

**March 21, 2017**  
**Medway Planning and Economic Development Board Meeting**  
**155 Village Street**  
**Medway, MA 02053**

|                   |                        |                   |                |                   |                      |
|-------------------|------------------------|-------------------|----------------|-------------------|----------------------|
| <b>Members</b>    | <b>Andy Rodenhiser</b> | <b>Bob Tucker</b> | <b>Tom Gay</b> | <b>Matt Hayes</b> | <b>Rich Di Iulio</b> |
| <b>Attendance</b> | <b>X</b>               | <b>X</b>          | <b>X</b>       | <b>X</b>          | <b>X</b>             |

**ALSO PRESENT:**

Susy Affleck-Childs, Planning and Economic Development Coordinator  
Stephanie Mercandetti, Director Planning and Economic Development  
Jack Mee, Building Inspector  
Allison Potter, Assistant Town Administrator  
Barbara Saint Andre, Town Counsel

**Proposed Zoning Amendments Public Hearing**

The Board was provided with the following materials: (See Attached)

- Public hearing notice
- Collection of draft articles

The Chairman asked for a waiving of the public hearing notice for the proposed zoning bylaw and map amendments.

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

The Chairman asked if there were any residents present who had questions about the proposed zoning amendments.

Resident Regina Bates of 46 Summer Street asked for an explanation of the rezoning of her property.

The map was referenced on the overhead projector. It was explained that the noted parcel is currently in two zoning districts. This change would benefit her lot. The change would put this parcel all in AR-II.

**Article 30 - Noise Regulation:**

The Town is looking to delete paragraph C.2 Noise of Section 7.3 Environmental Standards and to amend the General Bylaw by adding a new section for noise regulations. This article was proposed by a town resident.

**Assistant Town Administrator Allison Potter:**

Ms. Potter was present to speak on the proposed noise regulations. The current proposed article was brought to the BOS by resident Gary Legee. The proposed article was modeled after the bylaws from the Town of Milford and also the Town of Amherst. The document was sent to Town Counsel for review. There was language added to help with the enforcement and applying standards. The enforcement entity would be the police department.

**Resident, Gary Legee, 19 Broad Acres Road:**

Mr. Legee was present and wanted to know what the Board would do if a neighbor wanted to play loud music every day for many hours? His neighbor put in an outside sound system. He did go to the police and it was communicated to him that there should be something within the Town's general bylaws to deal with this type of situation.

The Chairman indicated that this would be disturbance of the peace.

The proposed language gives more guidance to the police for enforcement. There is concern about taking this article out of the zoning bylaw and putting it in the general bylaw since there may be situations which warrant these regulations to be in the zoning bylaw. By removing this from the zoning bylaw to address a residential problem, it might create another problem with the industrial and commercial zones which might need the zoning bylaw in place. There was further discussion that the police chief would have better authority to enforce in the general bylaw. The Board is in agreement that this should not be taken out from the Zoning Bylaw.

**On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted unanimously to not recommend Article 30 as written.**

**Article 31 - Nonconforming Uses:**

This article would amend Section 5.5 paragraph B about non-conforming uses and structures by extending the length of time from six to twelve months that construction of a project is under a building or special permit must commence after the issuance of the permit before and approved project has to conform to subsequent zoning bylaw amendments.

**On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to recommend Article 31 as written.**

**Article 32 - Flood Plain/Wet and Protection District:**

The purpose for this amendment is to amend and delete sections relating to items 2-5 in Paragraph C by changing the name from Flood Plain/Wetland Protection District to Flood Plain District.

**On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to recommend Article 32 as written.**

**Article 33 - Correction of Internal References:**

This amendment corrects numbering in various locations along with internal cross references to other sections or sub-sections of the bylaw.



**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to recommend Article 33 as written.**

**Article 34 - Definitions:**

The article will amend the zoning bylaw section titled definitions which will include new definitions and delete others.

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to recommend Article 34 as written.**

**Article 35 - Table of Uses:**

This article amends the Zoning Bylaw, Section 5.4 Schedule of Uses, Table 1.

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to recommend Article 35 as written.**

**Article 36 - OSRD**

This article is to amend Zoning Bylaw, Section 8.4, and Open Space Residential Development (OSRD) Open Space Residential by inserting a new paragraph D. Affordable Housing as follows And Relabeling Paragraphs D through J to become E through K.

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to recommend Article 36 as written.**

**Article 37 - ARCPUD**

The article addresses a series of amendments to the Adult Retirement Community Planned Unit Development (ARCPUD) section of the bylaw.

**On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to recommend Article 37 as written.**

**Article 38 – Special Permits**

This article proposes to amend paragraphs B, C, and D in section 3.4 Special Permits. The comments from Town Counsel have been incorporated.

**On a motion made by Matt Hayes and seconded by Tom Gay the Board voted unanimously to recommend Article 38 as written.**

**Article 39 - Accessory Uses and Structures:**

This article amends the definitions and establishes special permit options for accessory buildings.

**On a motion made by Tom Gay, and seconded by Matt Hayes, the Board voted unanimously to recommend article 39 as written.**

**Article 40 – Frontage**

This article will amend the Zoning Bylaw, Section 6.2 General Provisions by revising paragraph E. Lot Frontage, Item 2. Measurement of Lot frontage. This addition will explain how lot frontage is measured.

**On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted unanimously to recommend Article 40 as written.**

**Article 41 - Affordable Housing:**

This article is to see if the town will vote to amend the Affordable Housing section of the Zoning Bylaw and by adding, revising or deleting definitions in Section 2 Definitions. The Town received technical assistance from the Metropolitan Area Planning Council to help with reworking this bylaw.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to recommend Article 41 as written.**

**Article 42 - Temporary Moratorium on Recreational Marijuana:**

This article adds a new section to the bylaw to establish a temporary moratorium on the use of land and structures in Medway for non-medical marijuana establishments. There is much confusion relating to how municipalities may regulate non-medical marijuana establishment. A moratorium until June 20, 2018 will provide time for the town to develop its regulations once the State adopts its regulations.

Town Counsel Barbara Saint Andre was present and indicated that she had reviewed the first draft of the article and had provided further revised language. This moratorium is meant to temporary so that planning regarding regulations can be done. If the work cannot be done within the timeframe, an extension of the moratorium can be sought. The moratorium will hinder any applicants. The Cannabis Control Commission has not been appointed yet. The State cannot accept any applications until the regulations are in place.

The Chairman would like a memo from town counsel showing the positive and negative impacts to the article. It was also suggested that Town Counsel speak with the Town Administrator about the concerns. Town Counsel will follow-up.

**On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted unanimously to recommend Article 43 as written.**

**Article 43 – Zoning District Boundary Change**

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted to recommend Article 43 as written. (Member Gay abstained)**

**Articles 44-49 – Zoning District Boundary Changes**

**On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to recommend the Articles 45-49 as written.**

**Public Hearing Continuation - Medway Greens Multifamily Special Permit**

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

- Mullin Certification Rule dated March 21, 2017 for Andy Rodenhiser for the meeting of February 28, 2017.
- Email plan review comments from DPS Director Dave D'Amico dated March 16, 2017.
- Comment Letter dated March 13, 2017 from Medway Police Sergeant Jeff Watson.
- Email communication dated March 17, 2017 from Dave D'Amico regarding water and sewer capacity.
- Letter from applicant's engineer Ron Tiberi dated March 8, 2017 regarding the amount of open space on the parcel.

Ron Tiberi provided a review of what has been done since the previous meeting.

- Verification of open space (letter dated March 8, 2017 provided.)
- The fire access was addressed on plans.
- Landscaping issue changes and documentation from DRC.
- Lighting issue resolved. Manufacturer has a light with screening to meet regulation.
- Informal easement agreement with abutter Paul Chelman at 174 Main Street has been worked out.
- Easement for sidewalk - Applicant needs to do metes and bounds once it determined where the sidewalk will be and then will complete the as-built.

The Board next reviewed the draft decision. (**See Attached**) The applicant was provided with the draft copy for review.

There was a concern about the bike racks in relation to “Complete Streets”. The applicant responded that most of the bikes of the residents will be in their garages. This is a residential area. The Board is fine with this waiver.

**Findings:**

**On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to approve the findings as presented.**

**Waivers:**

The members reviewed the waivers which were presented.

- Section 204-5 C. 3: Existing Landscape Inventory
- Section 205-3.C. Internal Site Driveways
- Section 205-3.C. Traffic Flow
- Section 205-6 Parking
- Section 205-9 Trees and Landscaping. Parking Areas
- Section 504-4.F.

There was a suggestion to eliminate the second sentence about curbing in the decision. The fire Chief provided input about the parking waiver. He does not have an issue with the request.

**On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to accept waivers 1-6 as presented with the amendment to the internal site drive.**

The applicant was made aware that the curbing should match what is being done with the Rt. 109 project. This was a recommendation from Dave D’Amico.

The Board would like to see the sidewalk on Mechanic Street constructed before the occupancy permit for the first unit is given.

There was discussion about limitations on the traffic access/egress. It was suggested that the east traffic be not allowed to turn left into site and the outgoing traffic not be allowed to go east bound out of site. There would need to be signage. The Board did not want to have such a condition.

The pavement issue has been addressed in the review letter from Tetra Tech. The oversight of the site work will be done by Tetra Tech.

There was a question about having shutters on all or none of the units. The Board agreed to have them on all the units.

**Vote on Conditions:**

**On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted to accept the Conditions as revised in the decision for Medway Greens.**

**Approve Decision:**

**On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the decision with the noted revisions.**

**Close Public Hearing:**

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

**Village Estates Project Completion:**

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

- Release of Covenant
- Letter dated 3-9-17 from Steve Bouley
- As-Built Plan of Bedalia Drive

The members were made aware that the taxes were paid on the property. The Chairman indicated that he is not pleased with the workmanship on this project.

Susy Affleck-Childs noted that this is a vote to release the lot for building purposes. She recommends that the Board ask the Building Inspector to not issue an occupancy permit until the remaining items on the Tetra Tech punch list are completed.

**On a motion made by Bob Tucker and seconded by Rich Di Iulio, the members voted 4 to 1 to release the covenant.**

Developer Russ Santoro was present. He requested refund of any remaining plan review or construction funds.

There was a recommendation to have Tetra Tech provide an estimate for the remaining work (one final inspection and punch list and review of as-built plan and then act on any refund at the next meeting.

**Urban Renewal Plan – Oak Grove**

Prior to the discussion of the urban renewal plan, Chairman Rodenhiser excused himself as he serves as chairman of the Medway Redevelopment Authority.

Vice Chairman Tucker took over as the Chairman.

Stephanie Mercandetti, Director of Planning and Economic Development was present.

The members were presented to the draft Urban Renewal Plan. This plan meets all the statutory requirements. It complies with the goals of the town master plan along with the urban renewal eligibility criteria. The map of the plan was reviewed on the overhead. There will be land pooling of properties for those interested. There was a steering committee set up, along with several public forums. This plan will need to go to the Mass Department of Housing and Community Development for final approval. This plan needs three local approvals – Redevelopment Authority, Planning Board and BOS. There was a question about the boundary lines. It was explained that the area was expanded beyond the bottle cap lots to include the Cybex parcel and New England Power on the east side of Trotter Drive.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to accept the following resolution – The Medway Planning and Economic Development Board has reviewed the Town of Medway Oak Grove Area Urban Renewal Plan dated March 2017 (as prepared by BSC Group and Ninigret Partners) and believes the plan is consistent with the Town of Medway Master Plan, dated May 2009 and the Oak Grove Park Mixed Use Feasibility Study, dated June 2012. The Planning and Economic Development Board also finds that the Oak Grove Urban Renewal Area, as depicted on the map titled Figure A-1: Project location and URA Boundaries, is based on a local survey and conforms to the comprehensive plan for the Town of Medway as a whole in accordance with M.G.L. c. 121 B, Section 48.**

Vice Chairman Tucker signed the resolution.

Chairman Rodenhiser returned to the meeting table.

### **Merrimack Building Supply – Plan Review Fee Estimate**

Chairman Rodenhiser disclosed that he has done business with Merrimack Building Supply in the past.

The business has submitted an application for site plan approval. The public hearing will be held on Tuesday, April 11, 2017.

The members are in receipt of the following estimates for plan review services (**See Attached**)

- Tetra Tech dated March 14, 2017 for \$9,261.00
- PGC Associates dated March 16, 2017 for \$665.00

**On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the plan review estimates from Tetra Tech and PGC Associates as presented.**

### **PEDB Meeting Minutes:**

#### **February 28, 2017:**

**On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to approve the minutes of the February 28, 2017 meeting as presented.**

### **Other Business**

- The members were provided with draft of its 2016 annual report prepared by Susy Affleck-Childs. (See Attached)

### **Adjourn:**

**On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting.**

The meeting was adjourned at 9:45 pm.

Respectfully Submitted,



Amy Sutherland  
Recording Secretary  
Transcribed from video recording – Medway Cable

Reviewed and edited by,



Susan E. Affleck-Childs  
Planning and Economic Development Coordinator



**March 21, 2017**

**Medway Planning & Economic Development Board  
Meeting**

**Zoning Bylaw and Map Amendments**  
**Public Hearing**

- Public Hearing notice dated March 3, 2017
- Updated Warrant for Town Meeting (3-16-17)
- Proposed Zoning Map Changes (Articles 43 – 49)



**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*

March 3, 2017

**NOTICE OF PUBLIC HEARING**  
**Town of Medway – Planning & Economic Development Board**  
**Proposed Amendments to Medway Zoning Bylaw & Map**

Pursuant to the Medway Zoning Bylaw and M.G.L. ch. 40A, §5, ***the Medway Planning and Economic Development Board will conduct a public hearing on Tuesday, March 21, 2017 at 7:00 p.m.*** to receive comments on proposed amendments to the *Medway Zoning Bylaw and Map*, last update published December 5, 2016. The hearing will take place in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA.

The articles have been prepared for inclusion on the warrant for consideration at the May 8, 2017 Annual Town Meeting. The subject matter of the proposed amendments is indicated below. The numbering of the articles may be revised as the Board of Selectmen finalizes the warrant.

***MEDWAY ZONING BYLAW and MAP – Proposed Amendments***

**ARTICLE 28** – To delete Section 7.3 Environmental Standards, Paragraph C. 2. Noise of the Zoning Bylaw and to amend the General Bylaws by adding a new section Noise Regulation.

**ARTICLE 29** – To amend Section 5.5. Paragraph B. Nonconforming Uses and Structures of the Zoning Bylaw by extending the length of time from six to twelve months that construction of a project under a building or special permit must commence after issuance of the permit before an approved project has to conform to subsequent zoning bylaw amendments.

**ARTICLE 30** – To amend Sub-Section 5.6.1 Flood Plain/Wetland Protection District of the Zoning Bylaw by revising Paragraph C. Applicability, deleting items 2-5 in Paragraph C. Applicability, changing the name of Sub-Section 5.6.1 from Flood Plain/Wetland Protection District to *Flood Plain District*, changing all references to Flood Plain/Wetland Protection District in Sub-Section 5.6.1 to *Flood Plain District*, and by changing the reference to Flood Plain/Wetland Protection district to *Flood Plain District* in Paragraph C. 1 Overlay Districts in Section 4.1 Districts and in Paragraphs A and B in Section 4.2

**ARTICLE 31** - To amend the Zoning Bylaw at various locations throughout to correct the numbering of internal cross references to other sections or sub-sections of the Bylaw.



**ARTICLE 32** – To amend Section 2 Definitions of the Zoning Bylaw by adding a series of new definitions and by revising other definitions.

**ARTICLE 33** – To amend Section 5.4 Schedule of Uses of the Zoning Bylaw by adding *light manufacturing* to Table 1 Schedule of Uses and revising selected terms in Table 1 to be consistent with the terms used in Section 2 Definitions.

**ARTICLE 34** – To amend Section 8.4 Open Space Residential Development (OSRD) of the Zoning Bylaw by adding a new Paragraph D. to specify that OSRD projects are subject to the affordable housing provisions of the Zoning Bylaw, by revising item 3 in Paragraph E. Density and Dimensional Regulations describing the 15 foot buffer area and what can be constructed therein, and by adding a new item 4 in Paragraph E. Density and Regulations regarding what can be constructed within 50 feet of the perimeter lot line.

**ARTICLE 35** – To amend the definition for ARCPUD in Section 2 Definitions of the Zoning Bylaw, to revise Paragraph B. Applicability, to revise items 1 and 2 in Paragraph D. Use Regulations, to revise items 2 and 5 and add a new item 6 in Paragraph E. Density and Dimensional Regulations, to add a new item 5 to paragraph H. Open Space, and to insert a new Paragraph E. Affordable Housing and relabel the other paragraphs accordingly.

**ARTICLE 36** –To amend Paragraphs B, C and D in Section 3.4. Special Permits of the Zoning Bylaw to address timing of special permit decision and to revise decision criteria and decision conditions.

**ARTICLE 37** – To amend Section 2 Definitions of the Zoning Bylaw by deleting the existing definition of *Accessory Building or Use* and by inserting separate definitions for *Accessory Building and Structure* and *Accessory Use*, by adding a new Section 6.3 Accessory Buildings and Structures in Section 6 Dimensional Regulations, and by amending Section 6.1, Table 2 - Dimensional and Density Regulations to add accessory structures to the area to be included in determining lot coverage.

**ARTICLE 38** - To amend Section 6.2 General Provisions of the Zoning Bylaw by revising Paragraph E. Lot Frontage, item 2. Measurement of Lot Frontage to address corner, end and through lots and by adding Paragraph F. regarding Setbacks for corner, end and through lots.

**ARTICLE 39** – To revise a series of definitions related to affordable housing in Section 2 Definitions of the Zoning Bylaw and to revise in its entirety Section 6.4 Affordable Housing of the Zoning Bylaw.

**ARTICLE 40** – To add a new Section 8.10 Temporary Moratorium on Non-Medical Marijuana Establishments to the Zoning Bylaw,

**ARTICLE 41** – To rezone all or portions of twelve properties on Clover Lane, Delmar Road, Maple Street and Winthrop to adjust the boundary lines between the Agricultural Residential Districts I and II in this area so that each property is in a single zoning district and to amend the Zoning Map accordingly.

**ARTICLE 42** – To rezone all or portions of thirteen properties on Maple Street, Winthrop Street and Oak Street to adjust the boundary lines between the Agricultural Residential Districts I and II in this area so that each property is in a single zoning district and to amend the Zoning Map accordingly.

**ARTICLE 43** – To rezone all or portions of twenty-nine properties on Summer Street, Highland Street, Independence Lane, Brandywine Road, Daniels Road and Oak Street to adjust the boundary lines between the Agricultural Residential Districts I and II in this area so that each property is in a single zoning district and to amend the Zoning Map accordingly.

**ARTICLE 44** – To rezone a portion of the property at 41 Broad Street to adjust the boundary line between the Agricultural Residential District I and the Village Commercial District in this area so that the entire property is zoned Agricultural Residential I and to amend the Zoning Map accordingly.

**ARTICLE 45** – To rezone all or portions of eight properties on Granite Street, Lost Hill Drive, Fox Run Road and Alder Street to adjust the boundary lines between the Agricultural Residential District II and Industrial District III in this area so that each property is zoned Agricultural Residential II and to amend the Zoning Map accordingly.

**ARTICLE 46** – To rezone all or portions of three properties on West Street to adjust the boundary lines between the Agricultural Residential District II and the Industrial District II in this area so that all properties are zoned Industrial District II and to amend the Zoning Map accordingly.

**ARTICLE 47** – To rezone all or portions of two properties on Main Street to adjust the boundary lines between the Agricultural Residential District II and the Central Business District in this area so that all properties are zoned Central Business District and to amend the Zoning Map accordingly.

The complete text of the proposed amendments to the *Medway Zoning Bylaw* and the *Medway Zoning Map* are on file with the Town Clerk and the Planning office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected during regular business hours. The proposed amendments are posted online at the Town's web site as follows: <http://www.townofmedway.org/planning-economic-development-board>. For further information or questions, please contact the Medway Planning office at 508-533-3291.

Interested persons or parties are invited to review the proposed amendments, attend the public hearing, and express their views at the designated time and place. Written comments are encouraged and may be sent to the Medway Planning and Economic Development Board, 155 Village Street, Medway, MA 02053 or emailed to: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org).

*Andy Rodenhiser*

Planning & Economic Development Board Chairman

To be published in the *Milford Daily News*:

Monday, March 6, 2017

Tuesday, March 14, 2017

**TOWN OF MEDWAY**  
**WARRANT FOR MAY 8, 2017**  
**ANNUAL TOWN MEETING**

**NORFOLK ss:**

To either of the Constables of the Town of Medway

**GREETINGS:**

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the **Medway High School, 88 Summer Street, on Monday, May 8, 2017** at 7:30 PM, then and there to act on the following articles:

**ARTICLE 1:**

(ESCO Stabilization Reserve Transfer)

To see if the Town will vote to transfer the sum of \$34,396 from the ESCO Stabilization Fund to the Fiscal Year 2017 Debt Service expense account for the purpose of funding ESCO related debt service, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:**

**Approve**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 2:**

(Appropriation: FY18 Operating Budget)

To see if the Town will vote to fix the salary and compensation of all elected officers of the Town, provide for a Reserve Fund, and determine what sums of money the Town will raise and appropriate, including appropriation from available funds, to defray charges and expenses of the Town including debt and interest, for the Fiscal Year ending June 30, 2018, or to act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:**

**To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 3:**

(Appropriation: FY18 Water Enterprise Fund)





And further to raise and appropriate or transfer from available funds the sum of \$123,301 for indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

|                             |           |
|-----------------------------|-----------|
| <b>Indirect Costs Total</b> | \$123,301 |
|-----------------------------|-----------|

|              |                    |
|--------------|--------------------|
| <b>Total</b> | <b>\$1,666,810</b> |
|--------------|--------------------|

And further that the above listed appropriations be funded as follows:

|                                |                    |
|--------------------------------|--------------------|
| Fees for Service [User Fees]   | \$1,622,000        |
| Sewer Betterment Stabilization | 17,055             |
| Sewer Retained Earnings        | 27,755             |
| <b>Total</b>                   | <b>\$1,666,810</b> |

## WATER SEWER COMMISSION

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

### ARTICLE 5: (Appropriation: FY18 Solid Waste Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of \$1,644,157 to operate the Solid Waste/Recycling Department Enterprise Fund as follows, or to act in any manner relating thereto.

#### Direct Costs

|                           |                    |
|---------------------------|--------------------|
|                           | Amount             |
| Salaries                  | \$ 342,425         |
| Expenses                  | 1,117,342          |
| Debt                      | 14,626             |
| <b>Direct Costs Total</b> | <b>\$1,474,393</b> |

#### Indirect Costs

And further to raise and appropriate or transfer from available funds the sum of \$169,764 for indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

|                             |           |
|-----------------------------|-----------|
| <b>Indirect Costs Total</b> | \$169,764 |
|-----------------------------|-----------|

|              |                    |
|--------------|--------------------|
| <b>Total</b> | <b>\$1,644,157</b> |
|--------------|--------------------|

And further that the above listed appropriations be funded as follows:

|                                   |             |
|-----------------------------------|-------------|
| Trash Recycling Fees/Bag Revenues | \$1,450,000 |
|-----------------------------------|-------------|

|                               |                    |
|-------------------------------|--------------------|
| Solid Waste Retained Earnings | 194,157            |
| <b>Total</b>                  | <b>\$1,644,157</b> |

**PUBLIC SERVICES DEPT.**

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

## ARTICLE 6:

(Appropriation: FY18 Ambulance Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$872,994 to operate the Ambulance Enterprise Fund as follows, or act in any manner relating thereto.

### Direct Costs

|                           | Amount           |
|---------------------------|------------------|
| Salaries                  | \$422,489        |
| Expenses                  | 230,225          |
| Debt                      | 72,400           |
| <b>Direct Costs Total</b> | <b>\$725,114</b> |

### Indirect Costs

And further to raise and appropriate or transfer from available funds the sum of \$147,880 for indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

|                             |                  |
|-----------------------------|------------------|
| <b>Indirect Costs Total</b> | <b>\$147,880</b> |
|-----------------------------|------------------|

|              |                  |
|--------------|------------------|
| <b>Total</b> | <b>\$872,994</b> |
|--------------|------------------|

And further that the above listed appropriations be funded as follows:

|                                |                  |
|--------------------------------|------------------|
| General Fund Appropriation     | \$150,000        |
| Ambulance Retained Earnings    | 87,994           |
| Insurance and Fees for Service | 635,000          |
| <b>Total</b>                   | <b>\$872,994</b> |

**FIRE DEPARTMENT**

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

## ARTICLE 7:

(Free Cash Appropriation: Capital and Other Items)

## May 8, 2017 Annual Town Meeting Warrant

To see if the Town will vote to appropriate the sum of \$1,837,954 from Certified Free Cash for the purpose of funding the following capital and other items, including associated engineering, personnel, maintenance and legal service costs; said appropriations to be expended by June 30, 2018, with unexpended funds as of June 30, 2018 being returned to the General Fund, or act in any manner relating thereto:

| <b>Project</b>                                     | <b>Department</b>  | <b>Cost</b>               |
|--|--------------------|---------------------------|
| Various Road and Sidewalk Repair                   | DPS                | \$445,000                 |
| Classroom Furniture – Middle School                | School             | \$302,667                 |
| Food Service Equipment Replacement                 | School             | \$110,000                 |
| Boiler Replacements Design – McGovern and Memorial | School             | \$40,000                  |
| Fire Alarm System – McGovern                       | School             | \$95,000                  |
| Passenger Van                                      | School             | \$55,000                  |
| Service Truck Replacement                          | School             | \$36,000                  |
| Technology Replacements                            | Info. Services     | \$161,500                 |
| System-wide Town Security Cameras                  | Info. Services     | \$86,667                  |
| Generator Replacement                              | Police             | \$90,000                  |
| Facility and Systems Security Improvements         | Police             | \$80,800                  |
| Digitize Police Logs and Arrest Reports            | Police             | \$6,300                   |
| Roof and Gutter Repairs                            | Library            | \$60,000                  |
| Lower Level A/C Unit Replacement                   | Library            | \$10,000                  |
| Replace Inspector's Vehicle AWD/4WD                | Inspectional Svcs. | \$25,000                  |
| Sidewalk Repair and Access Improvement             | Council on Aging   | \$25,000                  |
| Gas Stove Replacement                              | Council on Aging   | \$6,000                   |
| ALS Equipment and Turnout Gear                     | Fire               | \$158,020                 |
| Replace Turnout Gear                               | Fire               | \$45,000                  |
| <b>Free Cash Total</b>                             |                    | <b><u>\$1,837,954</u></b> |

**CAPITAL IMPROVEMENT  
PLANNING COMMITTEE**

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 8:** (Free Cash Appropriation: Oak Grove Project)

To see if the Town will vote to appropriate the sum of \$74,400 from Certified Free Cash for the purpose of funding initial land acquisition costs, including but not limited to any legal and technical costs associated thereto, for the purpose of implementing a redevelopment and/or urban renewal plan for the so-called Oak Grove project, with said funds to be expended under the direction of the Community Development Department in consultation with the Redevelopment Authority, or act in any manner relating thereto:

**CAPITAL IMPROVEMENT**

**PLANNING COMMITTEE**

**BOARD OF SELECTMEN RECOMMENDATION:** To Be Determined

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 9:** (Repurpose Community Development Funds – Master Plan)  
To see if the Town will vote to repurpose the sum of \$45,000 previously voted under Article 4 of the May 2014 Annual Town Meeting, originally for a Community Development Program, for the purpose of providing for technical and consulting services for the 2019 Update of the Medway Master Plan or act in any manner relating thereto:

**CAPITAL IMPROVEMENT  
PLANNING COMMITTEE and  
BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 10:** (Transfer – Retained Earnings – Sewer Enterprise)  
To see if the Town will vote to transfer from Sewer retained earnings the sum of \$50,000 for Fiscal Year 2018 from the Sewer Enterprise Fund for the purpose of funding the following project(s), including associated engineering, personnel, maintenance and legal services costs:

| Project                           | Department | Cost            |
|-----------------------------------|------------|-----------------|
| Various Sewer Collection Projects | SEWER      | \$50,000        |
| <b>Total</b>                      |            | <b>\$50,000</b> |

Or act in any manner relating thereto.

**PUBLIC SERVICES DEPT.**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 11:** (Transfer – Retained Earnings – Water Enterprise)  
To see if the Town will vote to transfer from Water retained earnings the sum of \$73,000 for Fiscal Year 2018 from the Water Enterprise Fund for the purpose of funding the following project(s), including associated engineering, personnel, maintenance and legal services costs:

| Project                              | Department | Cost            |
|--------------------------------------|------------|-----------------|
| Replace Truck (2004 Chevy Silverado) | WATER      | \$58,000        |
| Various Water System Improvements    | WATER      | \$15,000        |
| <b>Total</b>                         |            | <b>\$73,000</b> |



Or act in any manner relating thereto.

**PUBLIC SERVICES DEPT.**

**BOARD OF SELECTMEN RECOMMENDATION:** To Be Determined

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 12:** (Free Cash Transfer to General Stabilization)  
To see if the Town will vote to transfer the sum of \$100,000 from Certified Free Cash to the General Stabilization Fund, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 13:** (Lease-Purchase Air Packs)  
To see if the Town will vote to appropriate the sum of \$263,200 for the procurement of self-contained breathing apparatus for the Medway Fire Department, and to meet this appropriation the Board of Selectmen is authorized to enter into a lease-purchase agreement with a qualified vendor and financing program exceeding three years, with funding for said program to be provided under Section 1a of the Host Community Agreement between the Town and COMMCAN, Inc. dated May 16, 2016, or to act in any manner relating thereto.

