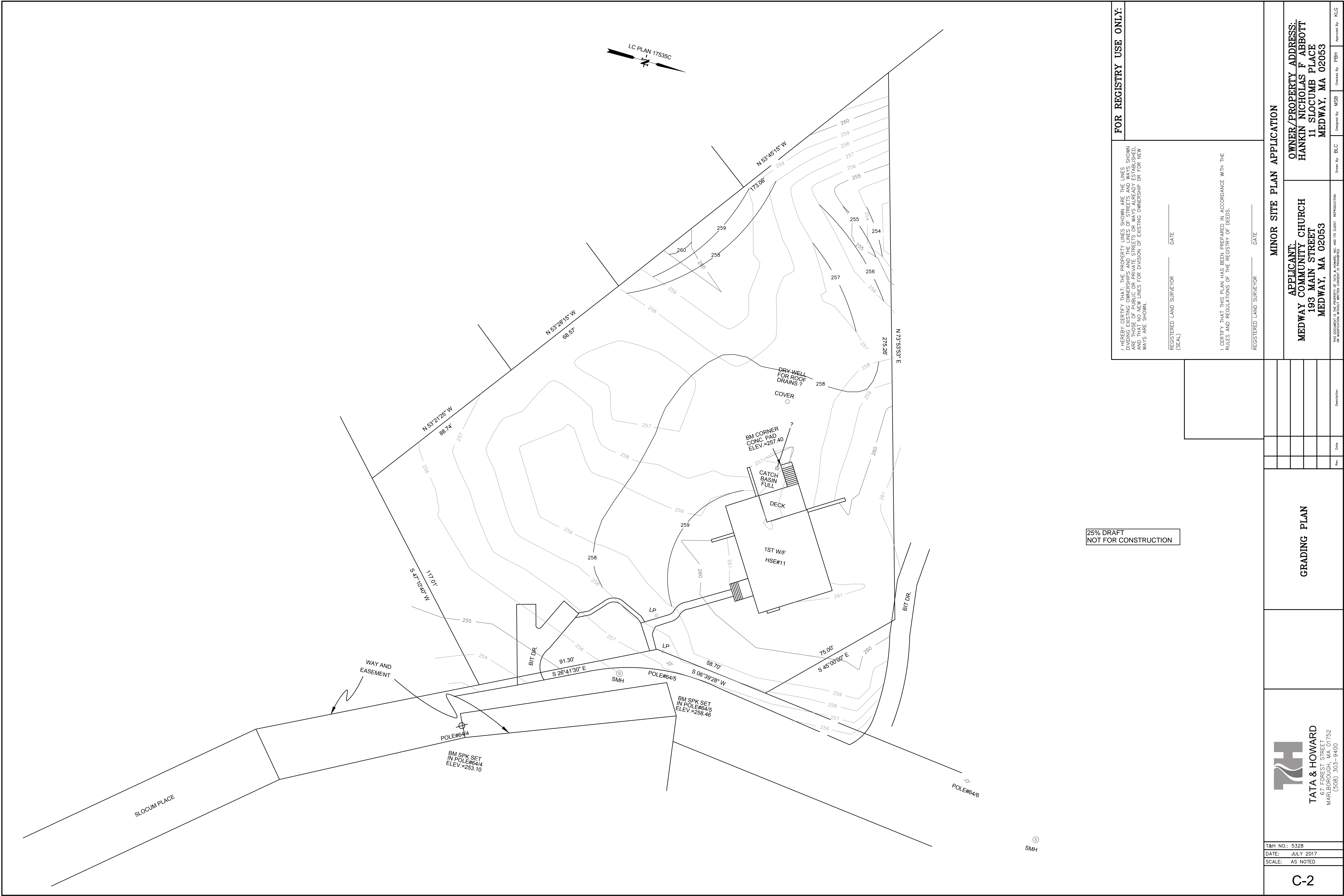
TATA & HOWARD

Preliminary Site Improvements
11 Slocumb Place
Medway Community Church
Medway, MA
NOT FOR CONSTRUCTION


Figure No.