**FIRE/EMS DEPTS.**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 14:** (Appropriation: Health Care Reimbursement Account)  
To see if the Town will vote to Raise and appropriate the sum of \$150,000 to the Health Care Reimbursement Account, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 15:** (Appropriation: OPEB Trust)  
To see if the Town will vote to raise and appropriate the sum of \$100,000 to the Town of Medway Other Post-Employment Benefits (OPEB) Trust account, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 16:** (Appropriation: Medway Day)  
To see if the Town will vote to raise and appropriate the sum of \$9,500 for Medway Day, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 17:** (Transfer to Athletic Fields Stabilization Fund)  
To see if the Town will vote to transfer the sum of \$50,000 from the Parks Revolving Fund to the Athletic Fields Stabilization Fund, or act in any manner relating thereto.

**PARKS AND RECREATION COMMISSION**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 18:** (Appropriation: Community Preservation Committee)  
To see if the Town will vote to act on the report of the Community Preservation Committee for the Fiscal Year 2018 Community Preservation budget and to appropriate, or reserve for later appropriations, monies from the Community Preservation Fund annual revenues or available funds for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of community preservation projects and all other necessary and proper expenses for the Fiscal Year 2018, as follows:

|  |           |
|--|-----------|
| CPC Administrative Expenses                  | \$15,000  |
| CPC Salaries                                 | 5,000     |
| CPC Debt Expense                             | 463,475   |
| <u>Transfer To Affordable Housing Trust:</u> |           |
| Affordable Housing Trust Coordinator         | 20,000    |
| Affordable Housing Trust Administrative      | 2,000     |
| Total Direct Costs                           | \$505,475 |

**Reserves:**

## 10% of Estimated Fund Revenues

|                         |        |
|-------------------------|--------|
| Open Space              | 91,076 |
| Community Housing       | 69,076 |
| Historical Preservation | 91,076 |

or act in any manner relating thereto.

## COMMUNITY PRESERVATION COMMITTEE

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

## ARTICLE 19:

(Fund Trail Kiosks and Signage)

To see if the Town will vote to transfer from available Community Preservation Act Fund Open Space Reserves the sum of \$10,000 to the Open Space Committee to fund the costs of producing identification and wayfinding signage for Medway's various open space areas and trails, or to act in any manner relating thereto.

## OPEN SPACE COMMITTEE

**BOARD OF SELECTMEN RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:**

## ARTICLE 20:

(Fund Adams Street Meadow Parking Area)

To see if the Town will vote to transfer from available Community Preservation Act Fund Open Space Reserves the sum of \$2,000 to the Open Space Committee to fund the costs of natural surface materials for developing a small parking area at the Adams Street meadow site, or to act in any manner relating thereto.

## OPEN SPACE COMMITTEE

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

## ARTICLE 21:

(Fund Open Space Master Plan)

To see if the Town will vote to transfer from Community Preservation Act Fund Open Space Reserves the sum of \$25,000 to the Community and Economic Development Department to fund the costs to update the Town of Medway's official Open Space and Recreation Plan, or to act in any manner relating thereto.

## May 8, 2017 Annual Town Meeting Warrant

**PLANNING AND ECONOMIC DEVELOPMENT BOARD  
OPEN SPACE COMMITTEE  
CONSERVATION COMMISSION**

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 22:** (Repurpose Borrowing – Library Fixtures and Equipment)

To see if the Town will vote to re-purpose \$34,000 of unexpended bond proceeds originally voted under Article 9 of the 2015 Annual Town Meeting and, further, to transfer the proceeds to make improvements to the property and to purchase fixtures and equipment at the Medway Public Library, or act in any manner relating thereto.

LIBRARY DIRECTOR

**BOARD OF SELECTMEN RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 23:** (Land Acquisition: DPS Facility – 0R Crooks St)

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise and to accept the deed to the Town of a fee simple interest in all or a portion of a parcel of land located at OR Crooks Street, Assessors Map 50, Parcel 50-003, containing 1.5 acres more or less, upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, to be under the management and control of Board of Selectmen for general municipal purposes, and, further, to see if the Town will vote to transfer from available funds or raise and appropriate a sum of money to pay costs of purchasing the property and for the payment of all other costs incidental and related thereto and to authorize the Board of Selectmen and Town officers to take all related actions necessary or appropriate to carry out this acquisition, including the submission, on behalf of the Town, of any and all applications deemed necessary for grants and/or reimbursements from any state or federal programs and to receive and accept such grants or reimbursements for this purpose, and/or any other purposes in any way connected with the scope of this Article, or act in any manner relating thereto.

## BOARD OF SELECTMEN

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 24:** (Land Acquisition: DPS Facility – Chestnut St)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase and to accept the deed to the Town of a fee simple interest in all or a portion of a parcel of land located at 13R Chestnut Street, Assessors Map 51, Parcel 51-007, containing 0.957 acres more or less,  
May 8, 2017 Annual Town Meeting Warrant

upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, to be under the management and control of Board of Selectmen for general municipal purposes, and, further, to see if the Town will vote to transfer \$15,000 from Certified Free Cash to pay costs of purchasing the property and for the payment of all other costs incidental and related thereto and to authorize the Board of Selectmen and Town officers to take all related actions necessary or appropriate to carry out this acquisition, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 25:** (Accept MGL Ch. 138 – Cordials & Liqueurs)

To see if the town will vote to accept the provisions of the following paragraph of General Laws chapter 138, Section 12: “A common victualler, who holds a license under this section to sell wines and malt beverages may, upon written approval, also sell liqueurs and cordials pursuant to said license, subject, however, to all other licensing provisions of this chapter.”, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** **Approve**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 26:** (Amend General Bylaws – Revolving Funds; Authorize FY18 Spending Limits)

To see if the Town will vote pursuant to the provisions of G.L. c.44, §53E½, as most recently amended, to amend the General Bylaws by inserting a new bylaw establishing various revolving funds, specifying the departmental receipts to be credited to each fund, the departmental purposes or programs for which each fund may be expended, and the entity authorized to expend each fund, such bylaw to provide as follows:

**Revolving Funds**

There are hereby established in the Town of Medway pursuant to the provisions of G.L. c.44, §53E½, the following Revolving Funds:

| <b>Program or Purpose</b>                     | <b>Authorized Representative or Board to Spend</b> | <b>Department Receipts</b>  |
|---|--|---|
| Self-supporting parks and recreation services | Department of Public Services                      | Fees and charges received from permitting parks, fields, and recreational activities. |

|   |                             |  |
|---|-----------------------------|--|
| Dial-a-ride van service for seniors and disabled; shuttle service to Norfolk commuter rail station, and other necessary transportation services | Council on Aging Department | Fees, charges or donations received in connection with transportation services provided through the Council on Aging and the Greater Attleboro Taunton Regional Transit Authority (GATRA) reimbursement. |
| Library printer, copier and fax expenses  | Library Department          | Fees or charges received in connection with public use of this equipment.  |
| Library meeting room  | Library Department          | Fees or charges received in connection with public use of meeting rooms.   |
| Thayer Homestead partial self-support of property   | Town Administrator          | Fees or charges received in connection with rental of the facility.  |
| Tobacco license compliance inspections  | Health Department           | Tobacco license fees   |

Expenditures from each revolving fund set forth herein shall be subject to the limitation established annually by Town Meeting or any increase therein as may be authorized in accordance with G.L. c.44, §53E½.

And, further, to set FY2018 spending limits for such revolving funds as follows:

| <b>Program or Purpose</b>   | <b>FY 2018<br/>Spending Limit</b> |
|---|-----------------------------------|
| Self-supporting parks and recreation services   | \$150,000                         |
| Dial-a-ride van service for seniors and disabled; shuttle service to Norfolk commuter rail station, and other necessary transportation services | \$120,000                         |
| Library printer, copier and fax expenses  | \$3,000                           |
| Library meeting room  | \$1,000                           |
| Thayer Homestead partial self-support of property   | \$50,000                          |
| Tobacco license compliance inspections  | \$2,500                           |

Or take any other action relative thereto.

**BOARD OF SELECTMEN**  
**(For the Various Departments Indicated)**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 27:** (Amend General Bylaws: License or Permit Denial)

May 8, 2017 Annual Town Meeting Warrant

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To see if the Town will vote to amend Medway General Bylaws Section XVI, License or Permit Denial, Section 16.1, to conform to recent amendments to Massachusetts General Law Chapter 40, Section 57, as follows:

Section 16.1: insert after the word “annually”, the following: “, and may periodically”; and delete the words: “for not less than a twelve month period”.

Or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 28:** (Amend General Bylaws: Fire Dept.)

To see if the Town will vote to amend the Town of Medway General By-Laws, Article III, by eliminating in its entirety the wording in Section 3.2.1 and replacing it with the following:

“Any call firefighter of the Medway Fire Department must be a resident of the Town of Medway or a municipality which is contiguous to the Town of Medway.”,

And, by also eliminating in its entirety Section 3.3 of said Article III and reserving this section number for future use, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 29:** (Amend General Bylaws: Stormwater Regulation)

To see if the Town will vote to amend the Medway General By-Laws Stormwater Management Article XXVI by replacing the language in its entirety with the proposed text dated \_\_\_\_\_ as found on file in the Office of the Town Clerk and at the Medway Public Library, or act in any manner related thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 30:** (Amend Zoning and General Bylaws – New Noise Bylaw)

To see if the Town will vote to amend the Zoning Bylaw by deleting Paragraph C. 2. Noise of Section 7.3 Environmental Standards and to amend the General Bylaws by adding a new section **X** Noise Regulations as follows:

## X. Noise Regulations

### X.1 Prohibited Noise

It shall be unlawful for any person to willfully create, assist in creating, continue or allow to continue any excessive, unnecessary, or unusually loud noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness in the area. The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include, but not be limited to, the following:

- a) The level of the noise.
- b) The intensity of the noise.
- c) Whether the nature of the noise is usual or unusual.
- d) Whether the origin of the noise is natural or unnatural.
- e) The level and intensity of the background noise, if any.
- f) The proximity of the noise to residential sleeping facilities.
- g) The nature and zoning of the area within which the noise emanates.
- h) The density of the inhabitation of the area within which the noise emanates.
- i) The time of day or night the noise occurs.
- j) The duration of the noise.
- k) Whether the noise is recurrent, intermittent or constant.
- l) Whether the noise is produced by commercial or non-commercial activity.

X.2. Exemptions. None of the terms or prohibitions of Section 1 shall apply or be enforced against:

- a) Emergency Vehicles. Any police or fire vehicle or any ambulance while engaged in necessary emergency business.
- b) Highway and utility maintenance and construction. Necessary excavation in or repairs of bridges, streets or any public utility installation by or on behalf of the Town or any public utility or any agency of the Commonwealth of Massachusetts.
- c) Public address. The reasonable use of amplifiers or loudspeakers for public addresses which are non-commercial in nature.
- d) Parades and school bands. School bands, duly licensed parades and other authorized activities.
- e) Noise caused by agricultural, farm related, or forestry-related activities as defined by Massachusetts General Law, Chapter 128, Section 1A, as amended from time to time, including, but not limited to, the operation of farm equipment, sawmills, harvesting equipment, noises from farm animals, and the like.

X.3. Enforcement. The Police Department shall be charged with the enforcement of the provisions of this bylaw A verbal warning to abate the noise violation shall be given first; only if a person refuses to abate a noise violation after being warned to do so by a police officer shall any penalty be imposed.

X.4. Penalties. The first violation of this bylaw shall be punished by a fine of \$50. The second violation of this bylaw within twelve months after the first violation shall be punished by a fine of not less than two hundred dollars. Further violations within twelve months after the last violation shall be punished by a fine of two hundred dollars. Each such act which either continues or is repeated more than one-half hour after issuance of a written notice of violation of this bylaw shall be a separate offense and shall be prosecuted as a separate offense. If the violation occurs on the



premises of rental property which is owned by a non-resident owner, then the owner will be notified in writing that the violation has occurred.

X. 5. Variances. The Board of Selectmen shall have the authority to grant special variances to this bylaw. Any person or entity seeking a special variance to this bylaw shall file an application with the Board of Selectmen that demonstrates that bringing the source of sound or activity for which the special variance is sought into compliance with this bylaw would constitute an unreasonable hardship on the applicant, on the community or on other persons. The Board of Selectmen shall establish procedures for processing applications for such special variances, including such hearing as the Board of Selectmen deems appropriate.

X.6. Severability. If any provision of this bylaw is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the bylaw shall not be invalidated.

Or act in any manner relating thereto.

#### **BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** **To Be Determined**

**FINANCE COMMITTEE RECOMMENDATION:**

#### **ARTICLE 31:** (Amend Zoning Bylaws – Nonconforming Uses and Structures)

To see if the Town will vote to amend Section 5.5. Paragraph B Nonconforming Uses and Structures of the Zoning Bylaw as follows:

**B. Commencement of Construction or Operation.** Construction or operations under a building permit or special permit shall conform to any subsequent amendments to this Zoning Bylaw, unless the use or construction is commenced within a period of not more than ~~six~~ **twelve** months after the issuance of the permit and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

Or act in any manner relating thereto.

#### **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

#### **ARTICLE 32:** (Amend Zoning Bylaws: Flood Plain/Wetland Protection District)

To see if the Town will vote to amend the Zoning Bylaw, Sub-Section 5.6.1 Flood Plain/Wetland Protection District by revising Paragraph C. Applicability as follows:

**C. Applicability.** The Flood Plain/Wetland Protection District includes:

All special flood hazard areas designated as Zone A or AE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program as may be updated or revised. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Medway are panel numbers 25021C - 0136E, 0137E, 0138E, 0139E, 0141E, 0142E, 0413E, and 0144E with a preliminary date of June 12, 2009 and an effective date of July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) with an effective date of July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning and Economic Development Board, Conservation Commission, Building Department and Board of Assessors.

**And by deleting items 2-5 in Paragraph C. Applicability as noted below:**

- ~~2. All land bordering any natural water body that lies within a horizontal distance of twenty-five feet from the mean high water line except as otherwise defined on the Flood Plain/Wetland Protection District Map.~~
- ~~3. All water bodies encircled by boundary lines of the District.~~
- ~~4. All that land along the following named brooks and their tributaries: Stall Brook, Hopping Brook, Chicken Brook and certain unnamed brooks and streams that lie within a horizontal distance of twenty-five feet of the thread of said brooks and streams except as otherwise defined on the Flood Plain/Wetland Protection District Map.~~
- ~~5. All those wetlands which may be described as upland swamps or marshes which lie at the source of the brooks or their tributaries or which lie in surface depressions without drainage outlets, as defined on the Flood Plain/Wetland Protection District Map.~~

**And by changing the name of Sub-Section 5.6.1 from Flood Plain/Wetland Protection District to Flood Plain District.**

**And by changing all references to Flood Plain/Wetland Protection District in Sub-Section 5.6.1 to Flood Plain District.**

**And by changing the reference to Flood Plain/Wetland Protection district in Paragraph C. 1 Overlay Districts in Section 4.1 Districts and in Paragraphs A and B in Section 4.2 Zoning Map to Flood Plain District.**

Or to act in any manner relating thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 33:**  
References)

(Amend Zoning Bylaws: Correct Internal Cross

To see if the Town will vote to amend the Zoning Bylaw at various locations throughout to correct the numbering of internal cross references to other sections or sub-sections of the Bylaw as follows:

In Sub-Section 5.6.2 Adaptive Use Overlay District, Paragraph E. Medway Mill Conservation Subdistrict.

- In the opening paragraph, by deleting the reference to SECTION 1 and inserting **5.6.2. A.** in its place.
- In item 1. Permitted Uses, by deleting the reference to Section D(1) and D(2) and inserting **5.6.2.D.1. and D.2.** in its place.

In Section 7.2 Signs, Sub-Section 7.2.2 Exempt Signs, Paragraph A. 16. c., by deleting references to Paragraphs 7 and 8 and replacing those with **7.2.4 and 7.2.5** in its place.

In Section 7.2 Signs, Sub-Section 7.2.6 Administration, Paragraph A. 1, by deleting the reference to Paragraph 5 and inserting **7.2.2** in its place.

In Section 7.3 Environmental Standards, by deleting the reference in Paragraph A. to Section 3 and inserting **SECTION 5.** in its place.

In Section 8.1 Infill Housing, by deleting the reference in Paragraph C. Basic Requirements, 4. to Section 5.5.1 and inserting **Section 8.1.** in its place.

In Section 8.5 Adult Retirement Community Planned Unit Development, Paragraph H. Open Space, 2. by deleting the reference to Section 5.5.3.(F) and inserting **8.4. F.** in its place.

In Section 8.4 Open Space Residential Development, Paragraph I. Special Permit Procedures, 3. Decision, by deleting the reference in a. to Section 5.5.3 and inserting **Section 8.4** in its place.

Or to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

### **BOARD OF SELECTMEN RECOMMENDATION:**

### **FINANCE COMMITTEE RECOMMENDATION:**

#### **ARTICLE 34:** (Amend Zoning Bylaws: New Definitions)

To see if the Town will vote to amend the Zoning Bylaw, SECTION 2 DEFINITIONS by adding certain **new definitions** in alphabetical order, by revising other definitions, and inserting Figure A as follows: (deletions are noted with a ~~striketrough~~):

**Assisted Living or Congregate Living Facility:** An assisted living residence facility as defined by G.L. c. 19D.

**Buffer Area** – Natural, wooded, vegetated, open areas, earthen berms or mounds, landscaped areas or any combination thereof including fences and walls, used to physically separate or screen one use or property from another use or property or provide a visual or sound barrier between adjacent properties by shielding or reducing noise, lights or other intrusions.

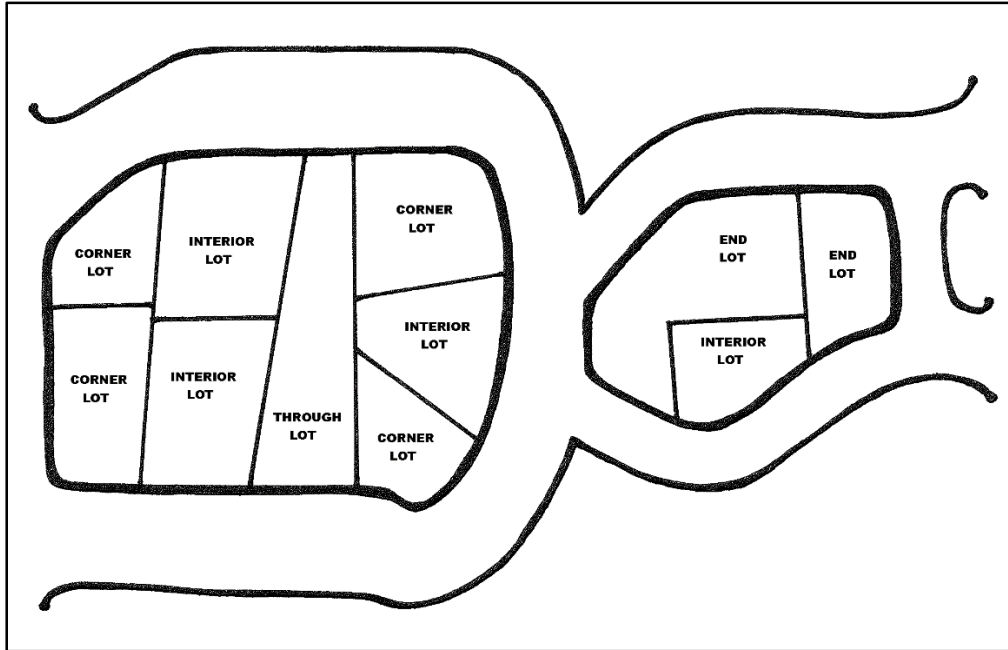
**Frontage:** That portion of a lot which fronts on a street or streets from which physical access to the principal building on the lot can be provided. ~~Frontage is measured as the distance between the points of intersection of the side lot lines with the front lot line. In the case of a corner lot bounding more than one street, the measurement on both streets may be used to determine if the lot meets the minimum frontage requirements of the particular zoning district. With a corner lot, the frontage is measured from the side lot line to the midpoint of the arc that constitutes the corner rounding at the intersection of the two streets. See Section 6.2., Paragraph E.~~

**Lot:** A single area of land in one ownership defined by bounds or boundary lines in a recorded deed or shown on a recorded plan.

- **Lot, Corner:** A lot that is contiguous with the intersection of two streets meeting at an angle of less than one-hundred and thirty-five degrees. A corner lot has two front lot lines. A lot that is contiguous with one street and located at an arc of said street which is less than one hundred and thirty-five degrees shall also be defined as a corner lot.
- **Lot, End:** A lot that is contiguous with the intersections of one or more streets meeting at an angle of less than one-hundred and thirty-five degrees at two or more points. An end lot has at least three front lot lines. A lot that is contiguous with one or more streets and located at an arc of said streets which is less than one hundred and thirty-five degrees at two or more points shall also be defined as an end lot.
- **Lot, Interior:** Any lot which is not a Corner Lot or an End Lot.
- **Lot, Through:** An interior lot having a pair of parallel, or approximately parallel, front lot lines and street frontages.

*See Figure A – Lot Types*

#### **FIGURE A – Lot Types**



**Lot Area:** The total area of a lot, including land over which permanent easements have been granted, but not including the area of any adjacent street rights-of-way.

**Lot Line:** A line of record bounding a lot that divides one lot from another lot or from a way or any public space.

- **Lot Line, Front:** A lot line separating a lot from a street right of way.
- **Lot Line, Rear:** A line separating a lot from other lots or from land in a different ownership, being the boundary of a lot which is opposite or approximately opposite the front lot line. Any lot line other than a front or side lot line.
- **Lot Line, Side:** Any lot line other than a front or rear lot line. Any lot line which intersects a front lot line.

**Manufacturing** – The transformation or processing of raw materials or substances, components or parts into new finished or semi-finished products by the use of machines, tools, and labor through a mechanical, chemical or other process. Also includes May also include the blending of materials, fabrication, and the assembly of component parts, and the packaging of products for distribution, storage and sale.

- **Assembly** – The putting together of manufactured parts to make a machine or other completed product
- **Fabrication** – A manufacturing process in which an item is made from raw or semi-finished materials instead of being assembled from ready-made components or parts
- **Packaging** – The enclosing or protecting of manufactured products for distribution, storage, sale and use.
- **Processing** – A manufacturing process in which a series of mechanical or chemical operations takes place on something in stages or a sequence of actions taken in order to change or preserve something during production

- **Light Manufacturing** – The manufacturing of finished products or parts from predominantly previously prepared materials, which may include processing, fabrication, assembly, treatment, and packaging of such products, provided that all manufacturing activities are contained entirely within a building and any resulting noise, dust, glare, odor, smoke, heat, and vibration are confined entirely within the building.

**Tract:** An area, piece of land, property, site, parcel, or lot or a combination thereof.

**Two Family House/Duplex:** A building intended and designed to be occupied by two families living independently in separate dwelling units within the same building, each of which has direct access to the outside.

Or to act in any manner relating thereto.

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### BOARD OF SELECTMEN RECOMMENDATION:

### FINANCE COMMITTEE RECOMMENDATION:

**ARTICLE 35:** (Amend Zoning Bylaws: Schedule of Uses, Table 1)  
To see if the Town will vote to amend the Zoning Bylaw, Section 5.4 Schedule of Uses, TABLE 1: Schedule of Uses as shown below:

**NOTE: Table 1 Legend**

Y: A use permitted by right

N: A prohibited use

SP: A use that may be allowed by special permit from the Zoning Board of

Appeals

| TABLE 1: SCHEDULE OF USES  |      |       |    |    |    |     |    |     |      |       |
|--|------|-------|----|----|----|-----|----|-----|------|-------|
|  | AR-I | AR-II | VR | CB | VC | C-V | BI | I-I | I-II | I-III |
| <b>C. RESIDENTIAL USES</b>   |      |       |    |    |    |     |    |     |      |       |
| Detached single-family dwelling house  | Y    | Y     | Y  | N  | Y  | N   | N  | N   | N    | N     |
| Two family house/duplex dwelling, provided that the exterior of the dwelling has the appearance of a single-family house dwelling. | N    | SP    | SP | N  | N  | N   | N  | N   | N    | N     |
|  |      |       |    |    |    |     |    |     |      |       |
| <b>E. INDUSTRIAL AND RELATED USES</b>  |      |       |    |    |    |     |    |     |      |       |
| Manufacturing, processing, fabrication, packaging and  | N    | N     | N  | N  | N  | N   | Y  | Y   | Y    | Y     |

|   |          |          |          |          |          |          |          |          |          |          |
|---|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| assembly, and storage of goods manufactured on the premises |          |          |          |          |          |          |          |          |          |          |
| <b>Light Manufacturing</b>                                  | <b>N</b> | <b>N</b> | <b>N</b> | <b>N</b> | <b>N</b> | <b>Y</b> | <b>Y</b> | <b>Y</b> | <b>Y</b> | <b>Y</b> |

Or to act in any manner relating thereto.

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### BOARD OF SELECTMEN RECOMMENDATION:

### FINANCE COMMITTEE RECOMMENDATION:

#### ARTICLE 36:

(Amend Zoning Bylaws: OSRD)

To see if the Town will vote to amend the Zoning Bylaw, Section 8.4, Open Space Residential Development (OSRD) as described below:

**By inserting a new Paragraph D. Affordable Housing as follows and relabeling Paragraphs D through J to become E through K.**

**D. Affordable Housing.** An OSRD is subject to Sub-Section 8.6 Affordable Housing of this Bylaw.

**And by revising existing Paragraph E. Density and Dimensional Regulations, Item 3. as follows:**

**E. Density and Dimensional Regulations**

**3.** ~~There shall be a buffer area at least 15 feet side, consisting of natural vegetation, earthen materials and/or landscaping and/or fencing, located along the boundary of the site where it abuts existing neighborhoods unless waived by the Planning and Economic Development Board. The fifteen foot area from the side and rear lot lines of the subject parcel shall serve as a buffer area as defined in this Bylaw. No buildings, structures, roadways, above ground utilities or other infrastructure shall be constructed within this buffer area, however fencing/stone walls and walking paths/trails are permitted.~~

**And by inserting a new Item 4 as follows and relabeling the current item #4 to become #5.**

**4.** No buildings or structures shall be constructed within fifty feet from the street right-of-way line of a public way or within fifty feet from the side and rear lot lines.

Or to act in any manner relating thereto.

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### BOARD OF SELECTMEN RECOMMENDATION:

### FINANCE COMMITTEE RECOMMENDATION:

#### ARTICLE 37:

(Amend Zoning Bylaws: ARCPUD Definition and

ARCPUD Regulations)

To see if the Town will vote to amend the Zoning Bylaw, SECTION 2 DEFINITIONS by amending the definition for Adult Retirement Community Planned Unit Development (ARCPUD) in SECTION 2 DEFINITIONS as follows:

**Adult Retirement Community Planned Unit Development (ARCPUD):** A master-planned development of land ~~as a unified, self contained~~ for a residential community, constructed expressly for use and residency by persons who have achieved a minimum age requirement for residency of fifty-five years of age or older in accordance with G.L. c. 151B, § 4 and also incorporating the preservation and/or establishment of ~~natural~~ open space areas as an integral element of the development. ~~An ARCPUD shall be permitted only in an Adult Retirement Community Overlay District and only upon the granting of a special permit by the Planning and Economic Development Board. An ARCPUD shall include at least one of the Adult Retirement Community Residential Uses defined below in this Section 2 of the Zoning Bylaw. The Planning and Economic Development Board in its granting of the ARCPUD special permit may specifically authorize other appropriate uses.~~ An ARCPUD may include a variety or combination of housing types that may be sold or leased to individual residents, or may be operated or ~~managed~~ sponsored as a coordinated unit by a corporation or organization having among its principal purposes the provision of housing and resident services for retired and/or aging persons.

And by amending Section 8.5, Adult Retirement Community Planned Unit Development as specified below:

**By amending Paragraph B. Applicability to read as follows:**

B. Applicability. The Planning and Economic Board may grant a special permit for an Adult Retirement Community Planned Unit Development (ARCPUD), ~~ARCPUD Assisted Living Residence Facility, ARCPUD Congregate Living Facility, or ARCPUD Long Term Care Facility~~ for any tract of land with ~~ten~~ 40 or more acres, whether in one parcel or a set of contiguous parcels in the AR-I and AR-II district.