1

Scale: 1" = 40'



FOR REGISTRY USE ONLY:	
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.	
REGISTERED LAND SURVEYOR _____ DATE _____	(SEAL)
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.	
REGISTERED LAND SURVEYOR _____ DATE _____	
MINOR SITE PLAN APPLICATION	
APPLICANT: MEDWAY COMMUNITY CHURCH 193 MAIN STREET MEDWAY, MA 02053	OWNER/PROPERTY ADDRESS: HANKIN NICHOLAS F ABBOTT 11 SLOCUMB PLACE MEDWAY, MA 02053
DESIGNED BY: FBH CHECKED BY: MSB DRAWN BY: BLC REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF T&H ENGINEERS, INC. IS PROHIBITED.	DATE: _____ DESCRIPTION: _____ REV: _____

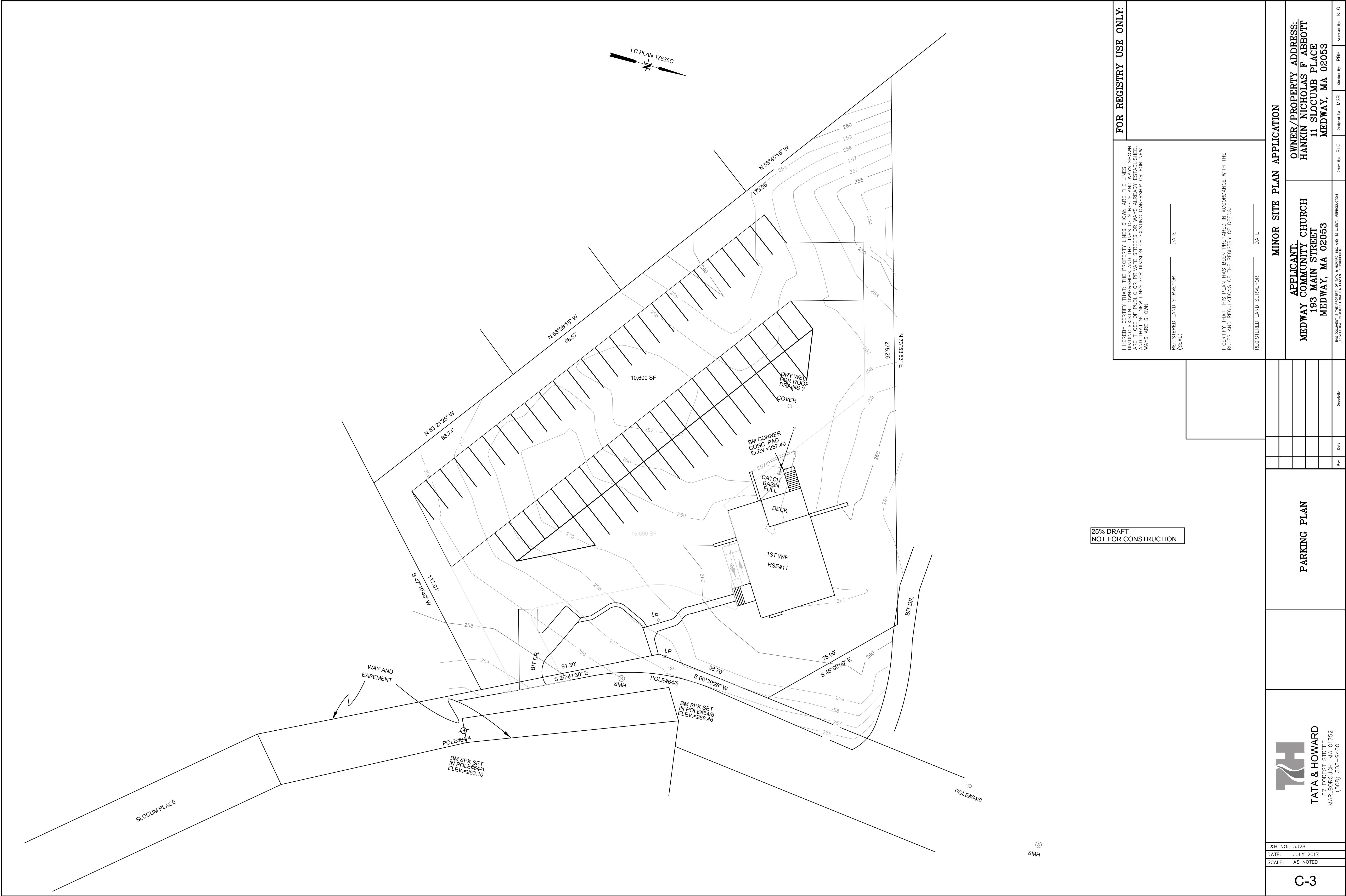


TATA & HOWARD
67 FOREST STREET
MARLBOROUGH, MA 01752
(508) 303-9400

GRADING PLAN

T&H NO.: 5328
DATE: JULY 2017
SCALE: AS NOTED

C-2



FOR REGISTRY USE ONLY:	
I HEREBY CERTIFY THAT: THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THE NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.	
REGISTERED LAND SURVEYOR (SEAL)	DATE
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.	
REGISTERED LAND SURVEYOR	DATE

--

Description	Date	Rev.

PARKING PLAN

--



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

T&H NO.: 5328
DATE: JULY 2017
SCALE: AS NOTED

C-3















July 25, 2017

**Medway Planning & Economic Development Board
Meeting**

PEDB Meeting Minutes

- Draft minutes of 7-11-17 PEDB meeting

**July 11, 2017
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

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

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development
Gino Carlucci, PGC Associates
Sean Reardon, Tetra Tech

The Chairman opened the meeting at 7:01pm.

There were no Citizen Comments.

Election of Officers and Reorganization:

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

- A memo from Susy Affleck-Childs regarding the Board and Committee Assignments.

Chairman:

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to appoint Andy Rodenhiser as the Chairman of the Planning and Economic Development Board.

Vice Chairman:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to appoint Bob Tucker as the Vice Chairman of the Planning and Economic Development Board.

Other Officers:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to appoint Tom Gay as Clerk of the Planning and Economic Development Board

The Board was made aware that Eric Arbeene has resigned from the EDC and has become Chairman of the Zoning Board of Appeals. The Chairman thanked him for his service on the EDC.

Committee Appointments/liaisons:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board

voted unanimously to keep the various committee representative and liaison appointments as they have been with the exception of the Economic Development Committee on which Rich Di Iulio will serve as the Board's representative instead of Andy Rodenhiser.

Susy Affleck-Childs stated that she would arrange for all member to receive meeting agendas of the various boards/committees.

Public Hearing Continuation - Merrimack Building Supply:

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

- 6/30/2017 Public Hearing Continuation Notice
- Revised draft decision dated 7/7/17

The applicant was present and the draft decision was reviewed and provided to all.

The owner Bill Donegan indicated that he objects to the construction observation expense of \$16,766.00. He feels this is an excessively high cost and that these services are not needed as he is having Guerriere and Halnon providing project oversight. Mr. Donegan distributed a list of the services Guerriere and Halnon will be providing. (See Attached)

The Chairman noted that the Board's engineering consultant is utilized to look out for the interests of the Town. The applicant controls the inspections by making sure the work is done on time and per plan. This is standard operating procedure. It was suggested to have all representatives at the preconstruction meeting so that all entities are on the same page.

Findings:

On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted unanimously to approve the Findings as written.

Waivers:

On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted unanimously to approve the Waivers as written.

Decision:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to accept the Decision as written with conditions and modifications.

Close Hearing:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to close the hearing.

Construction Estimate:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted unanimously to approve the construction estimate as presented.

Public Hearing Continuation - O'Brien and Sons - Site Plan and Groundwater Protection Special Permit:

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

- 6/15/17 Site Plan Public Hearing Continuation Notice to 7/11/17.
- Ground Water Protection District Special Permit Application
- 6/19/2017 Ground Water Protection District Public Hearing Notice
- Meridian Associates letter dated 6/13/17 (response to Tetra Tech)
- Meridian Associated letter dated 6/13/17 (response to PGC Associates)
- Tetra Tech response letter dated July 6, 2017
- Meridian Engineer letter dated July 6, 2017 summarizing the revised LM progress plan
- Email memo from DPS Director Dave D'Amico dated July 11, 2017

The Chairman opened the groundwater protection special permit public hearing and the continued site plan hearing.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to waive the reading of the public hearing notice.