**And by amending Paragraph D. Use Regulations, item 1. to read as follows:**

1. The ARCPUD shall include at least one of the following residential uses.
  - a. ~~Congregate housing~~
  - a. b. Assisted living residence facility
  - b. e. Long-term care facility
  - c. d. Coordinated unit
  - d. e. Independent living residence facility
  - e. f. ~~Residential~~ Subdivision

**And by amending Paragraph D. Use Regulations, item 2. to read as follows:**

2. The ARCPUD may include any one or more of the following:
  - a. Detached single-family house dwelling or cottage
  - b. Townhouse
  - c. Two-family house/duplex Multifamily dwelling
  - d. Multifamily dwelling or apartment house
  - d. e. Conservation, agricultural, and recreation uses
  - e. f. Accessory uses, provided that aggregate floor area for accessory uses shall not exceed 5 percent of the total gross floor area of the buildings in the ARCPUD:
    - i. Local convenience retail, up to a maximum of 4,500 sq. ft. of gross floor area
    - ii. Medical office or clinic
    - iii. Adult day care



- iv. Community center

**And by amending Paragraph E. Density and Dimensional Regulations, item 2. as follows:**

- 2. For purposes of this Section 8.5, a housing unit shall be defined as equal to:
  - a. A home site in an ARCPUD Subdivision, a dwelling unit in an ARCPUD Independent Living Residence Facility, an ARCPUD Coordinated Unit, a townhouse, or a dwelling unit as defined in Section 2 of this Zoning Bylaw;
  - b. Two studios or suites of rooms apartments/suites in an ARCPUD Assisted Living Residence Facility or Congregate Living Facility;

**And by amending Paragraph E. Density and Dimensional Regulations, item #5 as follows:**

- 5. No buildings or structures shall be constructed within fifty 50 feet from the street right-of-way line of a public way or within fifty 50 feet from the side and rear perimeter lot lines. The 50-foot buffer shall be maintained in its natural state or a landscaped open space.

**And by amending Paragraph E. Density and Dimensional Regulations by inserting a new item #6 as follows and relabeling current items #6 and #7 to become items #7 and #8.**

- 6. The fifteen foot area from the side and rear lot lines of the subject parcel shall serve as a buffer area as defined in this Bylaw. No buildings, structures, roadways, above ground utilities or other infrastructure shall be constructed within this buffer area, however fencing/stone walls and walking paths/trails are permitted.

**And by amending Paragraph H. Open Space, by adding item 5. as follows:**

- H. Open Space. At least 40 percent of the total land area of the ARCPUD shall be set aside and maintained as open space in accordance with the following standards:
  - 5. Buffer areas required by E. 6 may be included in the required open space area.

**And by inserting a new Paragraph E. Affordable Housing as follows and relabeling Paragraphs E through M to become F though N.**

- E. Affordable Housing. Except for a long-term care facility, an ARCPUD is subject to Section 8.6 Affordable Housing of this Bylaw.

Or to act in any manner relating thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 38:**

(Amend Zoning Bylaws: Special Permits)

To see if the Town will vote to amend Paragraphs B, C and D in Section 3.4. SPECIAL PERMITS of the Zoning Bylaw as follows:

**3.4 SPECIAL PERMITS**

**B. Public Hearing.** The special permit granting authority shall hold a public hearing within sixty-five days of receipt of a special permit application, and shall issue a decision no later than ninety days from the close date of the public hearing. Notification requirements for a public hearing shall be in accordance with G.L. c. 40A, § 11.

**C. Decision Criteria.** Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In making its determination, the special permit granting authority, in addition to any specific factors that may be set forth in other sections of this Zoning Bylaw, shall make findings on all of the applicable criteria specified below: ~~The determination shall include findings that all of the following criteria for granting a special permit are met:~~

~~1.2. The proposed site use is in an appropriate location for the proposed use, and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.~~

2.3. Adequate and appropriate facilities will be provided for the operation of the proposed use.

3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment.

4.5. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.

5.4. The proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, flooding, odors, dust, smoke, noise, vibration, sewage, refuse materials, or other undesirable visual, site or operational attributes of the proposed use, or other nuisances.

6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.

7.4. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.

8.6. The proposed use is consistent with the goals of the Medway Master Plan.

9. The proposed use will not be detrimental to the public good.

**D. Conditions.** Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Zoning Bylaw. Such conditions may include but shall not be limited to the following:

1. Deadline to commence construction.

2. Dimensional standards more restrictive than those set forth in Section 6 of this Zoning Bylaw.

3. Limitations on signage, number of vehicles or parking spaces, noise, or hours of operation of construction equipment.
4. Limitation of size, method or hours of operation, extent of facilities, or other operating characteristics of a use.
5. Requirements pertaining to integrated emergency or alarm systems, maintenance, landscaping, dust control, wastewater disposal or water supply, bond or other performance guarantee.
6. Requirements for independent monitoring, at the expense of the applicant, and reporting to the Building Inspector, if necessary to ensure continuing compliance with the conditions of a special permit or of this Zoning Bylaw.
7. Term for years with or without automatic renewals, to the extent allowed by law.
8. The date of when the special permit shall commence.
9. On-site and off-site mitigation measures to ensure that the petitioner properly alleviates the development's impacts on the neighborhood and/or community.
10. Other limitations as may be reasonably related to reducing any adverse impact on, or increasing the compatibility of the proposed use, structure or activity with, the surrounding area.

Or to act in any manner relating thereto.

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### BOARD OF SELECTMEN RECOMMENDATION:

### FINANCE COMMITTEE RECOMMENDATION:

### ARTICLE 39: (Amend Zoning Bylaws: Accessory Building or Use Definition)

To see if the Town will vote to amend the Zoning Bylaw, SECTION 2. DEFINITIONS by deleting the existing definition of *Accessory Building or Use* and by inserting the following definitions instead:

~~**Accessory Building or Use:** A building or use customarily incidental to and located on the same lot with a principal building or use or on an adjoining lot under the same ownership.~~

**Accessory Building or Structure:** A detached building or structure located on the same lot as the principal building or on an adjoining lot under the same ownership and in the same zoning district, which is customarily incidental and subordinate to the principal building

**Accessory Use:** A use of land or of a building or structure or a portion thereof located on the same lot as the principal use or on an adjoining lot under the same ownership and in the same zoning district, which is customarily incidental and subordinate to the principal use.

And by adding a new Section 6.3 Accessory Buildings and Structures in SECTION 6 DIMENSIONAL REGULATIONS as follows:

**6.3 Accessory Buildings or Structures**

A. In a residential zoning district, there shall be no more than five accessory buildings or structures on any lot unless authorized by special permit from the Zoning Board of Appeals.

B. In a residential zoning district, an accessory building or structure shall not exceed 3,000 sq. ft. in gross floor area unless authorized by special permit from the Zoning Board of Appeals.

C. In a residential zoning district, the area of any single accessory building or structure shall not exceed the gross floor area of the principle residential building on the premises unless authorized by special permit from the Zoning Board of Appeals.

D. In any zoning district, the primary and accessory buildings and structures shall not exceed the maximum lot coverage requirements specified in TABLE 2 DIMENSIONAL AND DENSITY REGULATIONS of this Bylaw.

E. In reviewing special permit applications for accessory buildings or structures in residential zoning districts, the Zoning Board of Appeals shall consider the *Medway Design Review Guidelines* applicable to residential zones.

And by amending Section 6.1 TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS as follows:

| TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS  |      |       |     |     |     |     |     |     |     |     |
|---|------|-------|-----|-----|-----|-----|-----|-----|-----|-----|
| Requirement   | AR-I | AR-II | VR  | CB  | VC  | C-V | BI  | I-1 | I-2 | I-3 |
| Maximum Lot Coverage (pct. of lot) (Primary and accessory buildings and structures) | 25%  | 30%   | 30% | 80% | 80% | 40% | 40% | NA  | NA  | NA  |

Or to act in any manner relating thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 40:** (Amend Zoning Bylaws: Lot Frontage and Setbacks)  
To see if the Town will vote to amend the Zoning Bylaw, Section 6.2 General Provisions by revising Paragraph E. Lot Frontage, item 2. Measurement of Lot Frontage as follows:

**E. Lot Frontage**

2. Measurement of Lot Frontage.

- a. Frontage is measured in a continuous line along the sideline of the street right-of way between points of intersection of the side lot lines with the street- right-of way line. The measurement of lot frontage excludes jogs in the street width, backup strips and other irregularities in the street line.
- ~~b. The minimum frontage for a Corner Lot or End Lot shall be provided from one contiguous line along the front lot line, from the point of intersection with a side lot line to the midpoint of the corner are.~~
- b. For a Corner Lot or End Lot, the measurement of multiple front lot lines may be used, however the entire minimum length of frontage shall be continuous without any breaks.
- c. For Through Lots, only one front lot line may be used to meet the minimum frontage length requirement.

And by inserting a new Paragraph F. Setbacks as follows:

**F. Setbacks**

- a. Minimum setbacks. Every lot must have at least the minimum lot setbacks set forth in TABLE 2 Dimensional and Density Regulations for the zoning district in which the lot is located.
- b. For a Corner or End Lot, the required minimum front setback shall be required from all front lot lines.
- c. For Through Lots, the front setback shall be required on all front lot lines; side setbacks shall be required on all remaining side and rear lot lines.

Or to act in any manner relating thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 41:**

(Amend Zoning Bylaws: Affordable Housing)

To see if the Town will vote to amend the Zoning Bylaw by adding or revising the definitions in SECTION 2 DEFINITIONS as follows:

**Affordable Housing Unit:** A dwelling unit that is affordable to and occupied by a Low or Moderate Income Household and meets the requirements for inclusion on the Subsidized Housing Inventory. ~~Affordable units shall remain as affordable units in perpetuity. These units shall have the same construction methods, physical characteristics as, and be intermingled with other units in the subdivision or development.~~

**Affordable Housing Trust Fund:** ~~An account established and operated by the Town for the exclusive purpose of creating or preserving affordable housing units in the Town of Medway.~~

**Area Median Income (AMI):** The median income for households within the designated statistical area that includes the Town of Medway, as reported annually and adjusted for household size by the U.S. Department of Housing and Urban Development for the Boston Standard Metropolitan Statistical Area.

**Deed Rider:** A legally binding instrument in a form consistent with LIP requirements which runs with the land to ensure the long-term affordability of an Affordable Housing Unit. It specifies the terms and conditions under which an Affordable Housing Unit may be occupied, refinanced, improved, marketed and sold. A deed rider is appended to the deed of any Affordable Housing Unit and recorded with the relevant registry of deeds or land court registry district.

**DHCD:** Massachusetts Department of Housing and Community Development and its successors, as established and currently existing pursuant to G.L. c. 23B and c. 6A.

**Eligible Household:** Any household whose total income does not exceed eighty (80) percent of the Area Median Income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Medway Affordable Housing Trust Fund. Also referred to as Qualified Purchasers and Renters.

**Equivalent Affordable Housing Unit Value:** ~~An amount equal to the difference between the median sale price for market rate single family homes sold in Medway during the thirty six months preceding the date of application, as determined by the Board of Assessors based on deeds recorded with the Norfolk Registry of Deeds for arms length transactions, and the purchase price of a home that is affordable to a qualified purchaser as determined by (DHCD), assuming a household size of four, or one person per bedroom plus one additional person with the number of bedrooms being the average number in the development, whichever is less. For developments other than single family detached structures (e.g. duplexes or multifamily condominiums) the Planning and Economic Development Board may substitute the median sale price of the applicable type of market rate dwelling unit for the median sale price of single family homes in the preceding formula.~~

**LIP:** Massachusetts Local Initiative Program pursuant to G.L. c. 40B.

**Medway Affordable Housing Trust:** An organization established by the Town of Medway pursuant to G.L. c. 44, § 55C to support the creation and preservation of affordable housing in order to secure rental and homeownership opportunities for Low or Moderate Income Households.

**Medway Affordable Housing Trust Fund:** A fund established by the Town of Medway pursuant to G.L. c. 44, § 55C for the purpose of receiving, holding, investing, and/or expending funds to reduce the cost of housing for Qualified Purchasers and Renters, or for the purpose of encouraging, creating, preserving, or subsidizing the construction or rehabilitation of housing for Qualified Purchasers and Renters. Sources of receipts for the Fund shall be as specified in Section 2.18 of the Medway General Bylaws.

**Mixed-Use Development:** A development project that combines retail/commercial, service, and/or office uses with residential in the same building or on the same site.

**Off-Site Unit:** An Affordable Housing Unit produced by the Applicant on a site other than the primary residential development in compliance with Section 8.6 of the Medway Zoning Bylaw.

**Regulatory Agreement:** A tri-party contract provided by DHCD and entered into by DHCD, the Town of Medway and the developer of Affordable Housing Units. The Agreement specifies the rights and responsibilities of the three parties throughout a housing unit's term of affordability including compliance monitoring, enforcement of affordable housing restrictions, and affirmative fair housing marketing requirements. A Regulatory Agreement is recorded with the relevant registry of deeds or land court registry district.

**And by replacing Section 8.6 Affordable Housing in its entirety by inserting the following in its place:**

### **8.6 Affordable Housing**

A. **Purpose and Intent.** The purpose of this Affordable Housing Bylaw is to create housing opportunities in Medway for people of varying ages and income levels; to increase the supply of affordable housing for Eligible Households with low and moderate incomes; to promote a mix and geographic distribution of affordable housing throughout the town; to provide housing options for people who work in Medway; and to create housing units eligible for listing in the Subsidized Housing Inventory. At a minimum, affordable housing produced through this Section should comply with the requirements set forth in G.L. c. 40B §§20-23 and related regulations, guidelines issued by DHCD, and other affordable housing programs developed by the Commonwealth of Massachusetts or the Town of Medway.

#### **B. Applicability.**

1. In applicable zoning districts, this Section shall apply to the following uses:
  - a. Any Two Family House or Multifamily Development or Mixed-Use Development that results in a net increase of six or more Dwelling Units, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space, whether on one or more contiguous parcels.
  - b. Any development of detached single-family Dwellings that results in a net increase of ten or more Dwelling Units.
  - c. Open Space Residential Development (OSRD) approved pursuant to an OSRD special permit under Section 8.4 of this Zoning Bylaw.
  - d. Adult Retirement Community Planned Unit Development (ARCPUD) approved pursuant to an ARCPUD special permit under Section 8.5 of this Zoning Bylaw.
2. Multifamily Developments, Mixed-Use Developments, or single-family developments shall not be segmented to avoid compliance with this Section. Segmentation shall mean one or more divisions of land that cumulatively result in a net increase of ten or more lots or Dwelling Units above the number existing thirty-six months earlier on any parcel or set

of contiguous parcels held in common ownership on or after the effective date of this Section.

3. This Section shall not apply to the construction of single-family dwellings on individual lots if said lots were in existence prior to the effective date of this Section.
4. For projects not listed herein, Affordable Housing Units may be provided voluntarily in exchange for density bonus pursuant to a special permit from the Planning and Economic Development Board.

**C. Mandatory Provision of Affordable Housing Units.**

1. In any development subject to this Section, the percentage of Affordable Housing Units required will be as specified in Table 11, *Affordable Housing Units Required by Project Size*:

| <b>TABLE 11</b>  |                                 |
|--|---------------------------------|
| <b>Affordable Housing Units Required by Project Size</b> |                                 |
| <b>Project Size (Units)</b>                              | <b>Percent Affordable Units</b> |
| 6-12*  | 10%                             |
| 13-17  | 12%                             |
| 18-20  | 15%                             |
| 21 and over  | 20%                             |

\*Projects consisting of less than 10 single-family detached units do not require an affordable set-aside.

2. The table above may generate a fractional Affordable Housing Unit. A fractional Affordable Housing Unit of 0.5 or higher shall be rounded up to the next whole number. Fractional housing units of less than 0.5 shall require a payment equal to the product of the fraction multiplied by the cash contribution for a whole Affordable Housing Unit as specified in Paragraph D. 3. herein. The Applicant may choose to have the fractional housing unit of less than 0.5 rounded up to the next whole number, rather than converted to a cash payment.
3. **Deed rider.** Any Affordable Housing Unit shall have a Deed Rider to regulate the future resale of the property. The Applicant is required to prepare a Deed Rider for each Affordable Housing Unit that is consistent with that used in the LIP and the Regulatory Agreement approved by DHCD for recording with the appropriate Registry of Deeds or Registry District of the Land Court.

**D. Methods of Providing Affordable Housing Units.** The Planning and Economic Development Board in consultation with the Medway Affordable Housing Trust and Affordable Housing Committee may authorize one or more of the following methods for providing Affordable Housing Units, alone or in combination.

1. **On-Site units.** Construction of Affordable Housing Units within the development shall be permitted by right.
2. **Off-Site Units.** Creation of Affordable Housing Units on a lot or parcel that is not included in the subject development.



- a. Off-Site Units may be constructed by the Applicant or be an existing Dwelling Unit that is rehabilitated.
  - b. Off-Site Units need not be located in the same zoning district as the development.
  - c. The Planning and Economic Development Board shall approve the location of the Off-Site Units.
  - d. The Applicant shall provide a demonstration of site control, documenting that the Applicant or a related entity holds title, ground lease, option, or contract for purchase.
  - e. The Applicant shall demonstrate that the land is developable and suitable for the number of Affordable Housing Units required in conformance with this Zoning Bylaw and any relevant state and local regulations governing the property.
  - f. The Applicant shall provide a demonstration of the necessary financing to complete the off-site development or rehabilitation.
  - g. The Applicant shall provide an architect's conceptual site plan with unit designs and architectural elevations, a demonstration that the site plan can meet the Site Plan Review standards set forth in Section 3.5 of this Zoning Bylaw.
  - h. Preservation of existing Dwelling Units for affordable housing, rather than construction of Off-Site Units, may be accomplished by purchasing deed restrictions and providing funds for capital improvements.
  - i. The Planning and Economic Development Board may require that the Applicant submit appraisals of the off-site property in question, as well as other data relevant to the determination of equivalent value.
3. **Payment of a fee in lieu of Affordable Housing Units**
- a. Such payments shall be made to the Medway Affordable Housing Trust.
  - b. The payment shall be an amount equal to the required number of Affordable Housing Units multiplied by the median sales price of a Medway market-rate home comparable in type, size, and number of bedrooms over a period of eighteen months prior to the date of application submission. The amount of such payment shall not be decreased based on the value of an Affordable Housing Unit. Data for sales price shall be that as provided by the Medway Assessing Department.
  - c. Payments in lieu of Affordable Housing Units shall not be accepted as part of a rental development, either Mixed-Use Development or Multifamily Development.
  - d. Payments in lieu shall be made according to *Table 12 - Schedule for Completion of Affordable Housing Units* set forth in Paragraph I herein.
4. In no event shall the total value of newly constructed or rehabilitated Off-Site Units and/or cash payments provided be less than the median price of a Medway market-rate home comparable in type, size, and number of bedrooms over a period of eighteen months prior to the date of application submission multiplied by the number of Affordable Housing Units required under Paragraph C.1.

**E. Density Bonus; Affordable Housing Special Permit.**

1. The Planning and Economic Development Board may grant an Affordable Housing special permit, by a four-fifths vote, to modify or waive this Bylaw's dimensional and density requirements as specified in Section 6.1 in order to increase the number of market-rate units to help offset the affordable housing requirement:
  - a. **On-site provision of Affordable Housing Units.** A density bonus may be granted to increase the number of market-rate units by the required number of Affordable Housing Units under Paragraph C. For example, for a development that must provide two Affordable Housing Units and the developer chooses to include those on the premises, two additional on-site market-rate units may be allowed.
  - b. **Off-site provision of Affordable Housing Units.** A density bonus may be granted to increase the number of market-rate units by one-half the required number of affordable units under Paragraph C. For example, for a development that must provide two Affordable Housing Units and the developer chooses to provide those off-site, one additional on-site market rate unit may be allowed.
  - c. No density bonus shall be granted when the requirements of this Section are met with a payment in lieu of Affordable Housing Units pursuant to Paragraph D. 3.
  - d. The density bonus may be granted for a development not subject to Paragraph B.1 that provides Affordable Housing Units voluntarily.
2. **Adjustment of Dimensional Requirements.** When the subject development is a subdivision, the Board may adjust the minimum lot area, minimum lot frontage, and minimum front, rear, and side setbacks required in the underlying zoning district for the subject development to allow for the increase in total number of Dwelling Units as long as the layout of all lots meets the following requirements:
  - a. No individual lot shall be reduced in area or frontage to less than eighty percent of the required minimum in the district, and
  - b. Any lot with an Affordable Housing Unit shall be no smaller in area and frontage than the median of the lot area and frontage of all the lots in said development.
3. **Type of Dwelling Unit.** The Board may authorize types of Dwelling Units not otherwise permitted in the underlying zoning district to allow for the increase in the total number of market rate Dwelling Units. For example, in a district where only single-family dwellings are allowed by right, a development with an affordable housing density bonus may be designed to include duplexes, townhouses, or multi-family dwellings for both the market rate and Affordable Housing Units.

**F. Location and Comparability of Affordable Housing Units.**

1. The permit application for the proposed development shall include a plan showing the proposed locations of the Affordable Housing Units.
2. On-site Affordable Housing Units shall be proportionately distributed throughout a development in terms of location and unit type, size and number of bedrooms in accordance with the LIP requirements. For example, a development consisting of a mix of single-

family detached homes, attached townhouses, and apartments shall include Affordable Housing Units of each housing type in proportion to the market-rate units.

3. On-site Affordable Housing Units shall be as conveniently located to the development's common amenities as the market rate units.
4. Newly constructed on and off-site Affordable Housing Units shall comply at a minimum with the LIP Design and Construction Standards as they may be amended, including the requirement that Affordable Housing Units shall be indistinguishable from market-rate units as viewed from the exterior.
5. On-site Affordable Housing Units shall:
  - a. Be equivalent to the market-rate units in terms of design, quality of construction and workmanship, mechanical, plumbing, heating and cooling systems, roofing, insulation, windows and energy efficiency; and
  - b. Include a garage(s) and/or parking space if the market-rate units include a garage(s) and/or parking space; and
  - c. Contain good quality and highly durable interior finishes, flooring, lighting and plumbing fixtures, and appliances that are consistent with contemporary standards for new housing and installed with equivalent workmanship to the market rate units.
  - d. Be provided product and system warranties equivalent to those supplied for market rate units.
  - e. Include an equivalent quantity of cabinets, countertops, appliances, lighting and plumbing fixtures, and closets to those provided for market rate units.
6. Off-site rehabilitated units for affordable housing shall comply at a minimum with the following criteria:
  - a. Exterior renovations/improvements shall reflect the character of the surrounding neighborhood.
  - b. DHCD's HOME/HSF/CIPF/CATNHP Construction/Rehabilitation Guidelines as may be amended.
  - c. State Building Code as amended by Massachusetts regulations 780 CMR, as may be amended.
7. Newly constructed Affordable Housing Units shall contain at least the minimum amount of interior living space, excluding basement space, as specified in the LIP Design and Construction Standards. The Planning and Economic Development Board may make reasonable exceptions for the size and number of bedrooms of existing Dwelling Units that are purchased and resold or rented as Affordable Housing Units with an appropriate deed restriction.
8. The owners and tenants of market-rate and on-site Affordable Housing Units shall have the same rights and privileges to use any common amenities within the development.

9. The Building Inspector may inspect the premises to ensure that the developer has complied with these requirements and if necessary, require reasonable changes to achieve compliance.

#### **G. Affordable Purchase and Rental Prices.**

1. The initial affordable purchase price shall comply with the LIP Guidelines in effect when the Regulatory Agreement is filed with DHCD. The calculations used to determine an affordable purchase price shall be consistent with the terms, rates, fees, down payments, and other requirements of first-time homebuyer mortgage products available from lending institutions licensed by the Commonwealth of Massachusetts in accordance with the requirements of DHCD.
2. The initial affordable rent shall comply with DHCD requirements and LIP Guidelines in effect when the affordable housing special permit application is filed.

#### **H. Applicant Responsibilities.**

1. **Marketing Plan for Affordable Housing Units.** The Applicant shall select Qualified Purchasers and Renters via lottery under an Affirmative Fair Housing Marketing Plan prepared and submitted by the Applicant and approved by the Planning and Economic Development Board in consultation with the Medway Affordable Housing Committee or the Medway Affordable Housing Trust. The marketing plan shall comply with LIP Guidelines in effect on the date of filing the Regulatory Agreement with DHCD.
2. **Regulatory Agreement.** For both ownership and rental projects, the Applicant shall prepare the Regulatory Agreement in consultation with and for approval by the Town of Medway and DHCD. Said Regulatory Agreement will be executed by DHCD, the Town of Medway, and the Applicant. The Applicant shall record the Regulatory Agreement with the Norfolk County Registry of Deeds or Registry District of the Land Court.
3. **Deed Restriction.** The Applicant shall prepare a Deed Rider for each Affordable Housing Unit that is consistent with that used in the LIP and the Regulatory Agreement to be recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court.

#### **I. Timing of Construction of Affordable Housing Units**

1. On-site Affordable Housing Units shall be constructed in accordance with Table 12 below. Proportionality shall be determined by the number of building permits issued for affordable and market-rate units. In accordance with the table below, Affordable Housing Units shall not be the last units to be built in any development that is subject to this Section.

| <b>TABLE 12</b>  |                                 |
|--|---------------------------------|
| <b>Schedule for Completion of Affordable Housing Units</b> |                                 |
| <b>Percent Market-Rate Units</b>                           | <b>Percent Affordable Units</b> |
| Up to 30%  | None required                   |
| 30% plus 1 unit  | At least 10%                    |
| Up to 50%  | At least 30%                    |
| Up to 75%  | At least 50%                    |
| 75% plus 1 unit  | At least 70%                    |

| <b>TABLE 12</b>  |                                 |
|--|---------------------------------|
| <b>Schedule for Completion of Affordable Housing Units</b> |                                 |
| <b>Percent Market-Rate Units</b>                           | <b>Percent Affordable Units</b> |
| Up to 90%  | 100%                            |

2. Construction or rehabilitation of Off-Site Units shall be completed prior to issuance of the building permit for the unit representing fifty-one percent of the development triggering this Section.
3. In the case of payments in lieu of Affordable Housing Units, the following methods of payment may be used at the option of the Applicant:
  - a. The total amount due shall be paid upon the release of any lots or, in the case of a development other than a subdivision, upon the issuance of the first building permit; or,
  - b. The total amount due shall be divided by the total number of market rate units in the development. The resulting quotient shall be payable at, or prior to, the closing of each market rate unit; or,
  - c. A combination of the above methods if approved by the Planning and Economic Development Board.

**J. Preservation of Affordability.**

1. Homeownership and rental Affordable Housing Units provided under this Section shall be subject to the requirements of guidelines issued by DHCD and a DHCD approved Deed Rider that complies with LIP requirements as they may be amended for inclusion in the Chapter 40B Subsidized Housing Inventory and is enforceable under G.L. c. 184, § 26 or §§ 31-32. Units required by and provided under the provisions of this Section shall remain affordable to the designated income group in perpetuity, or for as long as legally permissible.
2. No building permit for any unit in a development subject to this Section shall be issued until the Town has approved the Regulatory Agreement and the Applicant has submitted it to DHCD. Further, the building permit representing fifty-one percent of the development shall not be issued until the Regulatory Agreement has been approved by DHCD and recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court.
3. For homeownership units, issuance of the certificate of occupancy for any Affordable Housing Unit is contingent on a DHCD-approved Deed Rider signed by the qualified purchaser.
4. Subsequent resale of an Affordable Housing Unit shall be made to a qualified affordable housing purchaser in accordance with the deed restriction.
5. The purchaser of an Affordable Housing Unit shall execute a Deed Rider in a form provided by the DHCD, granting, among other things, the Town of Medway the right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be found.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

### **BOARD OF SELECTMEN RECOMMENDATION:**

### **FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 42:** (Amend Zoning Bylaws: SECTION 8. Special Regulations, Add Section 8.10 Temporary Moratorium on Non-Medical Marijuana Establishments)  
To see if the Town will vote to amend the Zoning Bylaw, SECTION 8. SPECIAL REGULATIONS, by adding a new Section 8.10 as follows:

#### **8.10 TEMPORARY MORATORIUM ON NON-MEDICAL MARIJUANA ESTABLISHMENTS**

A. **Purposes.** On November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, processing, distribution, possession and use of marijuana for recreational purposes (new G.L. c. 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed). The law, which allows certain personal use and possession of marijuana for persons at least twenty-one years of age took effect on December 15, 2016 and (as amended on December 30, 2016; Chapter 351 of the Acts of 2016) requires a Cannabis Control Commission to issue regulations regarding the licensing of commercial activities by March 15, 2018 and to begin accepting applications for licenses by April 1, 2018.

The law authorizes municipalities to adopt ordinances or bylaws regulating the time, place and manner of operations of marijuana establishments. Further it authorizes municipalities to enact ordinances or bylaws or hold local ballot questions to impose additional limitations regarding the types and number of Marijuana Establishments to be allowed in a community and whether to allow for marijuana cafes for the consumption of marijuana and marijuana products on the premises where they are sold.

Currently under the Zoning Bylaw, a non-medical Marijuana Establishment (hereinafter, a “Non-Medical Marijuana Establishment”), as defined in G. L. c. 94G §1 is not specifically addressed. Regulations to be promulgated by the Cannabis Control Commission may provide guidance on certain aspects of local regulations of Non-Medical Marijuana Establishments. The regulation of Non-Medical Marijuana Establishments raises novel and complex legal, planning, and public safety issues. The Town needs time to study and consider the regulation of Non-Medical Marijuana Establishment and address such issues. Questions and concerns have been raised regarding the timeline for implementation, local control mechanisms, regulation of marijuana products, amount of tax, licensing of non-medical marijuana establishments, and additional matters. The Town needs to consider the potential impact of the State regulations on local zoning, and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Non-Medical Marijuana Establishments.

The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Non-Medical Marijuana Establishments so as to allow the Town sufficient time to engage

in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objectives.

B. **Definitions.** As used in this Sub-Section, the following term shall have the following meaning:

**Non-Medical Marijuana Establishment:** A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of marijuana-related business as defined by G.L. c. 94G.

C. **Temporary Moratorium.** For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Non-Medical Marijuana Establishments and other uses related to personal use of marijuana. The moratorium shall be in effect through June 30, 2018 or until such time as the Town adopts Zoning Bylaw amendments that regulate Non-Medical Marijuana Establishments, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to consider how the Town will address the potential impacts of Non-Medical Marijuana Establishments in the Town, and to consider the Cannabis Control Commission's regulations regarding Non-Medical Marijuana Establishments, and shall consider amending the Zoning Bylaw in response to these new issues. This temporary moratorium shall not affect in any way the use of land or structures for Registered Marijuana Dispensaries, (for medical marijuana), which are governed by Section 8.9 of this Zoning Bylaw.

Or to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

### **BOARD OF SELECTMEN RECOMMENDATION:**

### **FINANCE COMMITTEE RECOMMENDATION:**

## **ARTICLE 43:** (Amend Zoning Bylaws: AR-I & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled "Proposed Changes to AR-I & AR-II Zoning Districts, January 3, 2017, MAP 5 OF 7" on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be zoned Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| <b>Address</b> | <b>Medway Assessor's Parcel ID #</b> | <b>Parcel Size</b> | <b>Current Owner</b>      |
|----------------|--------------------------------------|--------------------|---------------------------|
| 10 Clover Lane | 21-070                               | .68                | Joseph & Shari Meehan     |
| 8 Clover Lane  | 21-069                               | .68                | Paul & Deborah Rossi      |
| 6 Clover Lane  | 21-068                               | .68                | Michael & Janice Kaslosky |
| 4 Clover Lane  | 21-067                               | .68                | Michael & Dawn Heffron    |

|   |        |       |                                     |
|---|--------|-------|-------------------------------------|
| 2 Clover Lane                                 | 21-066 | .68   | Stephen & Gail Kadlik               |
| 13 Delmar Road                                | 30-021 | .4    | Edward & Helen Richard              |
| 15 Delmar Road                                | 30-022 | .87   | Matthew Parabolicoli & Heidi Dragon |
| 17 Delmar Road                                | 30-023 | 1.446 | Dale & Vanessa Lambirth             |
| 0R Maple Street<br>(also listed in Article B) | 30-010 | .5    | Robert Briggs                       |

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| Address   | Medway<br>Assessor's<br>Parcel ID # | Parcel<br>Size | Current Owner                                   |
|---|-------------------------------------|----------------|---|
| 60 Winthrop Street                                | 21-062                              | 10             | Michael & Elaine Ruggieri                       |
| 50 Winthrop Street                                | 30-003                              | 14             | Town of Medway Conservation<br>Commission       |
| 38 Winthrop Street<br>(also listed in Article 44) | 30-005                              | 32.00          | Shady Oaks Rlty,<br>Robert Briggs Et. Al. Trst. |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential I district to Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| Address            | Medway<br>Assessor's<br>Parcel ID # | Parcel<br>Size | Current Owner        |
|--------------------|-------------------------------------|----------------|----------------------|
| 62 Winthrop Street | 21-063                              | .25            | Bernard & Donna Peck |
| 64 Winthrop Street | 21-064                              | .25            | Anne Marie Price     |
| 66 Winthrop Street | 21-065                              | .25            | Steven & Myra Abate  |

And to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

### **BOARD OF SELECTMEN RECOMMENDATION:**

### **FINANCE COMMITTEE RECOMMENDATION:**

### **ARTICLE 44:** (Amend Zoning Bylaws: AR-I & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled "Proposed Changes to AR-I & AR-II Zoning Districts, January 3, 2017, MAP 6 OF 7" on file with the Town Clerk and to amend the Zoning Map accordingly, such that:



The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be zoned Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| <b>Address</b>                                 | <b>Medway Assessor's Parcel ID #</b> | <b>Parcel Size</b> | <b>Current Owner</b>    |
|--|--------------------------------------|--------------------|-------------------------|
| 0R Maple Street<br>(also listed in Article 43) | 30-010                               | .5                 | Robert Briggs           |
| 23 Maple Street                                | 30-008                               | .735               | Thomas & Kathleen Gay   |
| 28 Winthrop                                    | 39-005                               | .7                 | David & Phyllis Linardy |
| 19 Winthrop Street                             | 39-071                               | 1.18               | Sheila Donovan          |

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| <b>Address</b>                                    | <b>Medway Assessor's Parcel ID #</b> | <b>Parcel Size</b> | <b>Current Owner</b>                            |
|---|--------------------------------------|--------------------|---|
| 38 Winthrop Street<br>(also listed in Article 43) | 30-005                               | 32.00              | Shady Oaks Rlty,<br>Robert Briggs Et. Al. Trst. |
| 30 Winthrop Street                                | 39-004                               | 3.29               | Robert Briggs                                   |
| 25 Winthrop Street                                | 38-010                               | 47                 | Shady Oaks Realty Trust                         |
| 11-R Winthrop Street                              | 39-078                               | 4.4                | Town of Medway                                  |
| 0R Oak Street                                     | 47-032                               | 9.15               | Town of Medway Conservation<br>Commission       |
| 16R Oak Street<br>(also listed in Article 45)     | 38-011                               | 30.1               | Town of Medway Conservation<br>Commission       |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential II district to Agricultural Residential I district, so that the entire parcels is zoned Agricultural Residential I.

| <b>Address</b>       | <b>Medway Assessor's Parcel ID #</b> | <b>Parcel Size</b> | <b>Current Owner</b>           |
|----------------------|--------------------------------------|--------------------|--------------------------------|
| 11-R Winthrop Street | 39-078                               | 4.4                | Town of Medway                 |
| 0 Oak Street         | 39-074                               | 10.0               | Town of Medway<br>Conservation |
| 0 Oak Street         | 39-074-0001                          | .060               | Town of Medway<br>Conservation |
| 2-B Oak Street       | 47-033                               | 3.29               | Town of Medway                 |

Or to act in any manner relating thereto.

#### **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 45:**

(Amend Zoning Bylaw: AR-I & AR-II Zoning Boundary

Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled “Proposed Changes to AR-I & AR-II Zoning Districts, January 3, 2017, MAP 7 OF 7” on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be converted to Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| <b>Address</b>      | <b>Medway<br/>Assessor's<br/>Parcel ID #</b> | <b>Parcel<br/>Size</b> | <b>Current Owner</b>                          |
|---------------------|--|------------------------|---|
| 3 Independence Lane | 46-031                                       | 1.443                  | James & Darlene Lane                          |
| 1 Independence Lane | 46-032                                       | .826                   | John & Tanya Green                            |
| 2 Independence Lane | 46-041                                       | .574                   | Mendes Realty Trust                           |
| 4 Independence Lane | 46-042                                       | .518                   | John Khoury                                   |
| 56 Summer Street    | 46-028                                       | 6.0                    | Michael & Paulene DelGenio                    |
| 62 Summer Street    | 46-040                                       | .96                    | Dennis & Susan Nickerson                      |
| 39 Highland Street  | 46-023                                       | 1.5                    | Francis Davis                                 |
| 37 Highland Street  | 46-024                                       | 1.219                  | Barbara Phillips & Marlene Levine<br>Phillips |
| 35 Highland Street  | 46-025                                       | 1.312                  | Daniel & Barbara Tramontozzi                  |
| 33 Highland Street  | 46-026                                       | 1.25                   | Harlan Peterson                               |
| 31 Highland Street  | 47-092                                       | 1.04                   | Glen & Tammy Reed                             |
| 31A Highland Street | 47-093                                       | 1.02                   | Robert & Charlene Coakley                     |
| 3 Brandywine Road   | 47-005                                       | 1.585                  | Brian & Tina Marie Bartel                     |
| 5 Brandywine Road   | 47-006                                       | 1.824                  | John & Rosanne Hamblin                        |
| 6 Brandywine Road   | 47-008                                       | 1.01                   | Edward & Eileen Paulsen                       |
| 3 Daniels Road      | 47-009                                       | 1.01                   | Susan Steinhauer                              |
| 5 Daniels Road      | 47-010                                       | .769                   | Robert & Stephanie Kenney                     |

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| <b>Address</b>                                | <b>Medway Assessor's Parcel ID #</b> | <b>Parcel Size</b> | <b>Current Owner</b>                   |
|---|--------------------------------------|--------------------|--|
| 16R Oak Street<br>(also listed in Article 44) | 38-011                               | 30.1               | Town of Medway Conservation Commission |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential I district to Agricultural Residential II district, so that the entire parcel zoned Agricultural Residential

| <b>Address</b>      | <b>Medway Assessor's Parcel ID #</b> | <b>Parcel Size</b> | <b>Current Owner</b>        |
|---------------------|--------------------------------------|--------------------|-----------------------------|
| 0 Independence Lane | 46-033                               | .019               | Town of Medway              |
| 46 Summer Street    | 46-034                               | .23                | Peter & Regina Bates        |
| 48 Summer Street    | 46-035                               | .23                | Tara & Christopher Rice     |
| 50 Summer Street    | 46-037                               | .417               | Kristopher Loper            |
| 58 Summer Street    | 46-038                               | .39                | Sally Newton                |
| 60 Summer Street    | 46-039                               | .46                | Vicki Boyd                  |
| 64 Summer Street    | 46-021                               | .3                 | BHR Development             |
| 41 Highland Street  | 46-022                               | .75                | Daniel & Stephanie McMullin |
| 32 Highland St      | 47-001                               | .6879              | Erin & Gregory Cabral       |
| 30 Highland St      | 47-002                               | .593               | Richard & Jessica Scalzo    |
| 8 Brandywine Road   | 47-007                               | 1.01               | Gary & Lauri Kline          |

II:

And to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

### **BOARD OF SELECTMEN RECOMMENDATION:**

### **FINANCE COMMITTEE RECOMMENDATION:**

### **ARTICLE 46:** (Amend Zoning Bylaws: AR-I & VC Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled "Proposed Changes to AR-I & VC Zoning Districts, January 3, 2017" on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcel shall be rezoned so that the portion which is presently zoned Village Commercial district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| Address         | Medway<br>Assessor's<br>Parcel ID # | Parcel<br>Size | Current Owner               |
|-----------------|-------------------------------------|----------------|-----------------------------|
| 41 Broad Street | 50-010                              | 21.90          | Hidden Acres Realty II, LLC |

And to act in any manner relating thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 47:** (Amend Zoning Bylaws: AR-II & IND-III Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled "Proposed Changes to AR-II & IND-III Zoning Districts, January 3, 2017" on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Industrial III district shall be zoned Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| Address           | Medway<br>Assessor's<br>Parcel ID # | Parcel<br>Size | Current Owner             |
|-------------------|-------------------------------------|----------------|---------------------------|
| 1 Lost Hill Drive | 64-007                              | 1.078          | Matthew & Kelly Rice      |
| 2 Lost Hill Drive | 64-013                              | .92            | John & Eileen Aviza       |
| 5 Lost Hill Drive | 54-125                              | 1.5            | Jeffrey & Eileen Kalukin  |
| 28 Fox Run Road   | 64-020                              | 4.82           | Marie Fortune             |
| 0 Granite Street  | 64-066                              | 11.54          | Boston Edison/NSTAR       |
| 40 Granite Street | 64-073                              | 10.79          | Bertrand & Julie Goemaere |
| 42 Granite Street | 74-002                              | 7.5            | Michael Charney           |
| 19 Alder Street   | 54-126                              | 1.687          | Edward Griffin            |

And to act in any manner relating thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

**ARTICLE 48:** (Amend Zoning Bylaws: IND-II & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled “Proposed Changes to IND-II & AR-II Zoning Districts, January 3, 2017” on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcel shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Industrial II district, so that the entire parcel is zoned Industrial II:

| Address        | Medway Assessor's Parcel ID# | Parcel Size | Current Owner                               |
|----------------|------------------------------|-------------|---|
| 34 West Street | 66-012                       | 48.7        | Sithe West Medway LLC<br>NStar Services Co. |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential II district to Industrial II district, so that the entire parcel is zoned Industrial II:

| Address        | Medway Assessor's Parcel ID# | Parcel Size | Current Owner                                  |
|----------------|------------------------------|-------------|--|
| 30 West Street | 66-011                       | .7          | New England Power<br>Company Property Tax Dept |
| 12 West Street | 66-010                       | .2          | Sithe West Medway LLC<br>NStar Services Co.    |

And to act in any manner relating thereto.

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### BOARD OF SELECTMEN RECOMMENDATION:

### FINANCE COMMITTEE RECOMMENDATION:

### ARTICLE 49: (Amend Zoning Bylaws: CB & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled “Proposed Changes to CB & AR-II Zoning Districts, January 3, 2017” on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Central Business district, so that the entire parcel is zoned Central Business:

| Address         | Medway Assessor's Parcel ID # | Parcel Size | Current Owner         |
|-----------------|-------------------------------|-------------|-----------------------|
| 123 Main Street | 48-047                        | 6.3         | Maritime Housing Fund |
| 117 Main Street | 40-071                        | 4.112       | CMR Investments LLC   |

And to act in any manner relating thereto.

**PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:**

**FINANCE COMMITTEE RECOMMENDATION:**

And you are hereby directed to serve this warrant by posting printed attested copies thereof at two (2) locations in each precinct at least SEVEN (7) days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time of said meeting.

Given under our hands in Medway, this 6<sup>th</sup> day of March 2017.

A TRUE COPY:

SELECTMEN OF THE TOWN OF MEDWAY

\_\_\_\_\_  
Glenn Trindade, Chairman

\_\_\_\_\_  
Maryjane White, Vice Chairman

\_\_\_\_\_  
Richard D’Innocenzo, Clerk

\_\_\_\_\_  
Dennis Crowley, Member

\_\_\_\_\_  
John Foresto, Member

**ATTEST:** \_\_\_\_\_  
Paul Trufant, Constable

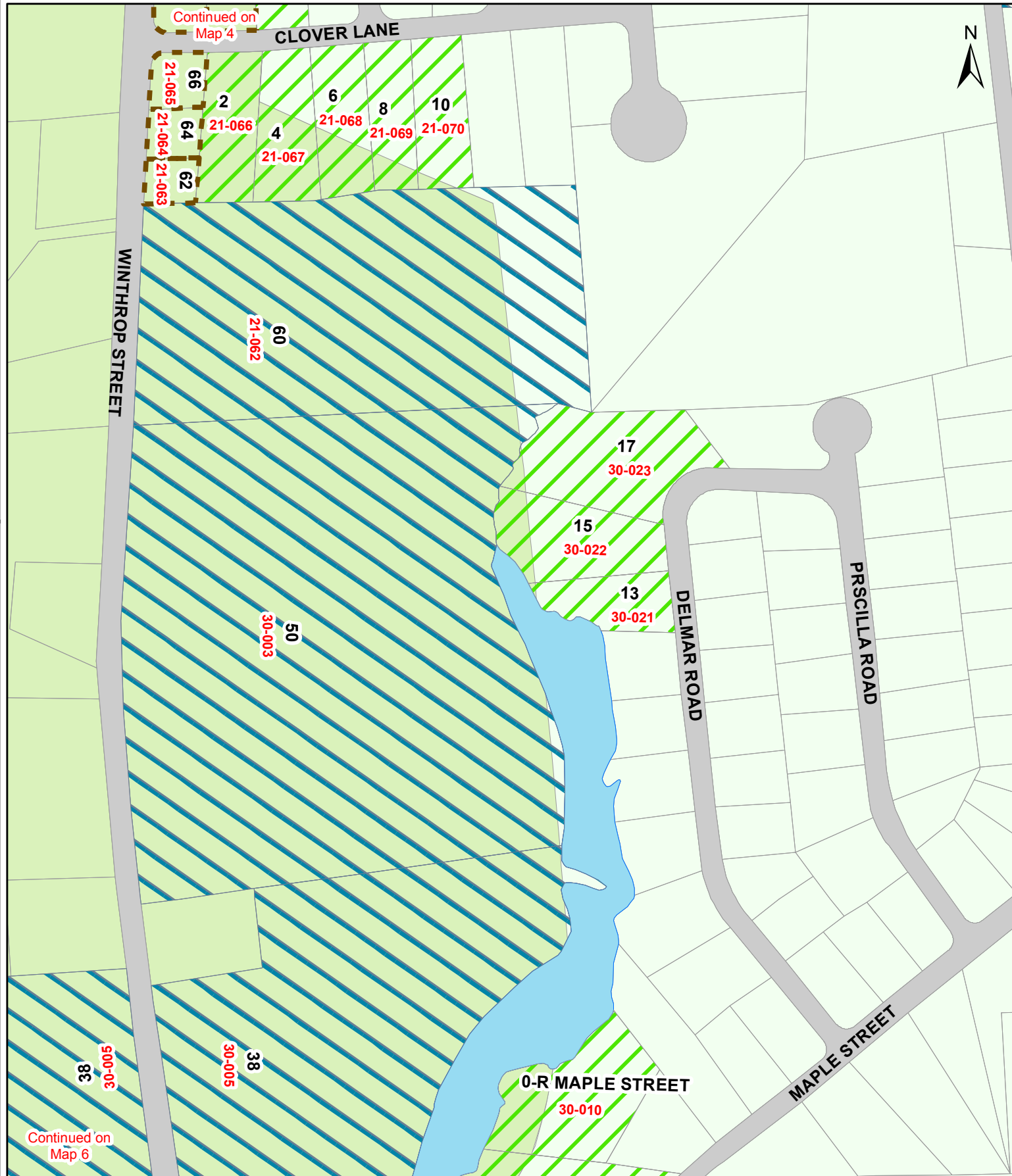
# Proposed Changes to AR-I & AR-II Zoning Districts

Draft Proposal - January 3, 2017

MAP 5 OF 7 (AR-I & AR-II BOUNDARY MAPS)

Data from MassGIS and the Town of Medway

- Existing AR-I Zoning District
- Existing AR-II Zoning District
- AR-I Parcels, to be Rezoned to AR-II
- AR-I / AR-II Split Parcels, to be Rezoned Entirely to AR-I
- AR-I / AR-II Split Parcels, to be Rezoned Entirely to AR-II





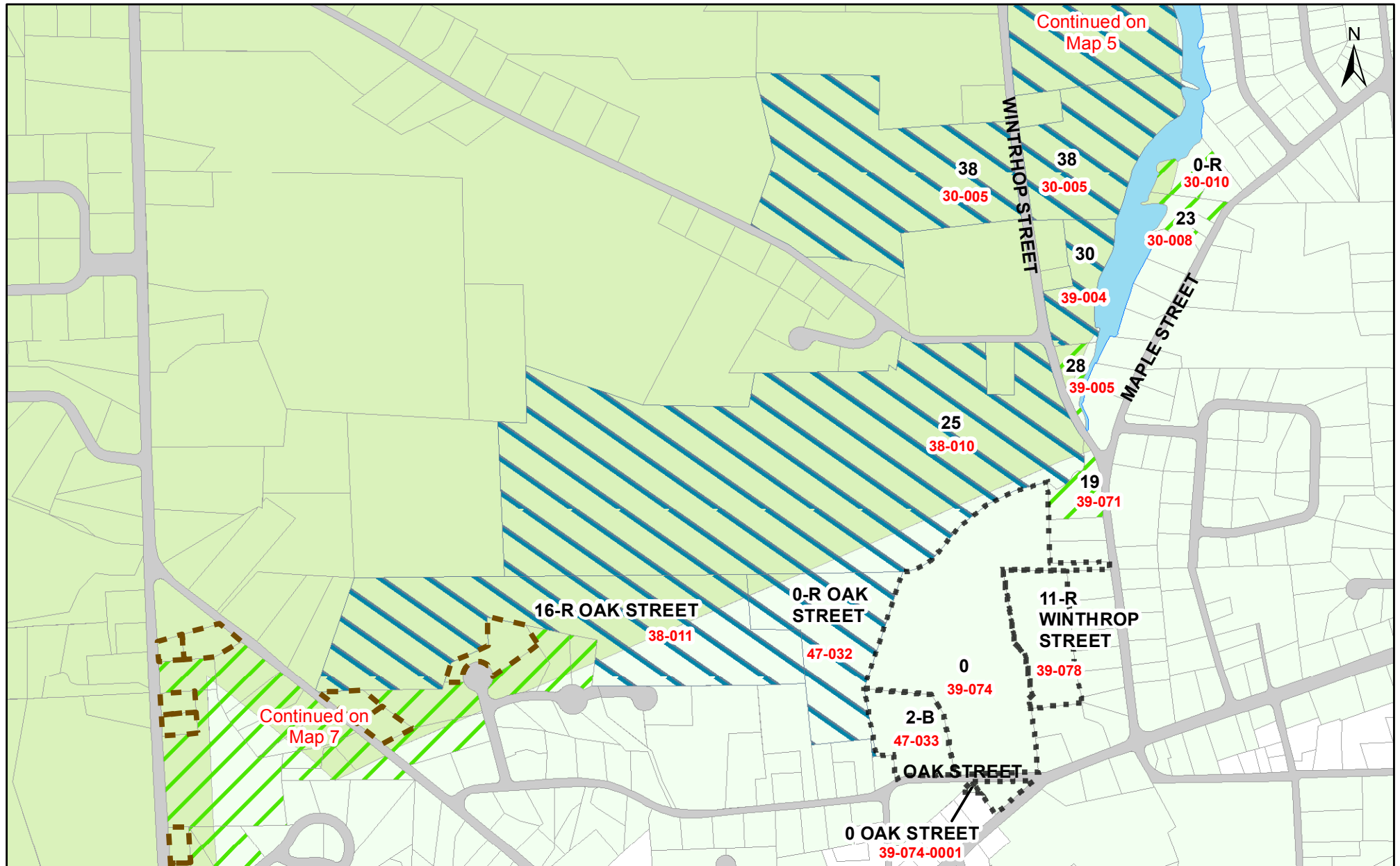
# Proposed Changes to AR-I & AR-II Zoning Districts

Draft Proposal - January 3, 2017

MAP 6 OF 7 (AR-I & AR-II ZONING BOUNDARY MAPS)

Data from MassGIS and the Town of Medway




- Existing AR-I Zoning District
- Existing AR-II Zoning District
- AR-II Parcels, to be Rezoned to AR-I
- AR-I Parcels, to be Rezoned to AR-II
- AR-I / AR-II Split Parcels, to be Rezoned Entirely to AR-I
- AR-I / AR-II Split Parcels, to be Rezoned Entirely to AR-II

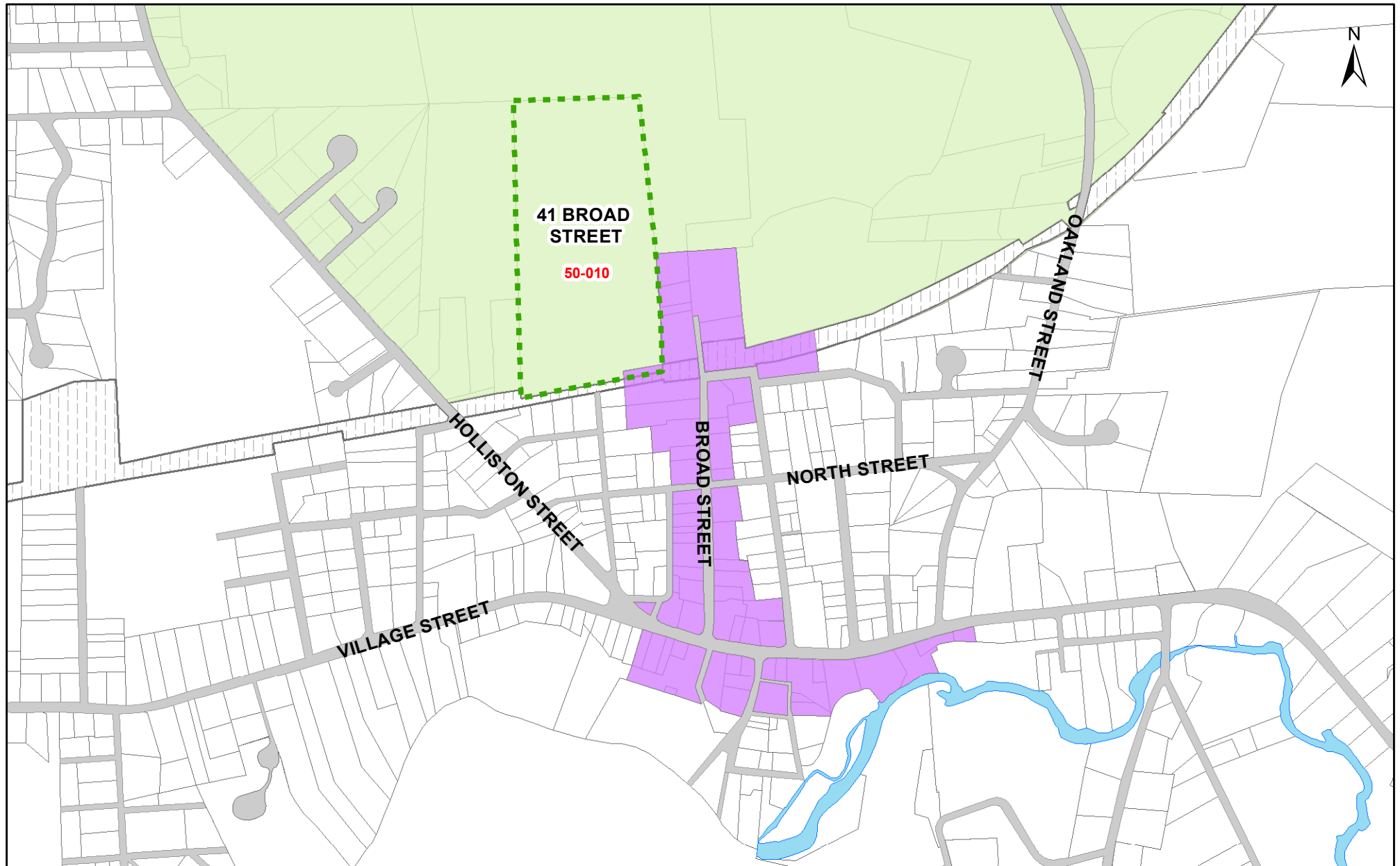


# Proposed Changes to AR-I & VC Zoning District

Draft Proposal - January 3, 2017

Data from MassGIS and the Town of Medway

-  Existing AR-I Zoning District
-  Existing VC Zoning District
-  AR-I / VC Split Parcel, to be Rezoned Entirely to AR-I

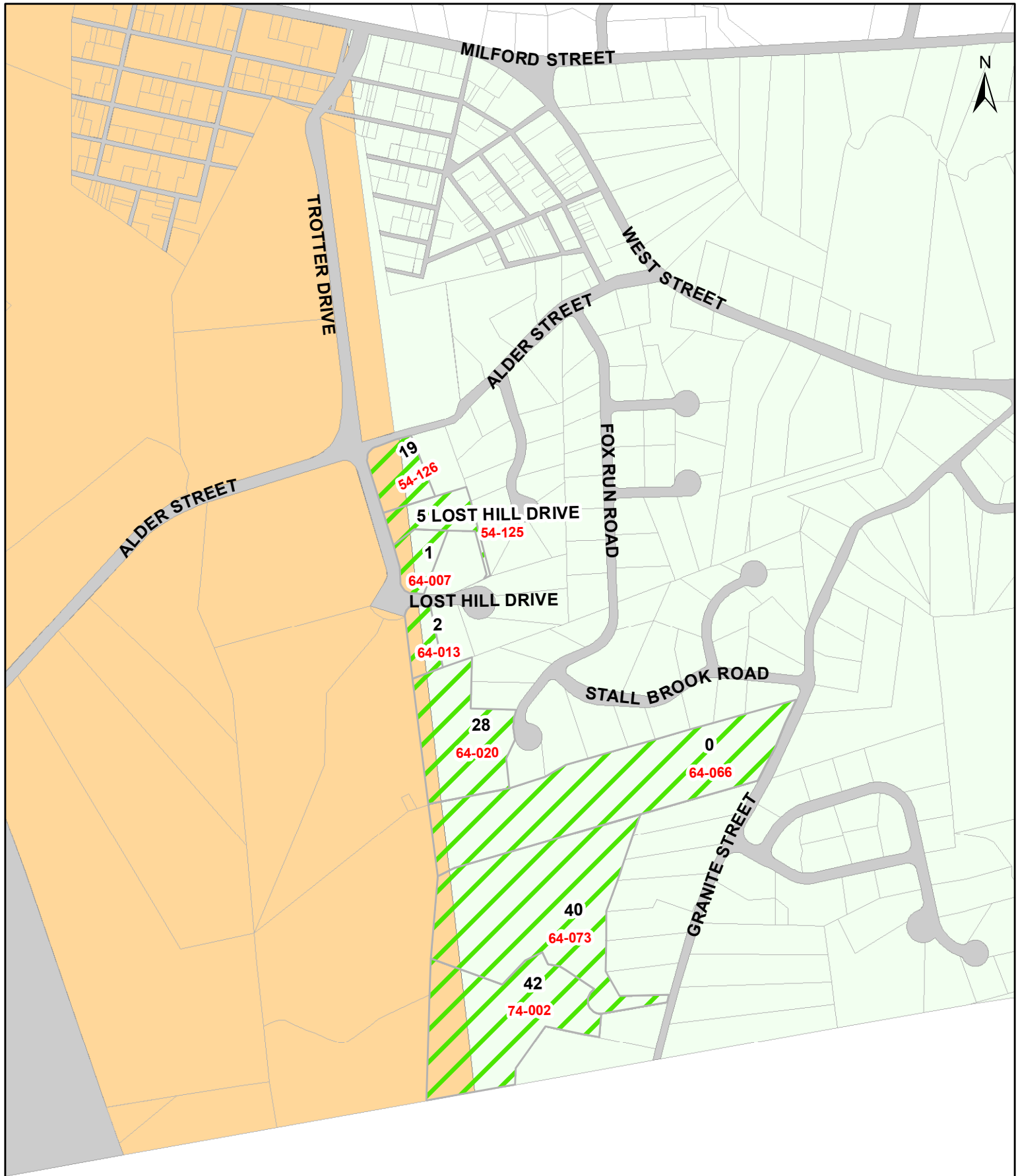


# Proposed Revised AR-II Zoning District

Draft Proposal - January 3, 2017

Data from MassGIS and the Town of Medway

- Existing IND-III Zoning District
- Existing AR-II Zoning District
- IND-III / AR-II Split Parcels, to be Rezoned Entirely to AR-II