Engineer Beaudry explained the updates made since the previous meeting. These included the following:

- Signature block has been updated.
- In lieu of wheel stops a full 6" curbing is provided.
- Revised to not include compact parking spaces.
- Increased sidewalk width
- There will be white fencing to screen the proposed dumpster.
- Proposed curb radii and traffic pattern markings will be added to plan.

The members are in receipt of an email dated July 11, 2017 from Dave Damico. The email noted that the cul-de-sac land area of the Alder Street right of way layout could be split off and conveyed to O'Brien & Sons or a permanent easement would be needed. This will need to be decided by the Town.

It was indicated that the work will include the installation of 10,200 s.f. of pavement with 12' of subgrade soil within the limits of the proposed driveway along with the installation of a stormwater subsurface storage/recharge systems and open detention basins. All run off from impervious areas will be captured and treated to remove the required oil, grease and sediment prior to being recharged through the infiltration system. A low "turn over" of spaces for parking is anticipated. Using the reduced parking stall sizes helps to minimize impervious coverage which is appropriate within the groundwater protection district. A sump and hooded outlet will be added to the trench drain and a forebay added at the basin inlet. A treatment unit will be added at the driveway inlet prior to the basin to provide pretreatment in excess of 44% at the basin adjacent to the driveway.

Consultant Reardon would like the applicant to address the following items: Provide an auto turn template.

- Landscape inventory
- Confirmatory test pit at the time of construction.

The applicant indicated that they will be meeting with Conservation Commission on Thursday,

July 13, 2017.

Engineer Beaudry indicated that the wall was redesigned to be a 4 ft. high terrace wall is not for a green slope look and will be closed to patio area. It was recommended that the Design Review Committee review this change.

Consultant Reardon responded in relation to the stormwater that it is intricate. There are six Different basins. There will be further follow-up to understand the methodology used.

The Board discussed the request for a waiver from preparing a landscape inventory. The applicant indicated that there is nothing of significant caliber. The Board would like to have the applicant put together landscape inventory which notes hardwood trees greater than 18 inches and note the location.

Susy will forward information about calipers of trees to the applicant based on what the Board had asked for with the Salmon project.

The Board would like to get guidance from Town Counsel about the pros and cons of an easement versus conveyance in relation to having O'Brien be able to use the cul-de-sac portion of the Alder Street right of way.

Continuation:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to continue the public hearing for the O'Brien & Sons project to July 25, 2017 at 7:15 pm.

Susy reminded all that the revised plans need to be submitted as soon as possible in order to provide Tetra Tech with sufficient time to review.

Public Hearing - Paul Revere Estates Definitive Subdivision Plan

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

- Public Hearing Notice
- Definitive Subdivision Plan Submittal
- PGC review letter dated July 5, 2017
- TT review letter dated July 6, 2017

The Chairman opened the hearing for Paul Revere Estates.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to waive the reading of the public hearing notice.

Engineer Dan Merrikin was present on behalf of the applicant. He reviewed slides of the proposed project. The owner proposes to develop a 5 lot residential subdivision on an 11.31 acre parcel. The plan shows the division of land into five residential lots and one drainage parcel and the construction of an approximately 571' roadway intended to be an accepted street. The project will include installation of municipal water and sewer service. A portion of the site is in a wetland resource area and the groundwater protection district. The stormwater will be infiltrated

through use of an infiltration basin located within the subdivision. The basin will be completed at the same time as the roadway in order to minimize the impact of the additional impervious surface. Slope stability will be maintained with vegetation. There will be one Town owned street light at the entrance of the subdivision which will have minimal energy consumption. No wetlands will be altered as part of the project. There will be a 6' sidewalk along one side of the street as well as around the cul-de-sac.

The tree inventory was discussed and Sean recommended a complete tree inventory to establish what is out there on site. This inventory will also assist in establishing the no cut zone. Susy will provide the documentation regarding the size of trees to be inventoried. Engineer Merrikin noted that the site is currently disturbed.

The following waivers are sought:

- 5.7.6 – Contents of Definitive Subdivision Plan Set – Landscape Inventory
- 7.7.2.p –Stormwater Management (35 foot requirement)

Tetra Tech provided the following recommendations:

- Site distance computations have not been provided and should be included
- Locus plans do not extend 700'
- Add inventory of trees with a diameter of one foot or greater.
- Clarity on Parcel D – is this proposed open space.
- Paved width 20 feet – “neighborhood” roadway.
- Street light is within 25' of intersection.
- Provide test pit information to determine depth to estimated season high groundwater.
- Final plans wet stamped

There was a question about who will be maintaining the island (landscaping). Mr. Merrikin indicated that the burden could be placed on a particular homeowner. There was also a suggestion to keep the landscaping around the retention areas naturalized.

Public Comments:

Matthew Rymanowski, 29 Main Street:

This resident wanted to know if they will be clearing the trees in the buffer area and where the outward water flow from the basin will go.

Mr. Merrikin responded that they are not clearing trees within the buffer. In regards to the outflow, it will be designed to maintain the current water flow rates into the wetland. There will be no more water in the site than was previously there.

It was suggested that a street light be placed on the opposite side of the crosswalk.

Consultant Reardon suggested that the limit of work be shown.

There is a no cut zone around the perimeter. There was a question about how this is enforced by the homeowners. Could this be added to the various deeds?

Mr. Merrikin will make the recommended revisions.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to continue the hearing to August 22, 2017 at 7:15 pm.

ANR Plan 78- Fisher Street:

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

- ANR application and explanation
- ANR Plan
- PGC review letter dated June 29, 2017
- SAC email to Attorney Stephen Kenney dated July 7, 2017

Attorney Stephen Kenney was present. It was explained that the ANR plan submitted by Alfred Fraser proposes to divide a parcel of 71,840 sq. ft. into two lots of 44,001 and 27,839 sq. ft. Attorney Kenney states that a variance was granted in 1996 and was exercised by recording it.

Consultant Carlucci referenced the “Cornell” case. He recommends not endorsing the ANR as presented as he believes the recording of the variance does not constitute it being “exercised”.

The Town Attorney has also supplied a confidential email to the Board which concurs with Consultant Carlucci.

Mr. Kenney withdrew the application.

Millstone ARCPUD - Bond Reduction:

The Board is in receipt of the following:

- Tetra Tech Bond Reduction estimate for phase I and II June 27, 2017
- Construction Services invoice dated July 6, 2017 for \$6,930.00
- Series of emails between SAC and Steve Venincasa regarding bond reduction

Mr. Venincasa was present at the meeting.

The members were informed that in the bond estimate shows an overall reduction for Phases I and II to \$385,510. This is from the last combined amount of \$619,306.

Tetra Tech did review and provided recommendations for the reductions for phase one and two. There was an added item for the trails. The reduction for Phase I is recommended to \$26,906 and for Phase II to \$225,305. The supplemental trail work estimate was \$133,000.

Mr. Venincasa is totally opposed to this.

Susy indicated that Tetra Tech has estimated that an additional \$6,930 will be needed for continued construction inspection services.

Susy also asked Mr. Venincasa if the conservation restriction has been filed with the State.

Mr. Venincasa responded that he is not sure and will need to follow-up.

Susy requested that Mr. Venincasa follow-up with a written response to the Board about the steps which have been taken regarding the conservation restriction.

The Board was made aware that the 5 remaining affordable units are being marketed \$20,000 more than the original agreement which was made with the Board of Selectmen.

Mr. Venincasa responded that his affordable housing representative has advised him that he is allowed to do this since the cost for construction and cost of living has gone up.

Doug Havens, Affordable Housing Coordinator, was present and indicated that there was a regulatory agreement which was entered into when these units were being proposed. The affordable units were to be priced at \$174,700. The proposed increase is \$23,000. The concern is that seniors are on set incomes. It was noted that any amendment would need to be agreed upon by all the parties involved including the Board of Selectmen. Any change to the regulatory agreement would also need to be reviewed by Town Counsel.

Mr. Venincasa will follow-up with his representatives.