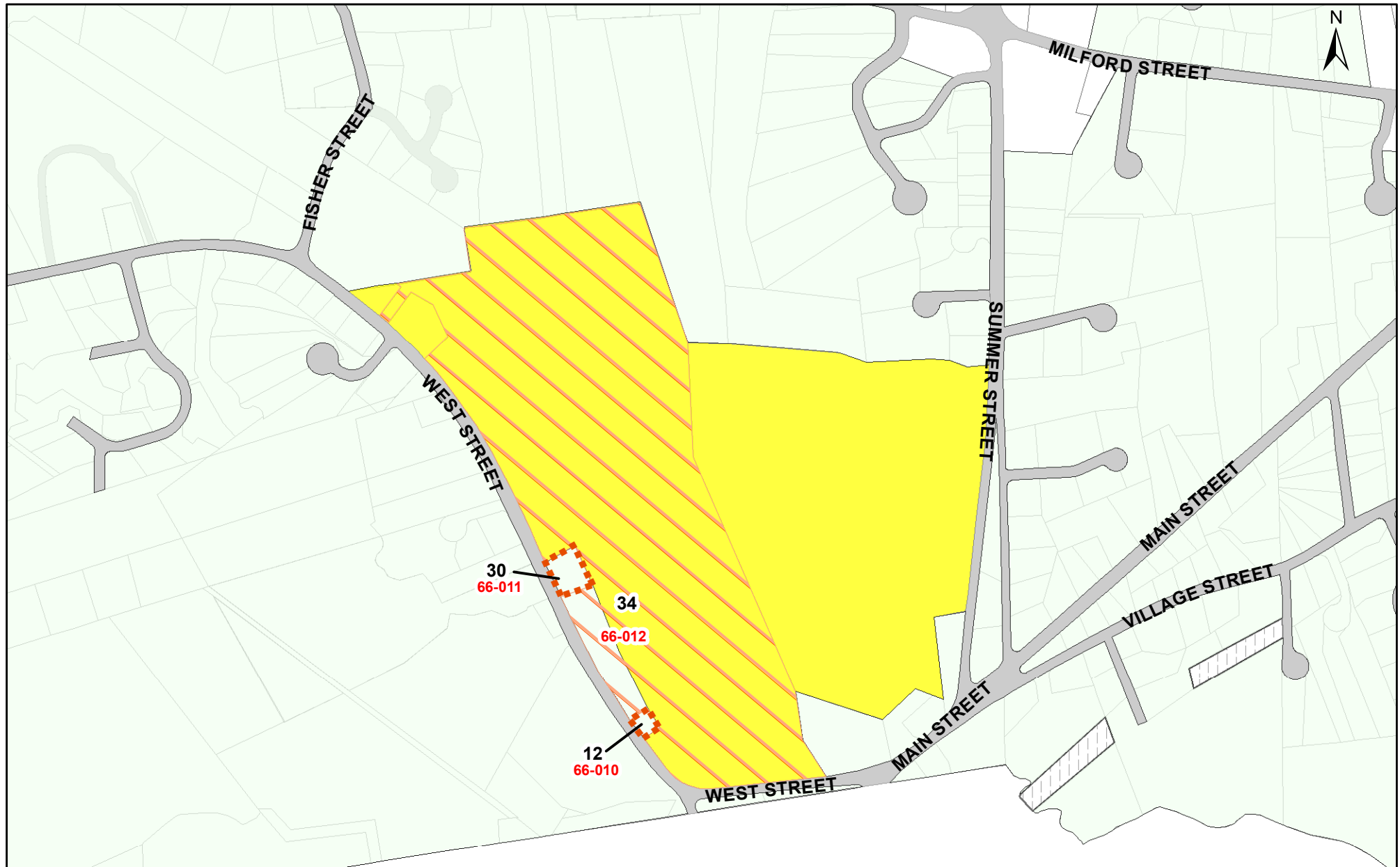


# Proposed Changes to IND-II & AR-II Zoning District

Draft Proposal - January 3, 2017

Data from MassGIS and the Town of Medway

- Existing AR-II Zoning District
- Existing IND-II Zoning District
- AR-II Parcels, to be Rezoned to IND-II
- AR-II / IND-II Split Parcels, to be Rezoned Entirely to IND-II

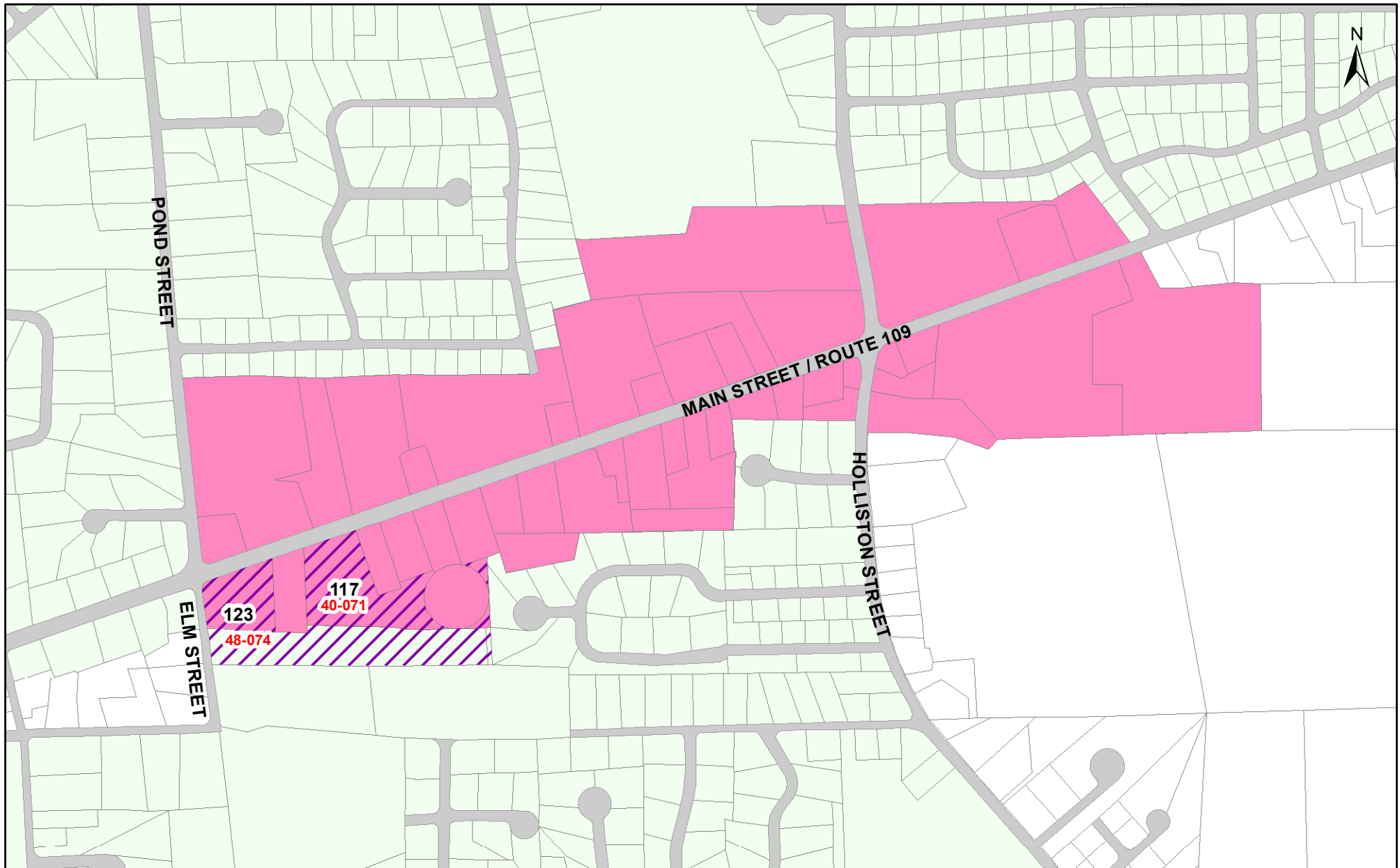


# Proposed Changes to CB & AR-II Zoning District

Draft Proposal - January 3, 2017

Data from MassGIS and the Town of Medway

- Existing AR-II Zoning District
- Existing CB Zoning District
- AR-II / CB Split Parcels, to be Rezoned Entirely to CB





**March 21, 2017**

**Medway Planning & Economic Development Board  
Meeting**

**Medway Greens Public Hearing**  
**Continuation**

- Public Hearing Renote dated 3-15-17
- Letter dated 3-9-17 from Ron Tiberi, P.E. re: open space
- Letter dated 3-9-17 from Ron Tiberi, P.E. in response to previous review letters from Tetra Tech, PGC Associates and the Design Review Committee
- Letter dated 3-6-17 from applicant John Kelly and Paul Chelman, owner of 174A Main Street re: access.
- Revised Site Plan dated 3-7-17 by Ron Tiberi, P.E.
- Additional waiver requests
- Review memo dated 3-13-17 from Medway Police Sergeant Jeff Watson
- Email review memo dated 3-16-17 from Medway DPS Director Dave D'Amico
- Review memo dated 3-14-17 from Tetra Tech re: revised site plan dated 3-7-17
- Email note dated 3-17-17 from Medway DPS Director Dave D'Amico re: water/sewer capacity, curbing and sidewalk construction.
- REVISED DRAFT decision dated 3-17-17



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

March 15, 2017

***PUBLIC HEARING RENOTICE***  
***Medway Greens – 176 & 178 Main Street***  
***Application for Multifamily Housing Special Permit & Site Plan***

The public hearing on the application of 176 Medway LLC of Dover, MA for approval of a Multifamily Housing Special Permit and Plan entitled *Medway Greens*, 176 Main Street, Medway, MA, dated December 15, 2016, last revised March 7, 2017 prepared by Ronald Tiberi, P.E. of Natick MA will take place on Tuesday, March 21, 2017 at 8:00 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA.

The applicant proposes to construct an 8 unit, townhouse condominium development on two parcels of land at the northeast corner of Main and Mechanic Streets (*176 and 178 Main Street*) in the Agricultural/ Residential II zoning district. The .66 acre site (*Medway Assessors Map 47, Parcels 34 and 36*) is owned by 176 Main Street Realty Trust of Dover, MA. It consists of one vacant parcel and a second parcel which has been used primarily for commercial purposes and presently includes an unoccupied, 2,076 sq. foot building.

The proposed development will include construction of two, 4-unit, 2½ story townhouse buildings, each with a 2,880 sq. ft. footprint. Each townhouse dwelling will have three bedrooms. One affordable dwelling unit will be included within the development. One building with four townhouses will front onto Main Street; the other building with four townhouses will front onto Mechanic Street. Primary access will be from Main Street with a secondary entrance to the site from Mechanic Street. A total of 16, off-street parking spaces will be provided. The existing structure at 176 Main Street will be demolished. Stormwater management facilities will be installed on site as will landscaping, an open space area and sidewalks along the Main and Mechanic Street frontages.

The application and plans for the proposed Medway Greens townhouse development are on file with the Medway Town Clerk at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plans are also available for review at the Medway Planning and Economic Development office at 155 Village Street and have been posted to the Town's web site at <http://www.townofmedway.org/planning-economic-development-board/pages/176-178-main-street-mhod>.

*176-178 Main Street Multifamily Housing Special Permit  
Public Hearing Abutter Renotice*

Any person or party who is interested or wishes to be heard on this proposal is invited to review the plan and express their views at the designated date, time and place. Written comments are encouraged and may be forwarded to the Medway Planning & Economic Development Board at 155 Village Street, Medway, MA 02053 or emailed to the Board at: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org). All comments will be entered into the record during the public hearing.

Any questions regarding this application should be directed to the Medway Planning and Economic Development office at 508-533-3291.

*Andy Rodenhiser*  
Chairman



**RONALD TIBERI P.E.**

9 Mass Avenue

Natick MA 01760

Ph: (508) 361-5077

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March 8, 2017

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

**RE: Medway Greens  
176 Main Street  
Open Space**

Dear Susan E. Affleck-Childs

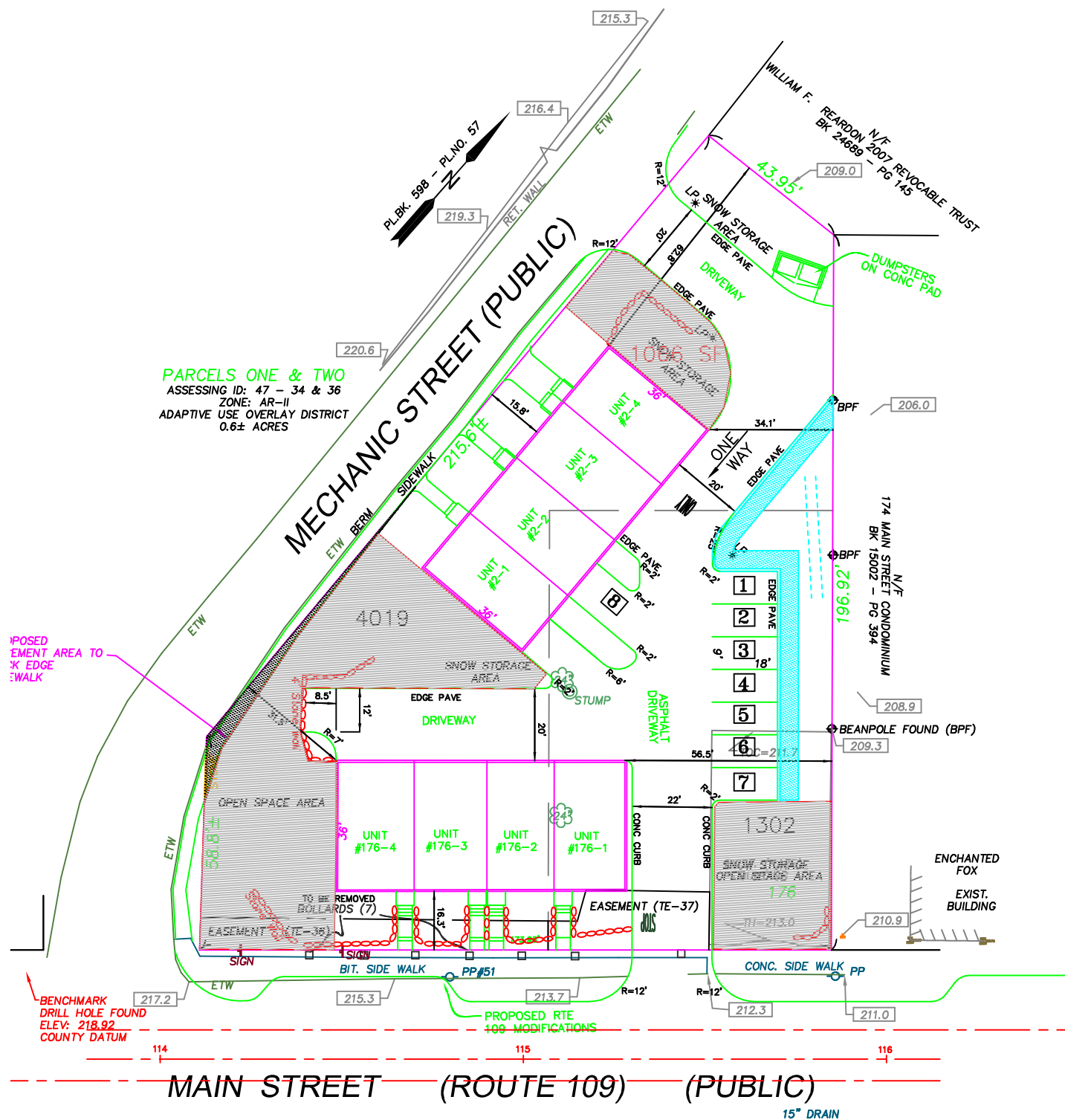
As requested we have computed the areas of open space as noted on the attached figure.  
The Areas total for some 6380 sf which provides the site approximately 24% open space.

Any further question, please do not hesitate to call our office.

Very Truly Yours:



Ronald Tiberi P.E.  
Project Manager



**RONALD TIBERI P.E.**

9 Mass Avenue

Natick MA 01760

Ph: (508) 361-5077

---

March 8, 2017

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

**RE: Medway Greens  
176 Main Street  
Comment Replies**

Dear Chairman Rodenhiser,

Attached are the replies and comments to the reviews presented at the meeting of Feb 28<sup>th</sup>, 2017.

The outstanding comments and retort are listed below for Tetra-Tech, PGC ASSOCIATES, LLC (PGC) and the Design Review Board (DRC)

Any further question, please do not hesitate to call our office.

Very Truly Yours:



Ronald Tiberi P.E.  
Project Manager

Attachment

## Tetra Tech Review Comments:

### Section 204-4

#### Comment 1) Existing Conditions-

□ TT 2/23/2017 Update: The applicant has provided an existing conditions plan stamped by a professional surveyor. This plan shows the subject property extending into the paved area of Mechanic Street in the southwest corner of the property. The applicant has shown an area on Sheet S-3 proposed as an easement. However, the applicant shall provide dimensioning and/or metes and bounds of this area for clarity. Metes and bounds should also be shown for the entirety of the property boundary as well.

Subject area has been shaded on plans – Actual metes and bounds will be produced as part of as-built for easement for granting to Town of Medway.

### Section 204-5

#### Comment 3) Plan Sheets-

□ TT 2/23/2017 Update: The above-mentioned items have been included on the cover sheet. However, the revised plan set includes what appears to be two cover sheets. We recommend the applicant consolidate the sheets into one to reduce overall size of the plan set.

Sheets have been combined as requested

#### Comment 13) Lighting Plan –

□ TT 2/23/2017 Update: The applicant has provided a Lighting Plan for the Project. However, light levels exceed the 0.01 foot-candle threshold at the property line at several locations.

Lighting supplier has provided an aftermarket screening of lamps and revised light levels will meet 0.0 Foot candle thresholds at property line as required.

Comment 14) Emergency Access Plan – Although not specifically listed, a plan showing site circulation of emergency vehicles is typically required for review by the Fire Department.

□ TT 2/23/2017 Update: The applicant has not provided an Emergency Access Plan. The Fire Chief has reviewed the Plans and has confirmed that the site meets applicable codes with regard to access. However, we recommend the applicant conduct a truck turn analysis based on Medway's fire apparatus sizing to confirm circulation through the site can be achieved due to the tight design.

Based on vehicle information provided by Chief Lynch a fire truck site circulation plan has been provided and the rear gate has also been remove to ease circulation from abutter.

#### Comment 19) Dumpster-

□ TT 2/23/2017 Update: The applicant is proposing a gate and vinyl fence for screening against abutting properties. Furthermore, it appears the applicant is proposing to place dumpsters on asphalt surface. We recommend a concrete pad to prevent potential asphalt settlement at the dumpster location.

A concrete dumpster pad and enclosure detail has been provided Sheets L1 , pad shall

consist of 6" min 3500 psi concrete with 6x6 wire mesh on 12" compacted stone base.

Comment 20) The applicant states the use of porous pavement in the Stormwater Report. However, it is not clear on the plans where the porous pavement is to be used and no detail has been provided.

Project & drainage is based upon impervious Asphalt.

Comment 21) The proposed rain garden requires pre-treatment of runoff prior to discharge to the BMP. Based on the design, it appears the applicant is proposing to use a gravel diaphragm and vegetated filter strip as pre-treatment prior to discharge to the rain garden. However, the proposed filter strip does not meet minimum length as required by the Stormwater Handbook.

A revised rain garden/bioretenention area has been expanded to incorporate pretreatment, see sheet S-4, and attached drainage revisions.

Comment 22) The applicant takes TSS removal credit for use of a grassed channel. However, per the Stormwater Handbook grassed channels must be long enough to achieve a 9-minute residence time within the channel.

Revised rain garden/bioretenention area has been expanded to incorporate pretreatment

Comment 23) It is unclear why catch basin, drain manhole and bollard details are included in the plan set. It does not appear these are proposed for this project. We recommend the applicant include only construction details that are proposed for the Project for clarity

Details have been removed.

## PGC COMMENTS

Comment 10. Bicycle Parking-

However, there is no provision for bicycle parking so the project does not completely comply with Section 504-4 F and no waiver is requested. I still don't see any bicycle parking or a waiver request.

See Waiver Request attached

Comment 11. No photometric plan for lighting has been provided to document that the project complies with the Section 7.1.2 (Outdoor Lighting) of the Bylaw. There is now a photometric plan. Section 7.1.2 E.1 of the Zoning Bylaw prohibits light trespass onto a street. The plan shows 0.1 foot-candles on both Main and Mechanic Streets.

Lighting supplier has provided an aftermarket screening of lamps and revised light levels will meet 0.0 Foot candle thresholds at property line as required. See Sht 1-2

## DRC Comments

The DRC comments are as follows:

☐ The DRC requests a more detailed plan be provided for the landscaping along the easterly side

of units 5-8, adjacent to the driveway. It is unclear as to how the plantings will be established in this narrow margin. Also, the DRC suggests that a plan should be put forth for how the vegetation in this area is to be sustained.

Karl Foerster Feather Reed Grass was specified for this two-foot wide space for several reasons. First, an ornamental grass is a perennial that goes dormant during the winter. It should ideally be cut back to the ground in the late fall or early winter. As such, it will not be adversely affected by snow build up or the effects of plowing during cold weather. Second, it is a plant whose habit of growth will allow it to grow tall enough (about four feet) to screen a good portion of the east side of the building, yet it grows very narrowly, so it won't spread out into the driveway. Third, a continuous planter bed of prepared soil two feet wide will be suitable as a growing medium for a species of this type. Fourth, our specifications will include language that will require the Landscape Contractor to water it for a sufficient time to allow it to get properly established, after which it should be self-sustaining.

☐ The DRC has suggested that the landscape plan for the southeast corner of the site, to the right of the driveway, include a more complete landscaping scheme with low and middle height plantings that provide a more complete visual buffer.

This area was left deliberately unplanted to provide for the necessary snow storage. We would propose that the portion of that rectangular space adjacent to the Main Street sidewalk and along the property line be planted as requested to leave as large a space for snow storage as possible.

☐ The DRC recommends that the proposed fence not be of a smooth white vinyl surface because of its reflective qualities. Instead, we recommend use a neutral color with a naturalized texture. An image is attached as an example.

New fencing material is proposed see sheet L1

☐ Details of the dumpster enclosures are not shown. The DRC requests designs for these be included and recommends that they be similar to the fencing material as described above.

Dumpster enclosure has been added and is detailed on sheet L1

☐ No lighting is shown for the seating/park area at the southwest corner of the site. The DRC recommends down or foot lighting attached to the stone wall and adjacent to the benches.

Lighted Bollards were added to area, see sheets L1 & L2

☐ The DRC requests a detail of the four proposed benches.

Bench Details have been added to sheet L1

☐ No lighting is shown on the fronts of the buildings. The DRC recommends a down light be installed under the doorway overhang for each unit to provide lighting directly at each entryway without any additional spillage. Similarly, at the rear of the building, the same lighting can be used under each garage and doorway overhang.

Lighting to buildings will be added as per Building code.

# John Kelly

## Medway Greens

---

John Kelly  
18 Forest St  
Sherborn, MA  
619.794.4889

---

MARCH 6 2017

### Planning & Economic Development Board

Town of Medway  
155 Village Street  
Medway MA 02053

Dear Members of the Board,

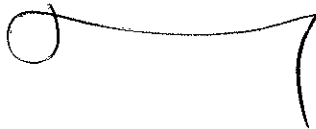
I John Kelly, trustee of 176 Main Street Realty Trust; owner of 176/178 Main St Medway and developer of the Medway Greens project have reached an agreement with our neighbor, Paul Shelman of 174 Main St, Medway.

Medway Greens will remove the 'emergency vehicle access' gate from our design, honoring Mr. Shelman's existing easement by prior use and continuing to allow access to the existing unpaved road on 176/178 Main St and the future driveway of the development, Medway Greens at all times.

In return for this, Mr. Shelman is happy to support the existing planning application for the Medway Green's project.

Sincerely,

John Kelly  
Medway Greens



Chelman  
Paul Shelman  
174 Main St, Medway

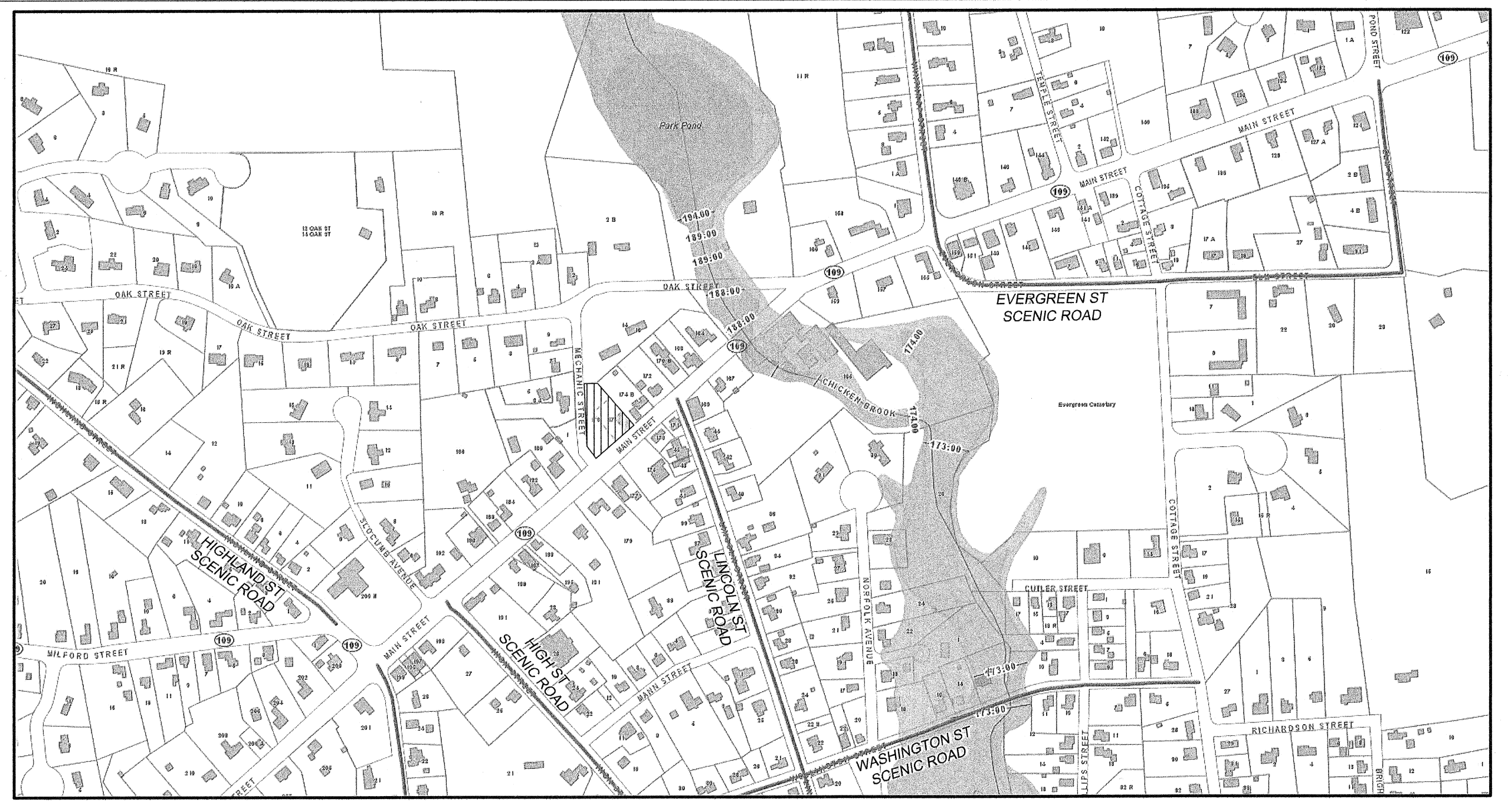




# MEDWAY GREENS

176 MAIN STREET  
MEDWAY, MASSACHUSETTS

APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



LOCUS MAP  
1" = 400'

OWNER:  
  
176 MAIN STREET REALTY TRUST  
57 DRAPER ROAD  
DOVER, MA 02030

APPLICANT/DEVELOPER:  
  