The Chairman responded that there is a legal process to follow in regards to the pricing of the units.

The Board agrees these are separate issues.

The issues are:

1. Conservation Restriction
2. Affordable Housing Cost per unit
3. Infrastructure Status

Steve Venincasa does not think it is fair to add a line item, for \$133,000 for the trail.

Susy indicated that the boardwalk work and crossings will require an Order of Conditions from Conservation Commission. The additional costs are based on what the bids came in for the Town's trail work elsewhere in Town that also needed Con Com's permission.

Paul Atwood from the Trail Task Force was present and indicated that there was a good meeting this afternoon with Mr. Venincasa. The Trail Task Force wants to work with Mr. Venincasa to assist him in this trail work. This still needs to be discussed further.

On a motion made by Tom Gay and seconded by Bob Tucker, the Board voted unanimously to reduce the Millstone bond by a total of \$233,796. This reflects the reductions for Phases 1 and 2 and the addition of funds for the trail work.

NOTE – The new bond amount would be \$385,510.

Mr. Venincasa will also be provided with an invoice for construction observation services which will need to be paid prior to the refund of bond.

Wingate Farm Subdivision – Construction Observation

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

- Tetra Tech Construction Services estimate date 7-7-17
- Series of emails between SAC and Paul Yorkis
- Wingate Farm Modified Subdivision Certificate of Action dated April 28, 2005.

This pertains to a long standing incomplete subdivision on property owned by Gene Walsh and Karyl Spiller Walsh off of Holliston Street. This is a 4 lot subdivision. No homes have been constructed. There is no bond. The last inspections occurred in 2007 and were conducted by VHB. Funds are needed in the construction account for Tetra Tech to become familiar with the project, do a site visit and prepare a punch list. It was noted that Mr. Paul Yorkis is representing the owner/developer.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the estimated construction services fee of \$4,998.00.

Member Tucker would like to discuss at a future meeting what constitutes a change needing a plan modification.

Susy responded that anything that would change the roadway layout or adjust the lotting plan would always be a formal modification. Other items are determined as matters come up.

PEDB Meeting Minutes:

June 13, 2017:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the June 13, 2017 meeting.

June 13, 2017 Executive Session:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by roll call vote to accept the minutes from the June 13, 2017 Executive Session.

Roll Call:

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

Member Tucker left the meeting at 10:20 pm.

June 27, 2017 Regular Meeting:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the June 27, 2017 meeting.

June 27, 2017 Executive Session:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by roll call vote to accept the minutes from the June 27, 2017 Executive Session.

Roll Call:

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

Other Business:

Zoning Work Fall 2017:

- This will be tabled until next meeting.

Oak Grove/Urban Renewal Plan - MEPA Review:

- There was a review meeting held last week where representatives from DHCD and the EOEEA visited the site. They are soliciting letters of support for the Urban Renewal Plan.

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to have Susy draft a letter of support.

REMINDER - There will be a joint meeting with the Planning and Economic Development and the Design Review Committee for an informal, pre-application discussion with CBA Associates for the EPFRAC playground plans for Choate and Oakland Parks.

Adjourn:

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

The meeting was adjourned at 10:30 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



July 25, 2017

**Medway Planning & Economic Development Board
Meeting**

**Zoning Work for
Fall 2017 Town Meeting**

At the last PEDB meeting in May, you reviewed a large list of possible Zoning Bylaw amendments. It included the items staff have recommended be priorities for the fall town meeting. You asked for a list showing just those items. That is attached.

- Updated list dated 7-20-17 of possible zoning and general bylaw articles for fall town meeting

Stephanie Mercandetti and Mackenzie Leahy will join us for the discussion. Jack Mee is not able to attend.