176 MEDWAY LLC  
57 DRAPER ROAD  
DOVER MA 02030

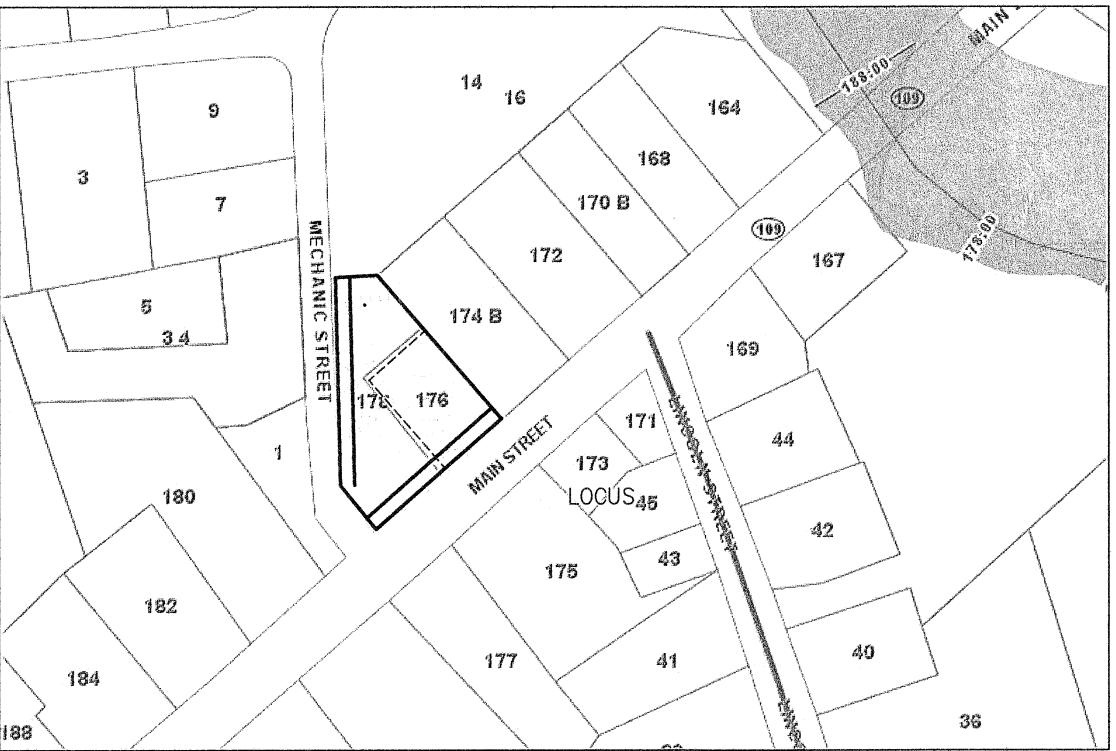
ARCHITECT:  
  
SFG STUDIOS  
278 ELM STREET  
SUITE 226  
SOMERVILLE MA 02144

LANDSCAPE DESIGN:  
  
HAMMER+WALSH DESIGN INC.  
281 SUMMER STREET  
BOSTON MA 02210

SURVEY:  
  
CHENEY ENGINEERING CO, INC.  
53 MELLEEN STREET  
NEEDHAM MA 02494

ENGINEER:  
  
RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

PARCELS ONE & TWO  
176 & 178 MAIN STREET  
ASSESSING ID: 47 - 34 & 36  
ZONE: AR-II  
ADAPTIVE USE OVERLAY DISTRICT  
0.6+ ACRES



ABUTTERS LOCUS MAP  
1" = 200'

| Parcel ID   | Location       | Owner  |
|-------------|----------------|--|
| 47-083      | 1 MECHANIC ST  | MEDWAY TOWN OF MUNICIPAL   |
| 48-112      | 14 MECHANIC ST | REARDON WILLIAM F & BETTYE O<br>WILLIAM F REARDON 2017 REVOCABLE TRUST |
| 47-082-C001 | 3 MECHANIC ST  | SMITH MATTHEW  |
| 47-082-C002 | 3 MECHANIC ST  | RICHARDS MARIE C.  |
| 47-082-C003 | 3 MECHANIC ST  | SOMA MARIA C   |
| 47-082-C004 | 3 MECHANIC ST  | DAVIES JOHN  |
| 47-061      | 5 MECHANIC ST  | WHYTE MARTHA J BAYLISS   |
| 47-060      | 7 MECHANIC ST  | DOWLEY JASON<br>DOWLEY MICHELLE L                                      |
| 47-059      | 9 MECHANIC ST  | MASIELLO DILETTA M   |
| 48-116-C00A | 170 MAIN ST    | COWAN ARTHUR   |
| 48-116-C00B | 170 MAIN ST    | HUFFMAN RICHARD R<br>DENOMMEE MARK S                                   |
| 48-103      | 171 MAIN ST    | CAICEDO JOSE M<br>CAICEDO DAMARYS W                                    |
| 48-117      | 172 MAIN ST    | YERED FRANCIS J<br>YERED MARGARET                                      |
| 48-102      | 173 MAIN ST    | LINNELL STEVEN D   |
| 47-035-000A | 174A MAIN ST   | CHELMAN PAUL A<br>COTE ROSE M  |
| 47-035-000B | 174B MAIN ST   | OLIVAL MICHAEL F   |
| 48-101      | 175 MAIN ST    | ROSENBERG CHERYL   |
| 47-036      | 176 MAIN ST    | GRANT JOSHUA   |
| 48-100      | 177 MAIN ST    | BOUWMAN ERIC N<br>BOUWMAN TANYA M                                      |
| 47-034      | 178 MAIN ST    | GRANT JOSHUA   |
| 47-043      | 179 MAIN ST    | ATRYZEK VLADIMIR<br>ATRYZEK SUZANNE                                    |

ABUTTERS INFORMATION

## ZONING TABLE-AR-II

|                           | REQUIRED | PROPOSED |
|---------------------------|----------|----------|
| LOT AREA                  | 22500    | 26136    |
| LOT FRONTAGE              | 150      | 274+     |
| LOT WIDTH                 | NA       | 220+     |
| FRONT SETBACK             | 35       | 15.8     |
| SIDE SETBACK              | 15       | 30       |
| REAR SETBACK              | 15       | 34       |
| BLDG. HT.                 | NA       | --       |
| LOT COVERAGE (BUILDINGS)  | 30%      | 22.1%    |
| LOT COVERAGE (IMPERVIOUS) | 40%      | 58.2%    |
| PARKING                   | 1.5/UNIT | 2/UNIT   |

## PLAN INDEX

|                            |       |
|----------------------------|-------|
| TITLE SHEET / SITE CONTENT | T-1   |
| EXISTING CONDITIONS        | S-1   |
| SITE LAYOUT                | S-2   |
| SITE GRADING               | S-3   |
| SITE DRAINAGE & EROSION    | S-4   |
| SITE UTILITIES             | S-5   |
| SIGHT DISTANCE PLAN        | S-6   |
| VEHICLE ACCESS PLAN        | S-7   |
| DRAINAGE DETAILS           | D-1   |
| SITE DETAILS               | D-2   |
|                            | --    |
| LANDSCAPING                | L-1   |
| LIGHTING                   | L-2   |
|                            | --    |
| ARCHITECTUAL COVER         | A     |
| FOUNDATION & BASEMENT      | A 1.0 |
| 1ST & 2ND FLOOR PLANS      | A 1.1 |
| ELEVATIONS FRONT           | A 2.0 |
| ELEVATIONS REAR & SIDE     | A 2.1 |
| NOTES & DETAILS            | A 3.0 |
| SECTIONS AND DETAILS       | A 3.2 |
| COLOR RENDERING            | A 3.3 |

## AVOD - Waivers Requested -

### AVOD, Section 5.6.2 Thirty-five foot setback requirement

Subsection 5.6.4 B. - The requirement of renovating the existing building on site. Layout and proposed use will not sustain existing building

Section 504-4E - Requirement for bicycle parking. Bicycle parking is anticipated to be within the unit garages.

### Site Plan Regulations

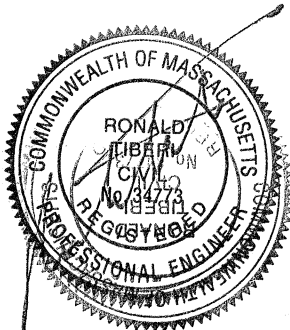
Section 204-5 C (3) Existing landscape inventory. Existing landscaping not inventoried.

Section 205-3 C (1) Requirement for 2% grade for 25' at entrance. The existing curb cut at mechanic street is constrained by the existing grades and therefore is requested as a One Way entrance only

Section 205-6 H. Granite Curbing requirement. Proposed curbing is concrete and drainage is predicated as sheet flow to vegetated trench in parking area without curbing

Section 205-6 I. Travel Lanes 24' wide, due to tight site conditions, travel lanes are reduced to 20', and parking located only on one side on the travel lane.

Section 205-9. Parking Shade trees- due to site constraints and drainage swale at parking areas. Shade trees will not fit.



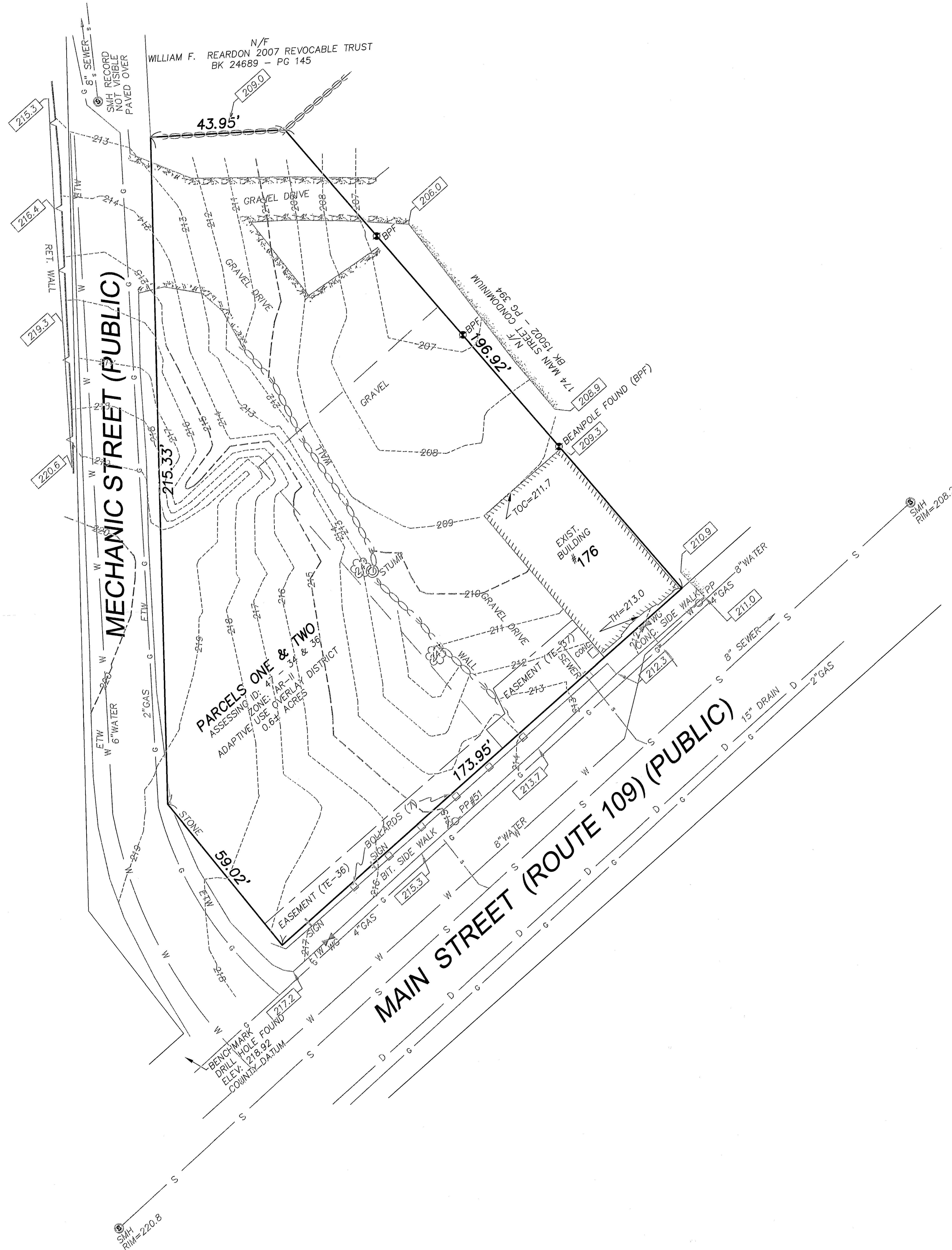
DATE ISSUED:  
December 18, 2016  
  
DATE REVISED:  
JANUARY 23, 2016  
March 7, 2017



# LEGEND

BIT. BITUMINOUS  
ETW EDGE OF TRAVELED WAY  
F.F. FINISHED FLOOR  
G.G. GAS GATE  
INV. INVERT  
PP POWER POLE  
SMH SEWER MANHOLE  
GAR. GARAGE  
TH THRESHOLD  
T.O.C. TOP OF CONCRETE  
-100- EXISTING CONTOUR

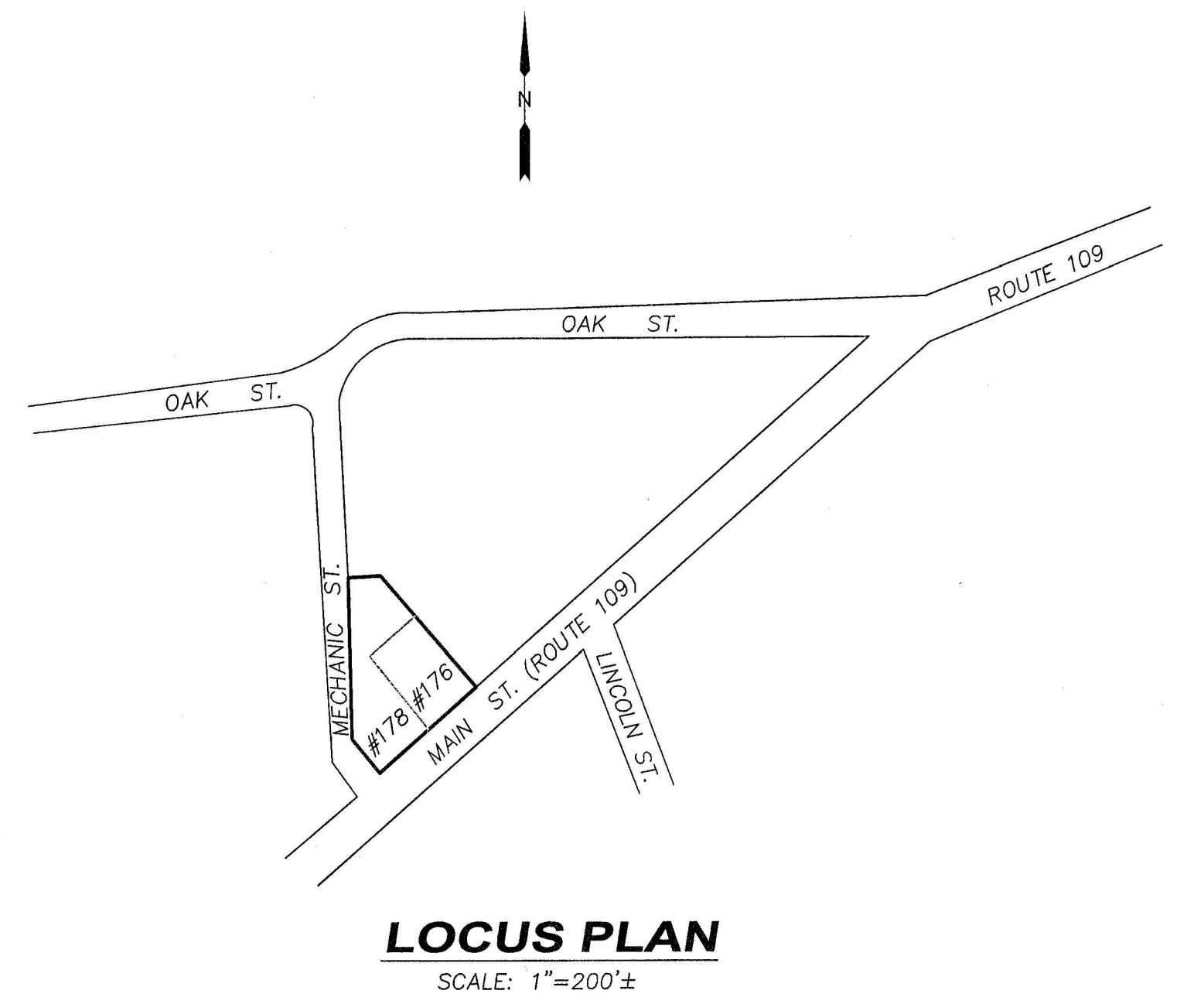
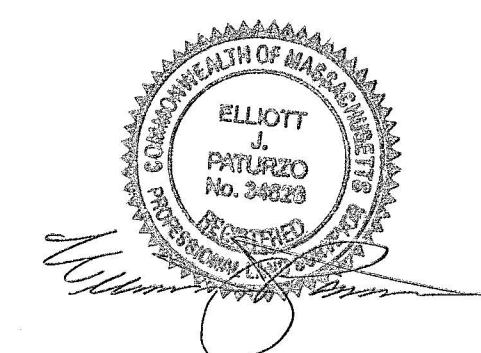
PLBK 598 - PLNO. 57



## NOTES:

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN, SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL TOLL FREE, DIG SAFE CALL CENTER AT 1-888-3444-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY BY: "CHENEY ENGINEERING CO., INC" AND THE LATEST PLANS AND DEEDS OF RECORD.



APPROVED BY PLANING BOARD

DATE:

| REVISIONS |          |               |
|-----------|----------|---------------|
| No.       | DATE     | DESCRIPTION   |
| 1.        | 2/1/2017 | TOWN COMMENTS |

## EXISTING CONDITIONS SITE PLAN

IN  
MEDWAY, MASSACHUSETTS

176 MAIN STREET

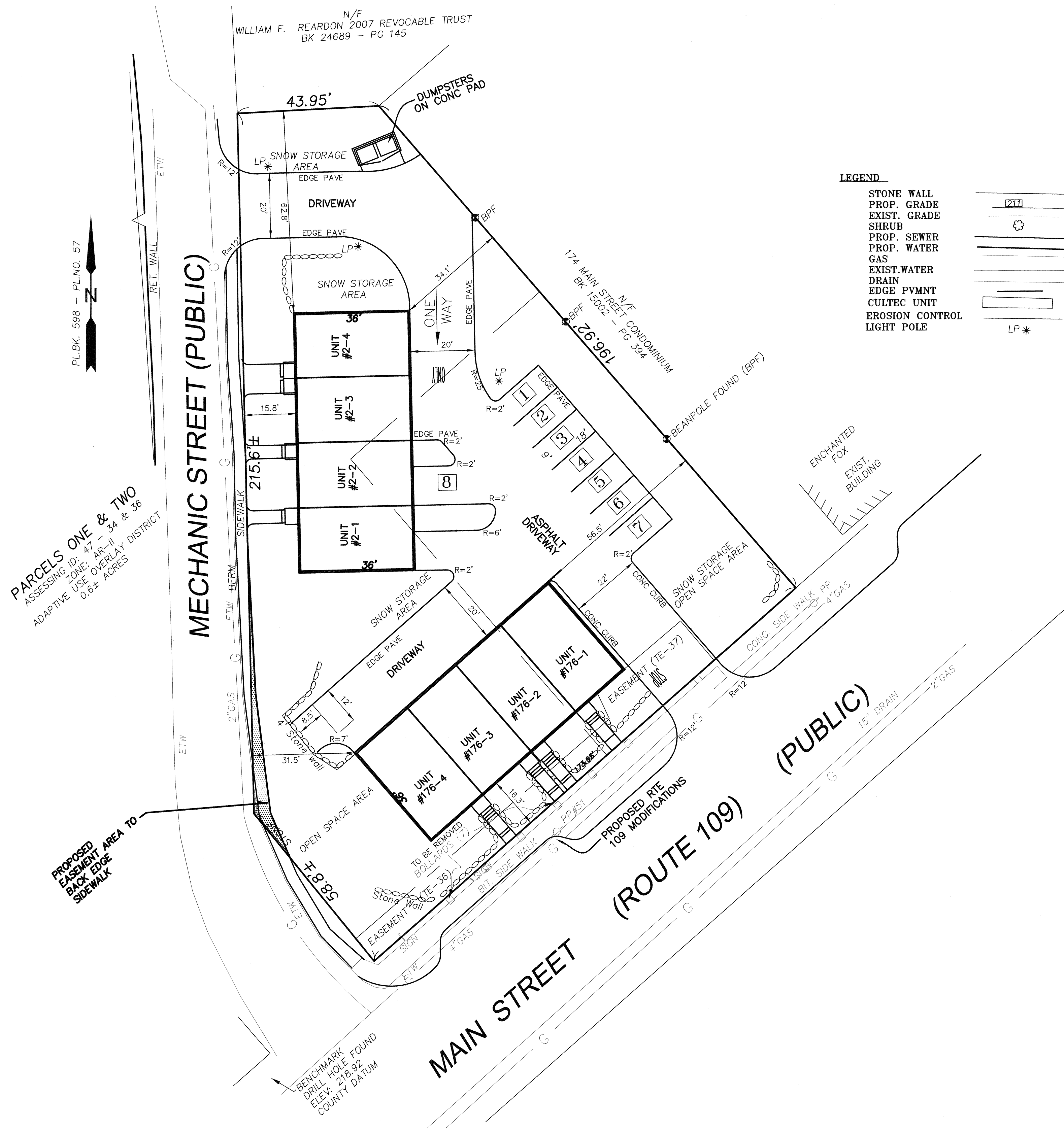
PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

DATE: DECEMBER 18, 2016





- GENERAL SITE NOTES
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
  2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
  3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
  5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
  7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
  8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
  9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
  11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

DIG SAFE NOTE:

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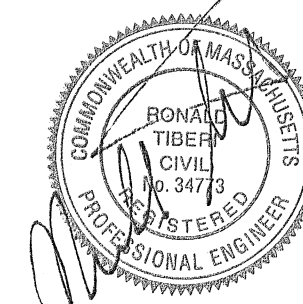
THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

APPROVED BY PLANNING BOARD

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



| REVISIONS |           |                            |
|-----------|-----------|----------------------------|
| No.       | DATE      | DESCRIPTION                |
| 1.        | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |
| 2.        | 3-7-2017  | REVIEW COMMENTS 2-18-17    |

## PROPOSED SITE LAYOUT PLAN IN MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

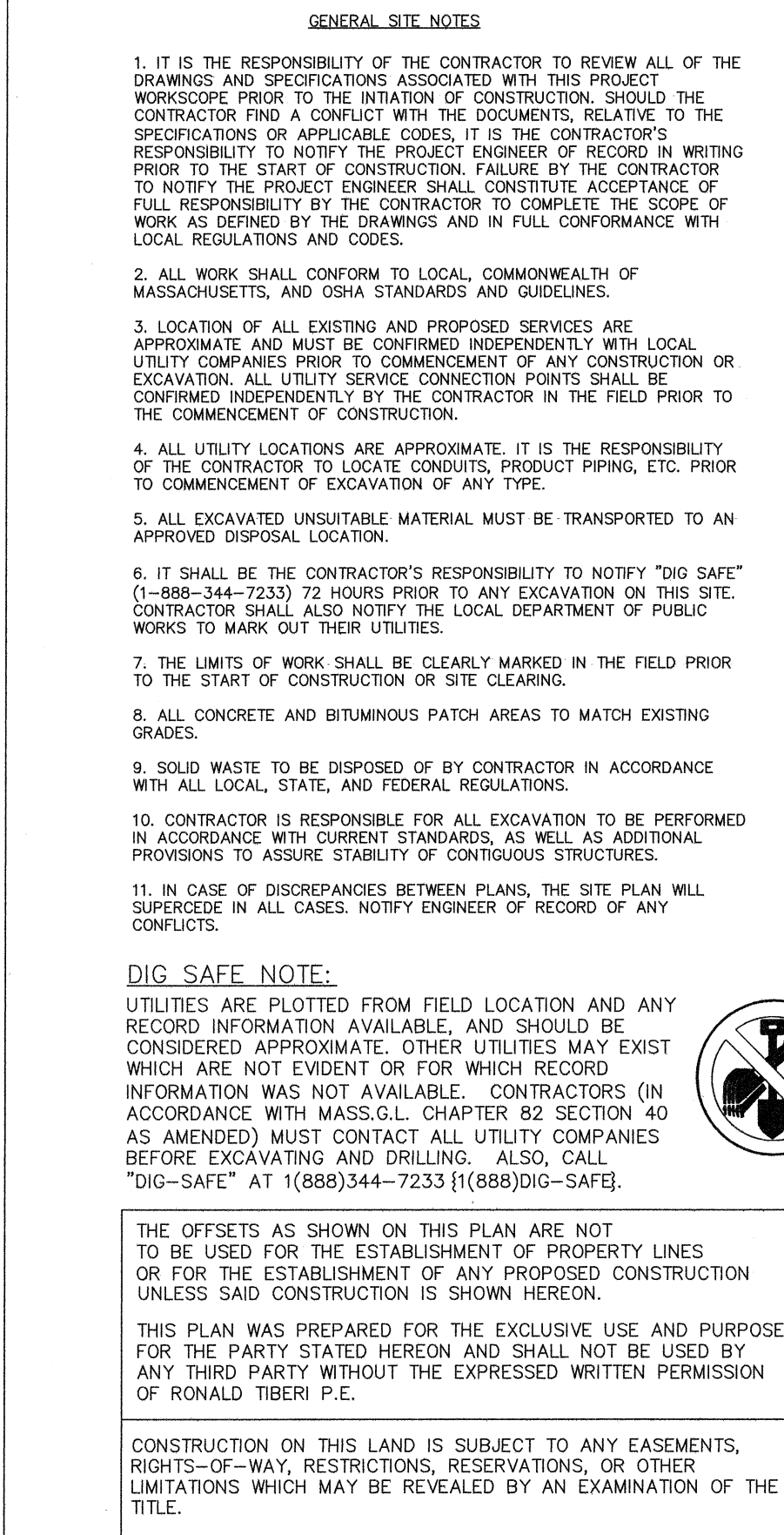
PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