Ideas for Zoning & General Bylaw Work - November 2017 Town Meeting

		Comments	Notes
	ZONING BYLAW IDEAS		
	ZONING MAP REVISIONS		
1	Clean up district boundary lines at more locations to coincide with parcel lines	AR-I and AR-II edges	
2	Rename business and industrial districts	Commercial V, Industrial I, II and III	This could be combined with item #8 into one article for Town Meeting
	DEFINITIONS - Section 2		
3	Establish a definition for "incidental accessory objects"		This could be combined with item #16 into one article for Town Meeting
4	Refine definition for "services"	May also need to modify Use Table	
	ADMINISTRATION - Section 3		
5	Establish a Certificate of Zoning Compliance	Discuss pros/cons of this with PEDB and Jack Mee	
	SPECIAL PERMIT - Section 3.4		
6	Establish special permit criteria for two-family houses		
	DISTRICTS - Section 4.1		
7	List of districts - Add "definition or description of intent " for each district	This will be provide clarity on overall intent of each zoning district	This could be combined with item #2 into one article for Town Meeting
	SCHEDULE OF USES - Section 5.4		
8	"Outside storage" currently allowed by right in the B-I zone and the 3 industrial zones. However, current definition of "outside storage" does not clearly address conex type containers. Should we refine the definition to include tractor trailer/conex type containers? Do you want to provide a special permit option to allow "outside storage" in the CB, VC and CV zones?	You could establish some limitations tied to % of lot that can be used for outside storage. Certain % of lot by right; anything over by special permit. Then add some special regulations to address screening of outside storage areas and conex type containers.	

		Comments	Notes
9	Refine Uses Allowed in Village Commercial	Input expected from the EDC	
10	Adjust Table of Uses if definition for "services" is modified		
	ADAPTIVE USE OVERLAY DISTRICT - Section 5.6.2		
11	Revise so that existing commercially used properties within the AUOD could have the allowed AUOD uses "by right" with adm. site plan review instead of having to go through a full special permit process.		
	MULTIFAMILY HOUSING - Section 5.6.4		
12	Add requirement for sidewalks along property frontage		
13	Add requirement for sensitivity to historic properties	Adjust to allow only if buildings in the two National Register Historic Districts or other properties deemed significant by the Historical Commission are retained and renovated.	
14	Expand areas where allowed	Expand MFHOD to include other properties; also provide an option for multi-family special permit on properties not included in the MFHOD that meet certain size and locational criteria.	
15	Add a mixed use option	So as to allow for limited business uses on the ground floor with residential uses upstairs. Tie to a maximum % of the building area.	
	DIMENSIONAL REGULATIONS - Section 6.3 Accessory Structures/Buildings/ Incidental Accessory Objects		
16	Specify what incidental accessory objects can be included in the standard setback areas and what other setbacks would be appropriate	Items to be considered - fences, bus shelters, sheds, mailboxes, light posts, flagpoles, driveways, etc. Review this list.	This could be combined with item #3 into one article for Town Meeting
		Comments	Notes

17	Allow sheds less than 10' by 12' in size to be closer than 15' to side and back property lines if set back at least 100' from front lot line	Suggested by Jack Mee. See Walpole bylaw.	
18	Require that sheds and stored boats, trailers, swimming pools, etc. cannot be located within the front setback area of any lot	Suggested by Jack Mee. See Walpole bylaw.	
19	Specify a minimum distance of edge of driveway to property line and a minimum distance between driveways		
	ENVIRONMENTAL STANDARDS - Section 7.3		
20	Revisit noise - general and zoning	PEDB decided in April that it wanted to retain some noise standards within the ZBL to address industrial and business properties.	
21	WIRELESS COMMUNICATION FACILITIES - Section 8.7	Revise and update. Confusing language needs to be addressed. Current language is very old . . .	
22	NON-MEDICAL MARIJUANA - Section 8.10	Current moratorium expires 6-30-18 or sooner if Town Meeting adopts new zoning provisions	
	GENERAL BYLAW IDEAS		
A	Regulate the amount of and quality of fill being brought onto development sites.	Of interest to Bridget Graziano and Jack Mee. We have a draft based on the Salisbury bylaw. Needs thorough discussion and vetting. Fall 2017.	
B	Noise bylaw	Need to revisit. PEDB was not OK with removing existing noise standards from ZBL. Do we need both general bylaw and zoning bylaw?	

C	Scenic Road bylaw	Take part of the Scenic Road Rules and Regs and turn into a bylaw. Broaden scope beyond that of state statute.	May be better for spring 2018 Town Meeting
Updated 7-20-17			