DATE: DEC. 18, 2016

S-2



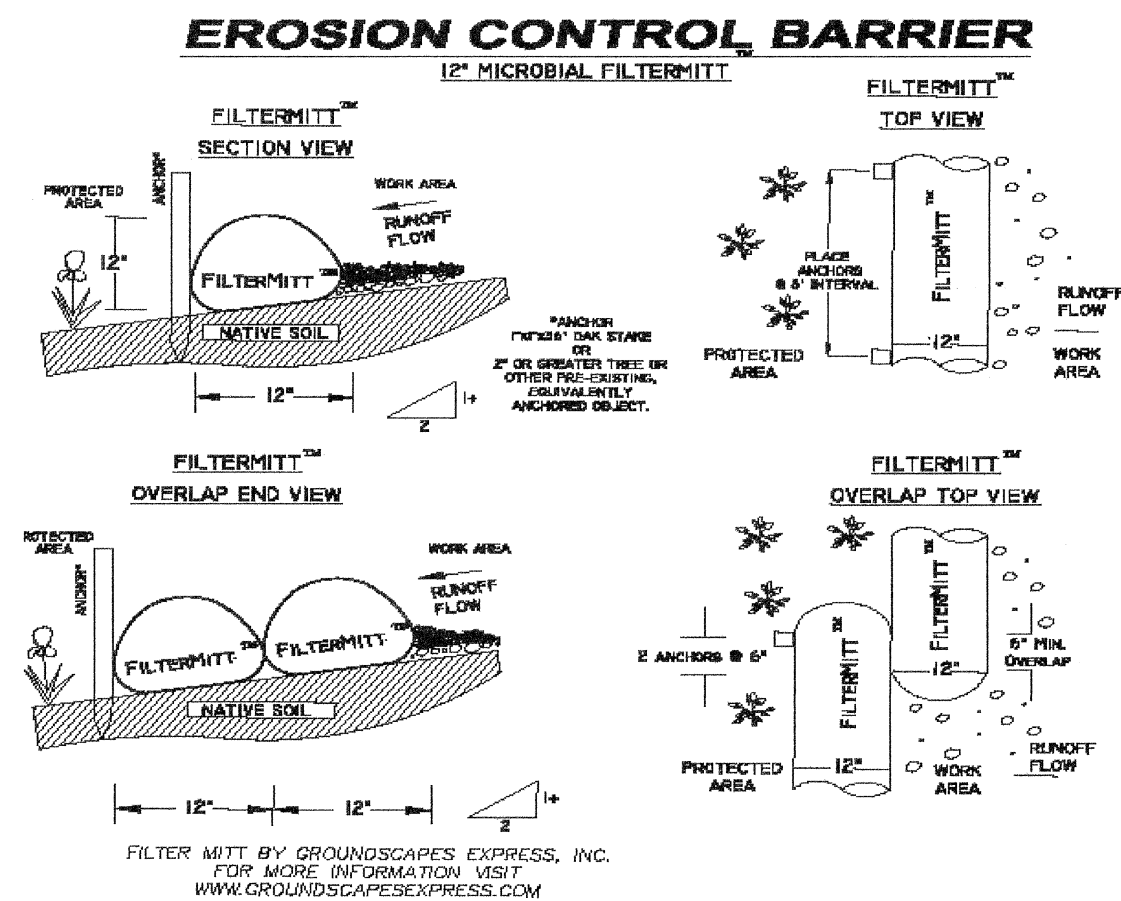
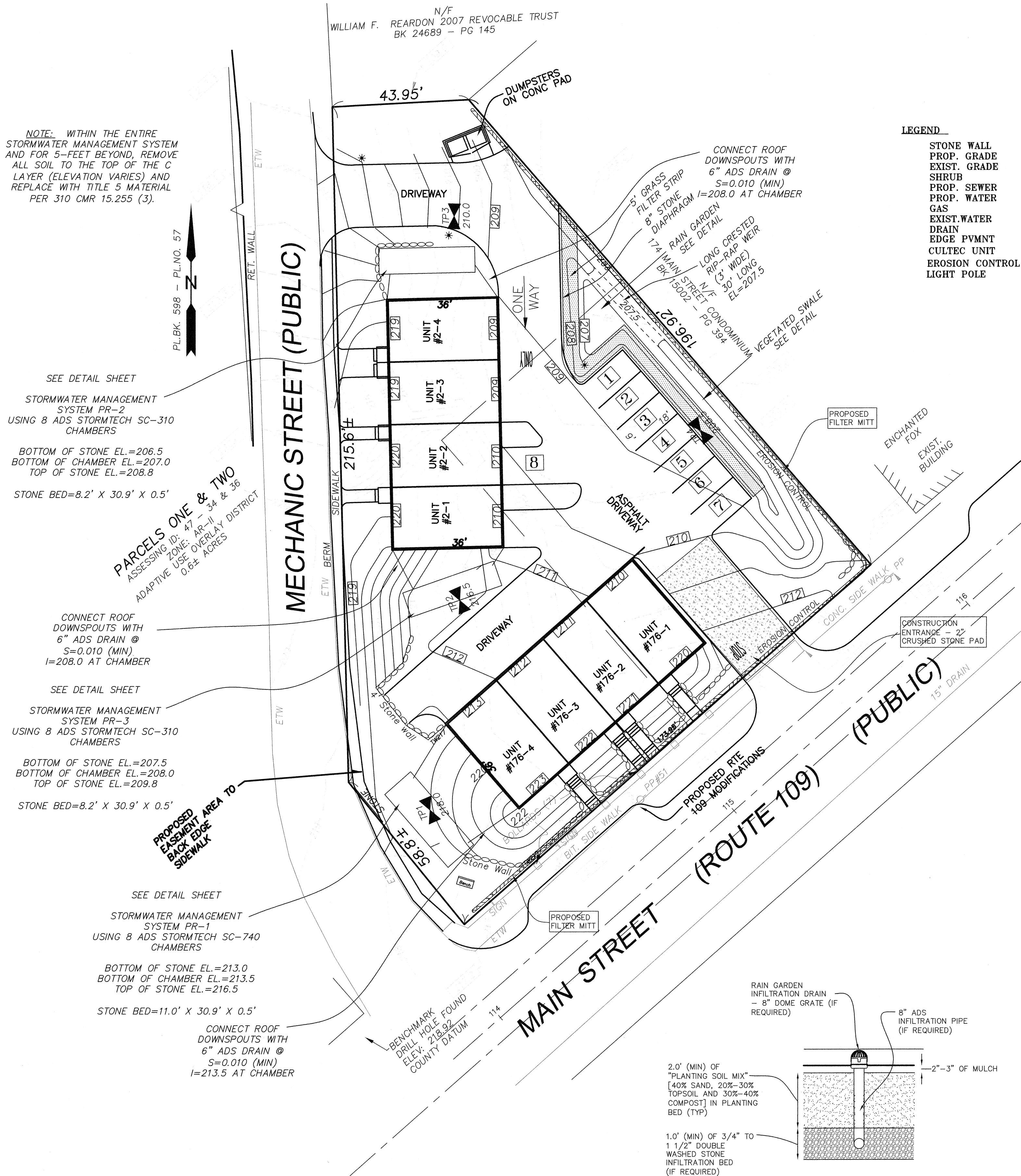
| REVISIONS |           |                            |
|-----------|-----------|----------------------------|
| No.       | DATE      | DESCRIPTION                |
| 1.        | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |
| 2.        | 3-7-2017  | REVIEW COMMENTS 2-18-17    |
|           |           |                            |

PROPOSED  
SITE GRADING PLAN  
IN  
MEDWAY, MASSACHUSETTS

|                 |   |
|-----------------|---|
| 176 MAIN STREET |   |
| PREPARED FOR:   | 176 MAIN STREET LLC<br>12 HAVEN STREET<br>DOVER MA            |
| PREPARED By:    | RONALD TIBERI P.E.<br>9 MASSACHUSETTS AVE.<br>NATICK MA 01760 |

|                                 |   |
|---------------------------------|---|
| DRAWING SCALE: 1 inch = 20 feet |   |
| PROJECT NUMBER: 2316            |   |
| DATE: DEC. 18, 2016             | S |





- GENERAL SITE NOTES
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS ON APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
  2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
  3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
  5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
  7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
  8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
  9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
  11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

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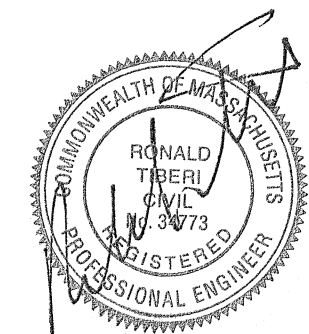
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APPROVED BY PLANNING BOARD

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



| REVISIONS |           |                            |
|-----------|-----------|----------------------------|
| No.       | DATE      | DESCRIPTION                |
| 1.        | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |
| 2.        | 3-7-2017  | REVIEW COMMENTS 2-18-17    |

## PROPOSED SITE DRAINAGE & EROSION PLAN IN MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: **176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA**

PREPARED By: **RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760**

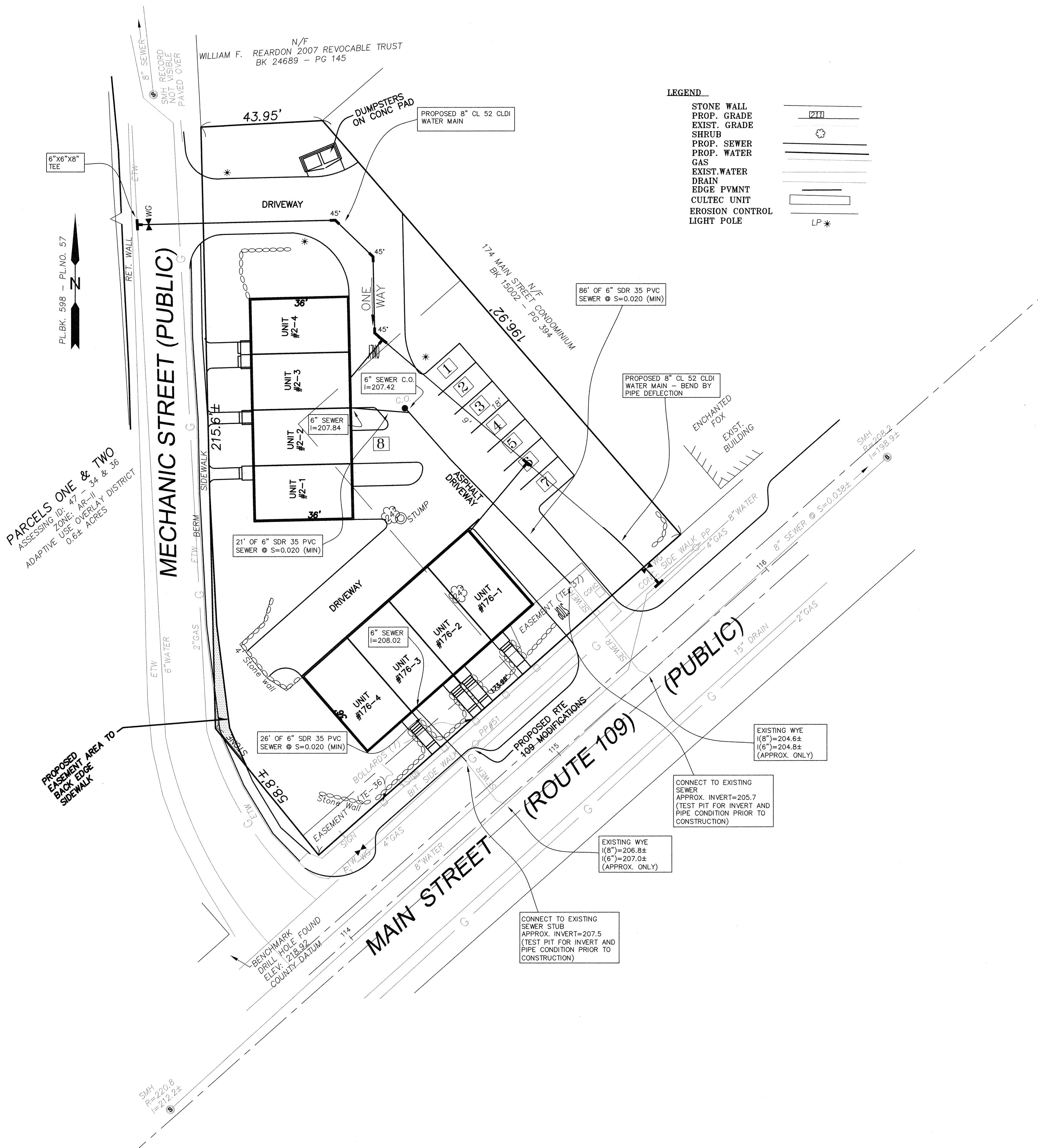
DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

DATE: DEC. 18, 2016

S-4





GENERAL SITE NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORKSHEET PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. ALL WORK SHALL CONFORM TO LOCAL COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
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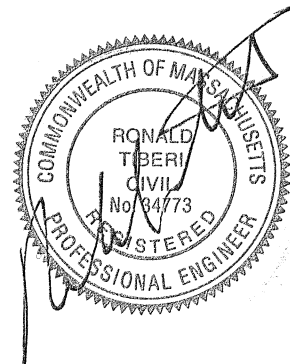
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APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



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| 1.  | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |
| 2.  | 3-7-2017  | REVIEW COMMENTS 2-18-17    |

PROPOSED  
SITE UTILITIES  
IN  
MEDWAY, MASSACHUSETTS

176 MAIN STREET

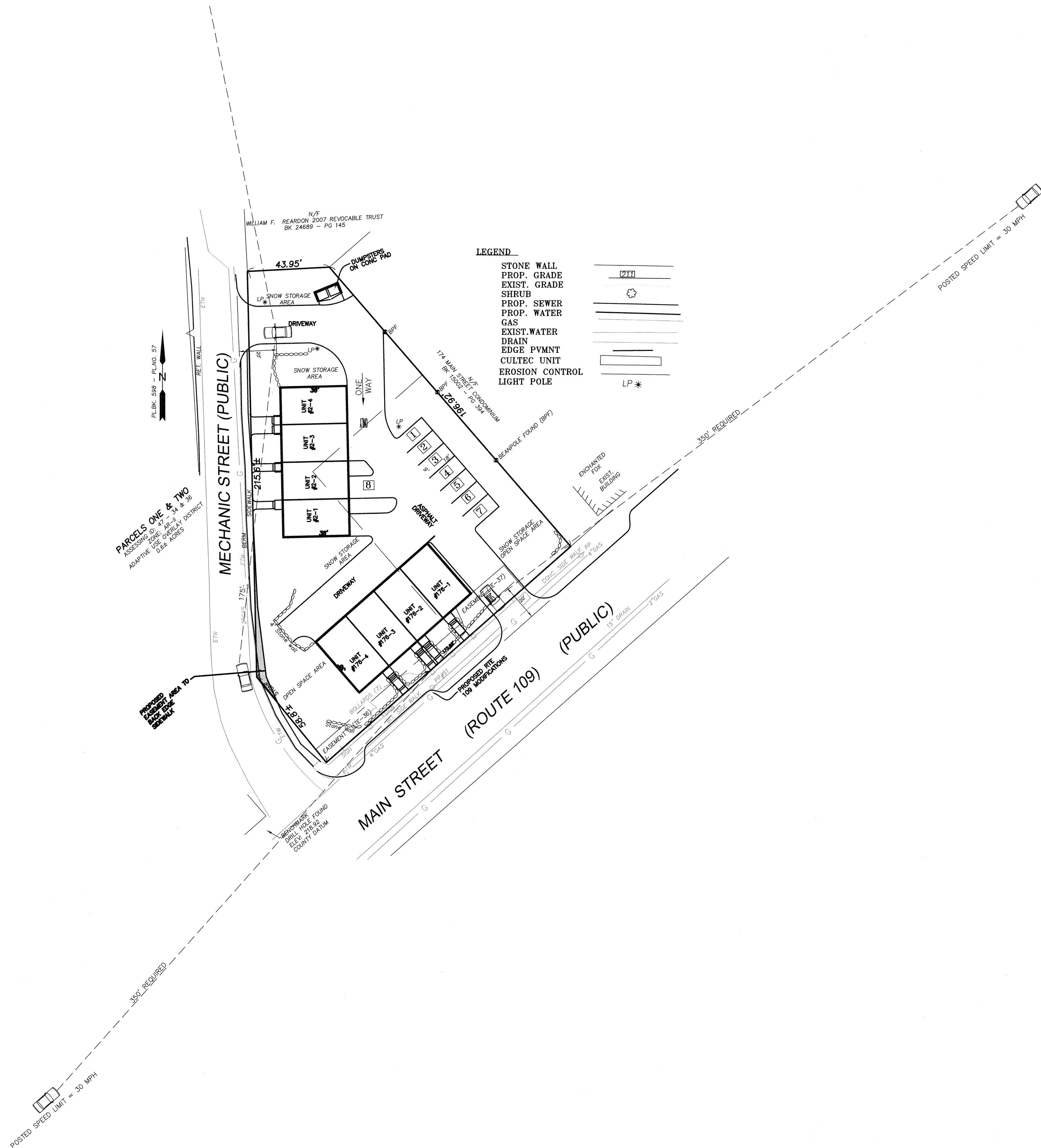
PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

DATE: DEC. 18, 2016



GENERAL SITE NOTES

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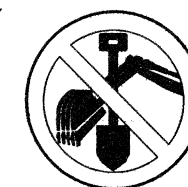
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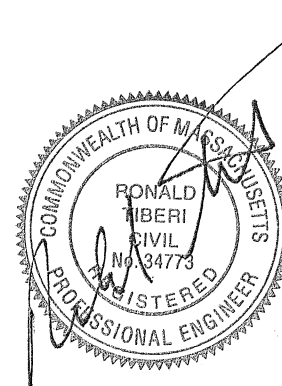
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APPROVED BY PLANNING BOARD

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



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| 1.  | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |
| 2.  | 3-7-2017  | REVIEW COMMENTS 2-18-17    |

PROPOSED  
SIGHT DISTANCE PLAN  
IN  
MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 30 feet

PROJECT NUMBER: 2316

DATE: DEC. 18, 2016



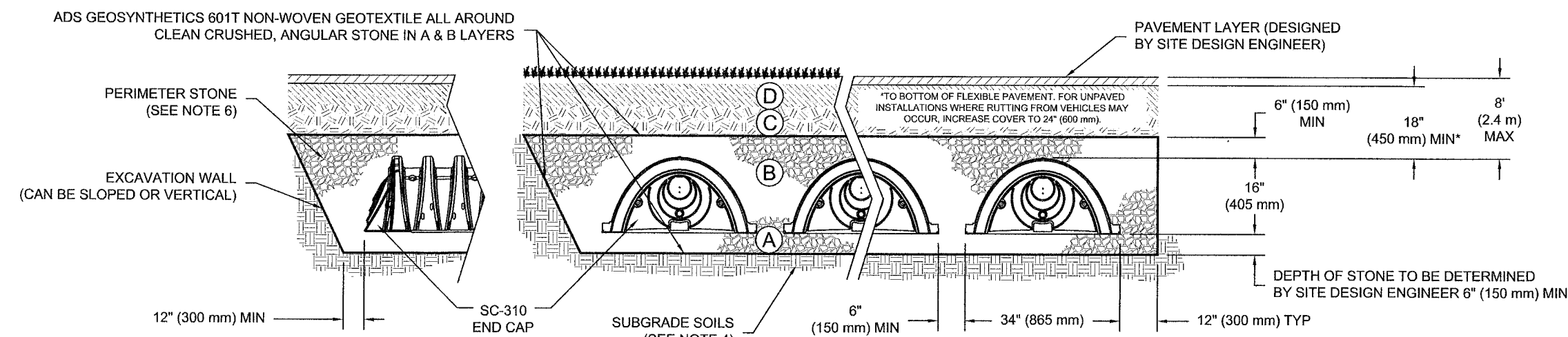


ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION   | AASHTO MATERIAL CLASSIFICATIONS   | COMPACTION / DENSITY REQUIREMENT   |
|-------------------|---|---|--|
| D                 | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER. | N/A   | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.  |
| C                 | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.   | AASHTO M145 <sup>1</sup><br>A-1, A-2-4, A-3<br>OR<br>AASHTO M43 <sup>1</sup><br>3, 357, 4, 467, 5, 56, 57, 6, 57, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN). |
| B                 | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.  | AASHTO M43 <sup>1</sup><br>3, 357, 4, 467, 5, 56, 57  | NO COMPACTION REQUIRED.  |
| A                 | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.   | AASHTO M43 <sup>1</sup><br>3, 357, 4, 467, 5, 56, 57  | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>1</sup>  |

PLEASE NOTE:

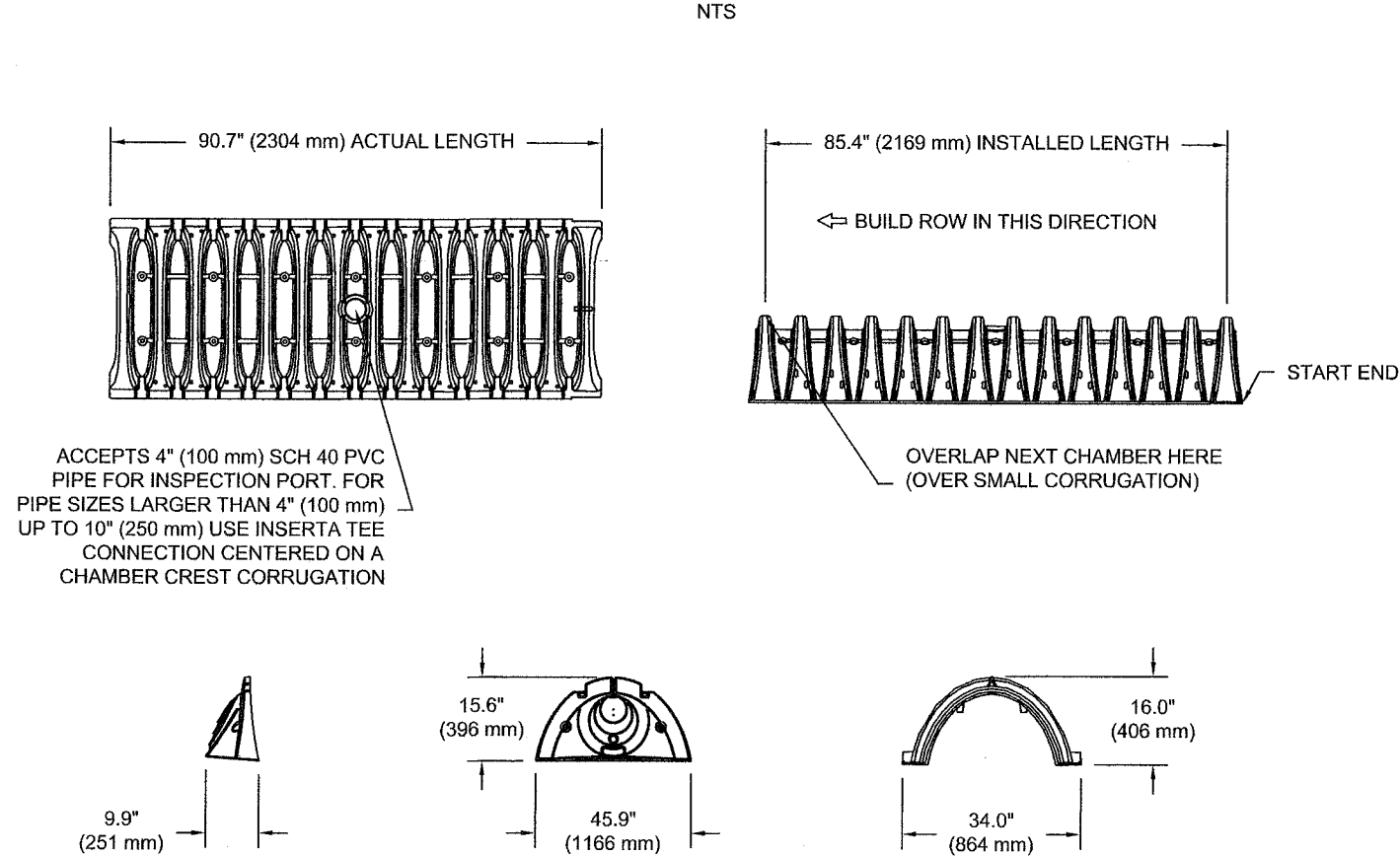
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

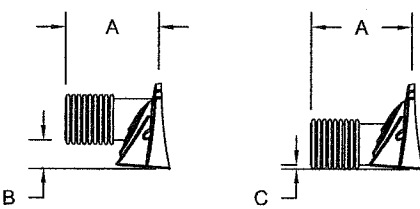
SC-310 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

|                                 |                       |                             |
|---------------------------------|-----------------------|-----------------------------|
| SIZE (W X H X INSTALLED LENGTH) | 34.0" X 16.0" X 85.4" | (864 mm X 406 mm X 2169 mm) |
| CHAMBER STORAGE                 | 14.7 CUBIC FEET       | (0.42 m <sup>3</sup> )      |
| MINIMUM INSTALLED STORAGE*      | 31.0 CUBIC FEET       | (0.88 m <sup>3</sup> )      |
| WEIGHT                          | 35.0 lbs.             | (16.8 kg)                   |

\*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

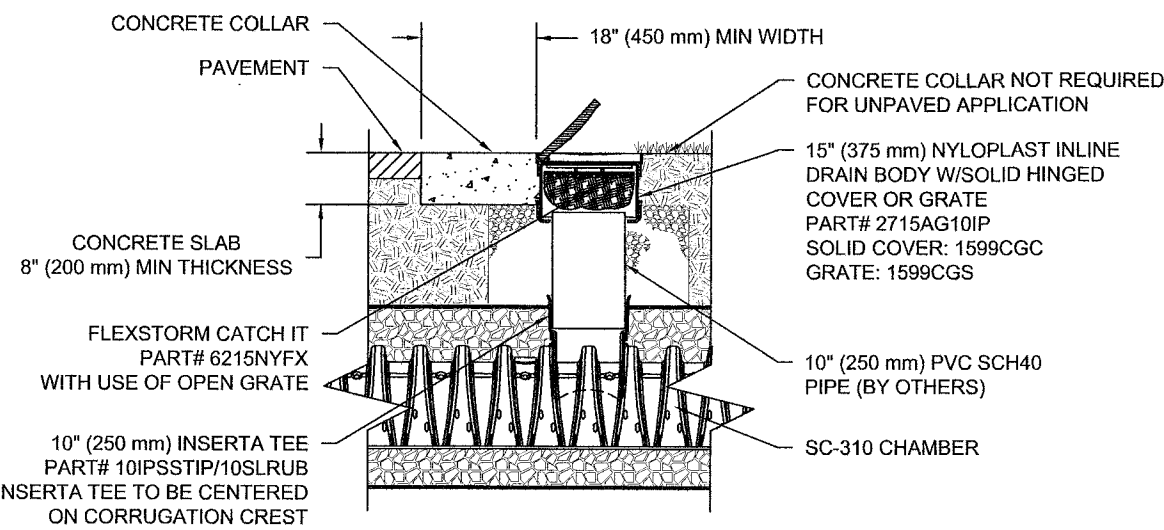
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

| PART #                      | STUB         | A              | B             | C            |
|-----------------------------|--------------|----------------|---------------|--------------|
| SC310EPE06T / SC310EPE06TPC | 6" (150 mm)  | 9.6" (244 mm)  | 5.8" (147 mm) | —            |
| SC310EPE06B / SC310EPE06BPC | —            | —              | —             | 0.5" (13 mm) |
| SC310EPE08T / SC310EPE08TPC | 8" (200 mm)  | 11.9" (302 mm) | 3.5" (89 mm)  | —            |
| SC310EPE08B / SC310EPE08BPC | —            | —              | —             | 0.6" (15 mm) |
| SC310EPE10T / SC310EPE10TPC | 10" (250 mm) | 12.7" (323 mm) | 1.4" (36 mm)  | —            |
| SC310EPE10B / SC310EPE10BPC | —            | —              | —             | 0.7" (18 mm) |
| SC310EPE12B                 | 12" (300 mm) | 13.5" (343 mm) | —             | 0.9" (23 mm) |

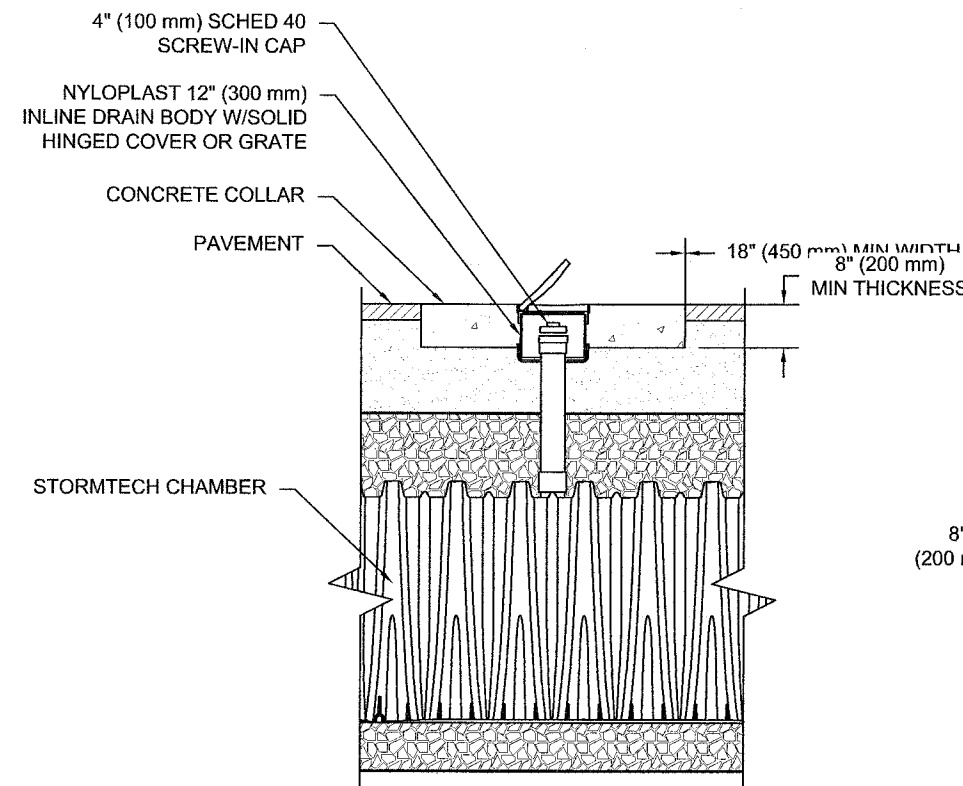
ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2004.

\* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



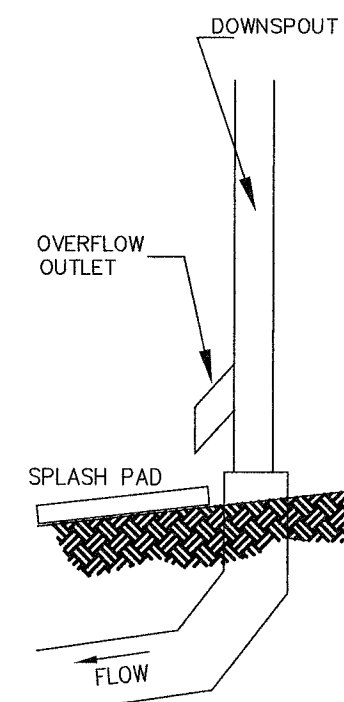
SC-310 10" INSPECTION PORT DETAIL  
NTS



NOTES:

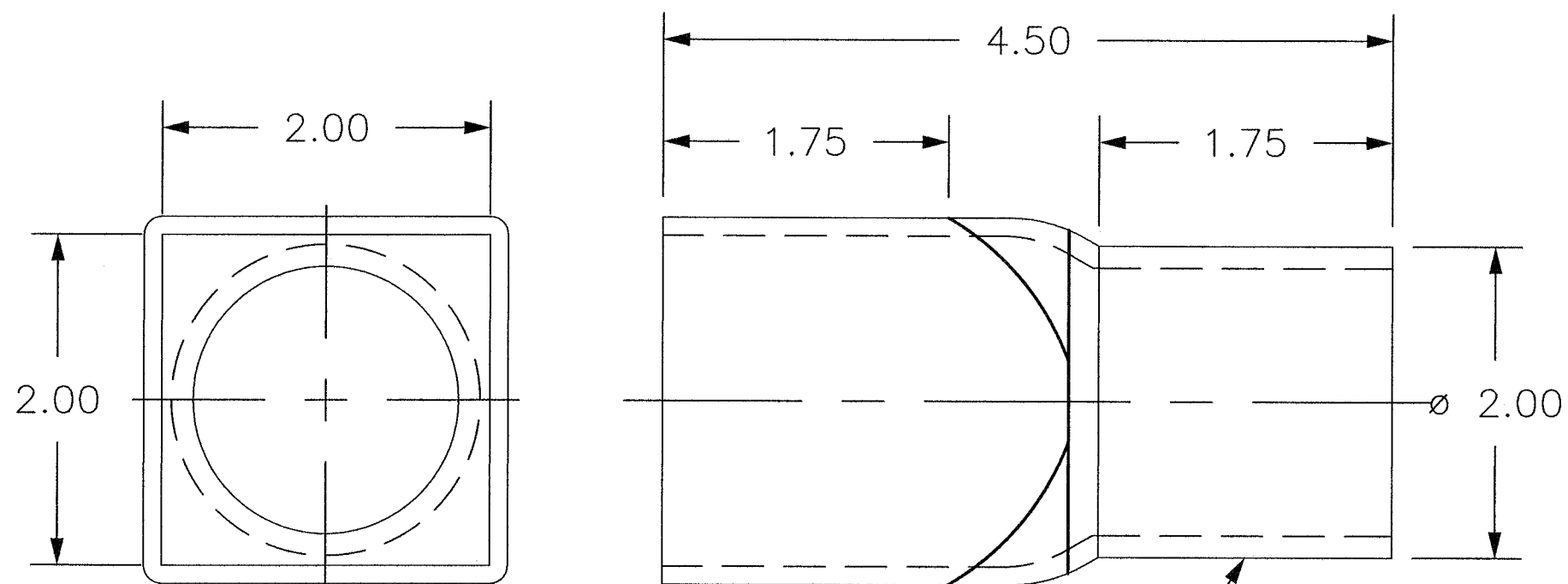
- INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY
- ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

CONNECTION DETAIL  
NTS



PVC PIPE TO CULVERT  
NON-PERFORATED

DOWNSPOUT  
NOT TO SCALE



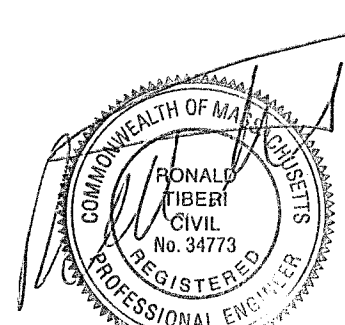
- DIMENSIONS ARE FOR REFERENCE ONLY  
ACTUAL DIMENSIONS MAY VARY
- DIMENSIONS ARE IN INCHES

FITS INSIDE ADS & HANGER PIPE

4 X 4 X 4 DOWNSPOUT ADAPTER

APPROVED BY PLANNING BOARD

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



| REVISIONS |           |                            |
|-----------|-----------|----------------------------|
| No.       | DATE      | DESCRIPTION                |
| 1.        | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |

DRAINAGE DETAILS  
IN  
MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

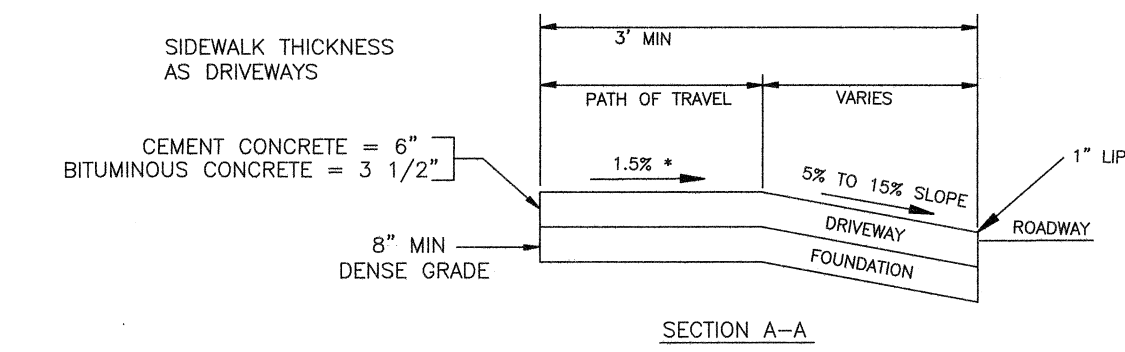
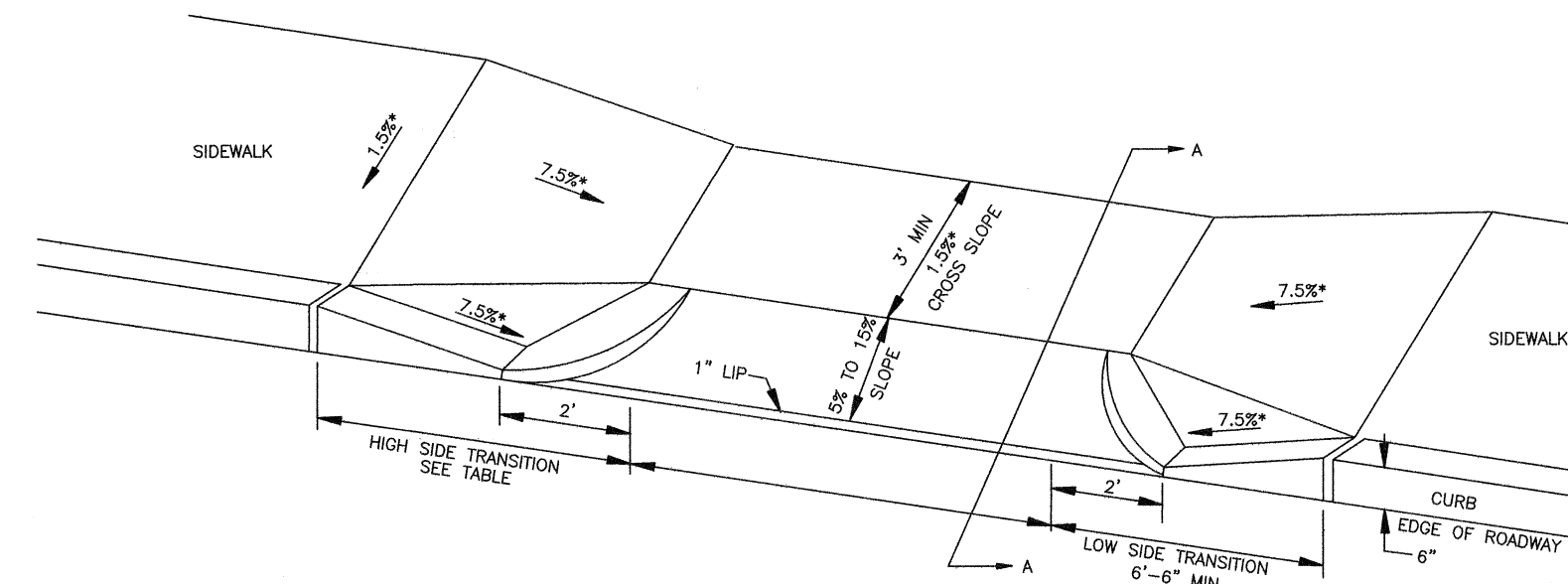
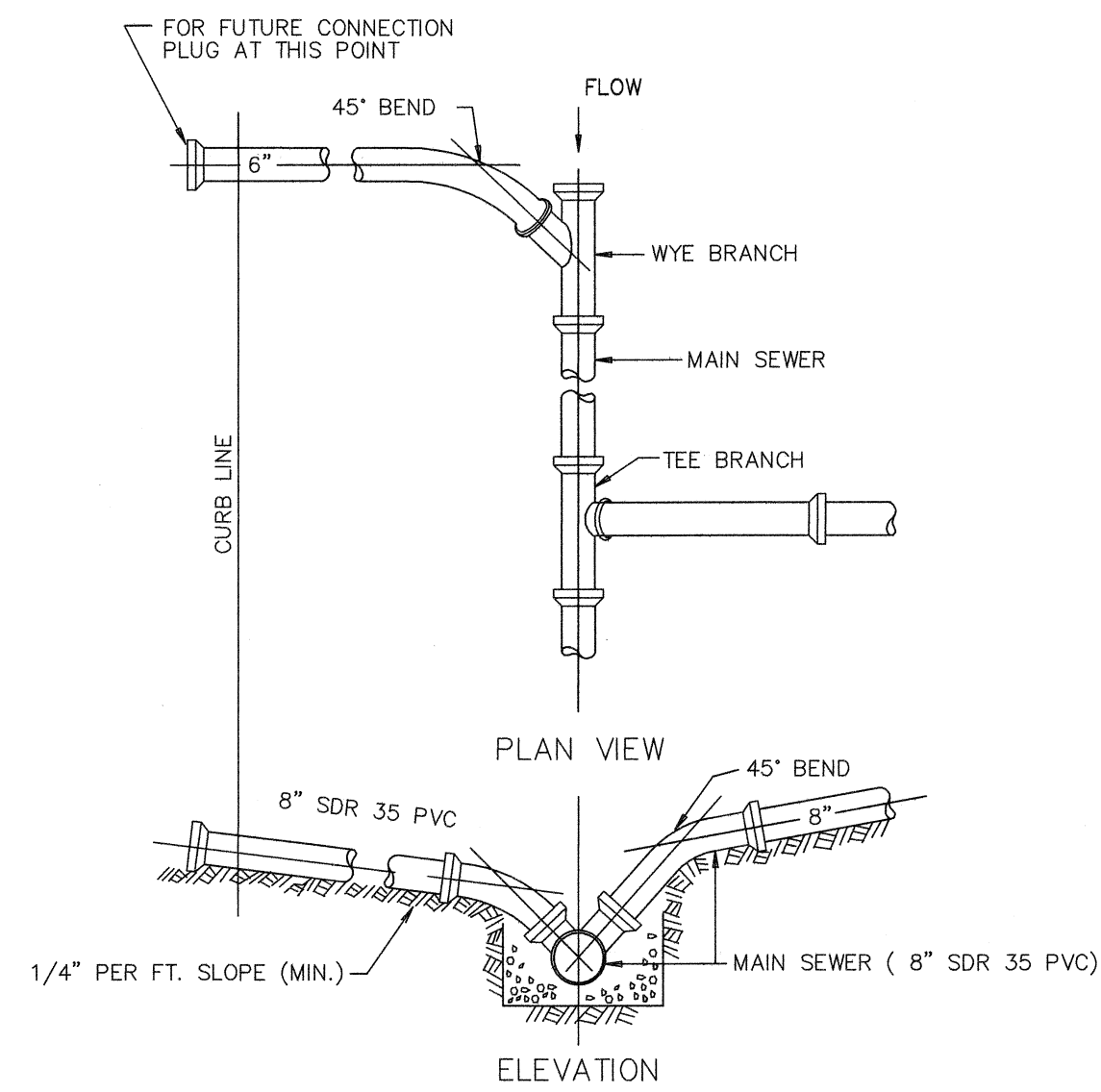
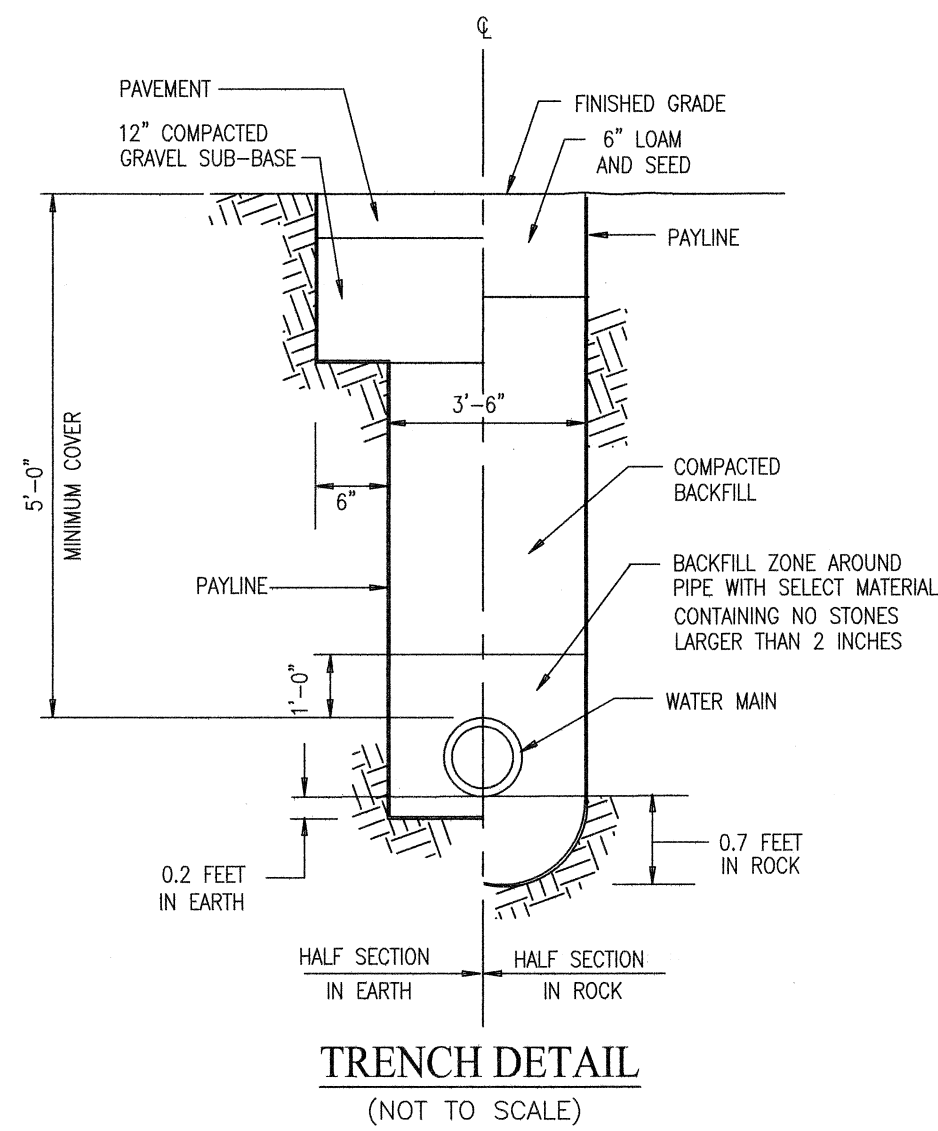
PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

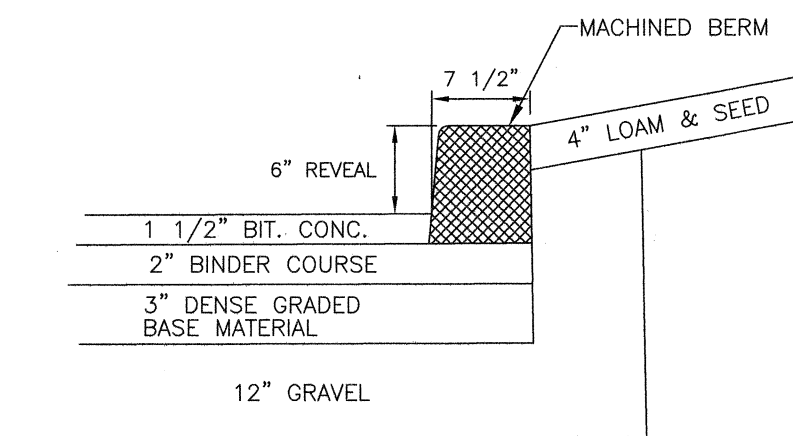
DATE: DEC. 18, 2016



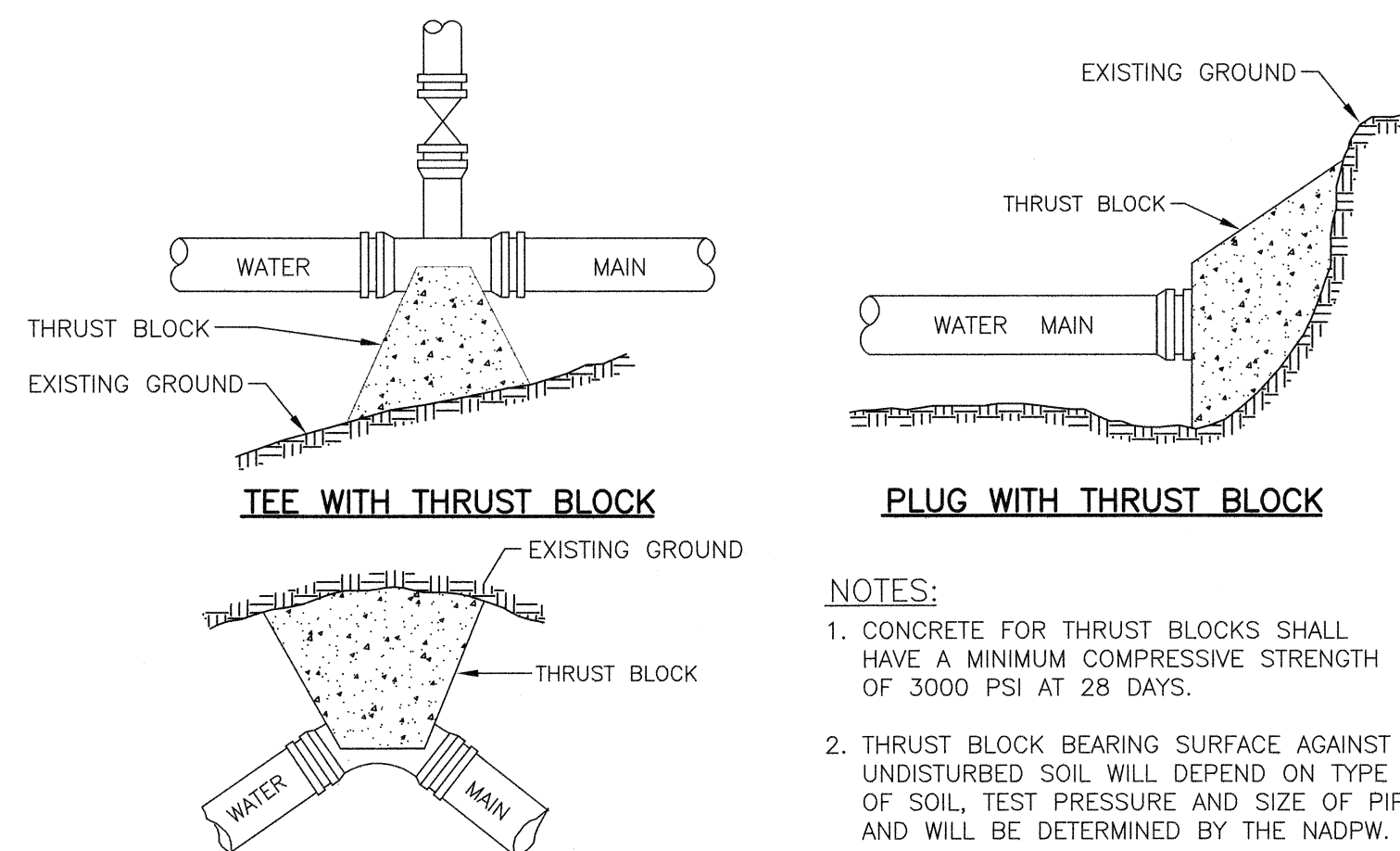


\* TOLERANCE FOR CONSTRUCTION +/- 0.5%

DRIVEWAY APRON  
WITH CORNER BLOCKS

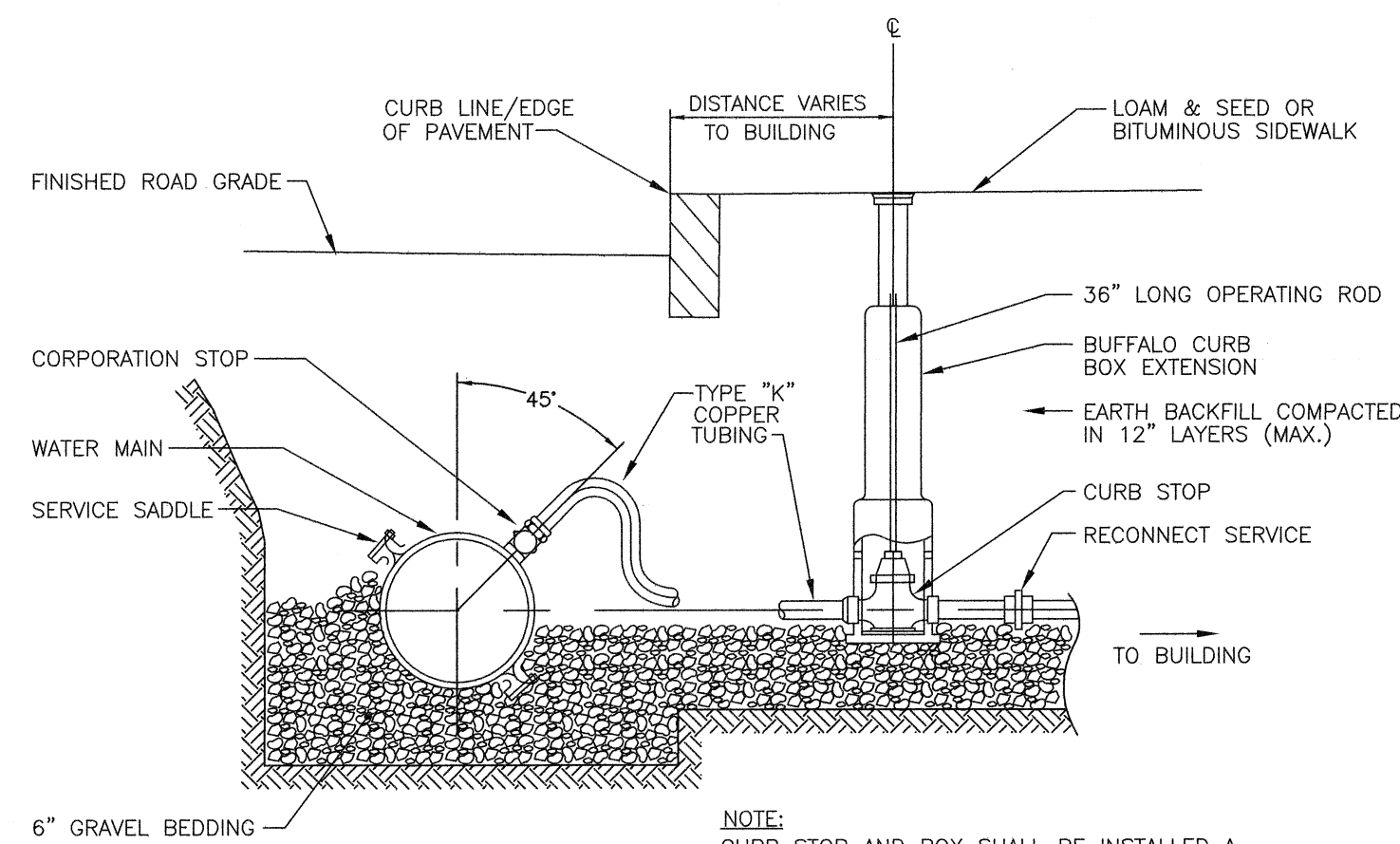


BITUMINOUS MACHINED BERM  
NOT TO SCALE



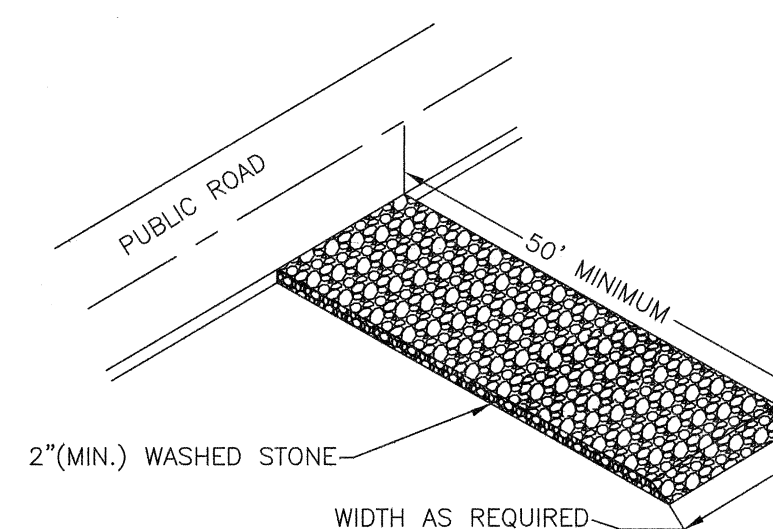
THRUST BLOCK DETAILS  
NOT TO SCALE

- NOTES:
1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
  2. THRUST BLOCK BEARING SURFACE AGAINST UNDISTURBED SOIL WILL DEPEND ON TYPE OF SOIL, TEST PRESSURE AND SIZE OF PIPE AND WILL BE DETERMINED BY THE NADPW.



TYPICAL HOUSE SERVICE CONNECTION  
(NOT TO SCALE)

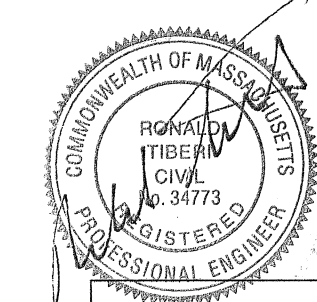
- NOTE:
1. ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.
  2. ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF NORTH ATTLEBOROUGH'S DEPARTMENT OF PUBLIC WORKS.



CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE

APPROVED BY PLANNING BOARD

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



| REVISIONS |           |                            |
|-----------|-----------|----------------------------|
| No.       | DATE      | DESCRIPTION                |
| 1.        | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |
| 2.        | 3-7-2017  | REVIEW LETTER 12-28-17     |

## SITE DETAILS IN MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

DATE: DEC. 18, 2016



1. ALL LP2 POST-TOP WALKWAY LIGHT FIXTURES WILL BE FITTED WITH STREET-SIDE SHIELDS TO MINIMIZE LIGHT TRESPASS ONTO ADJOINING ROADS.

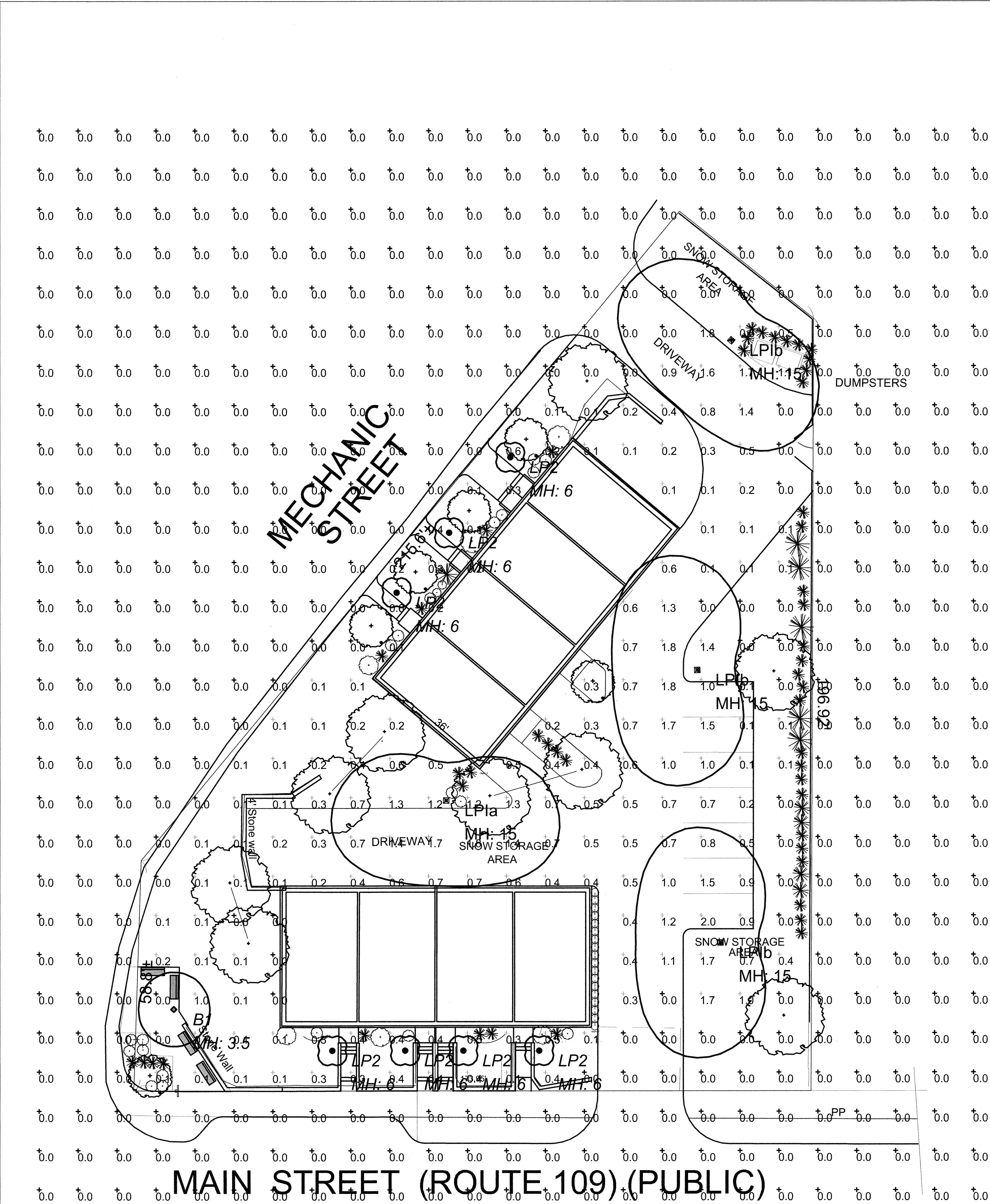
2. ALL LIGHT FIXTURES WILL BE PROVIDED WITH LED LAMPS.



# L-1.1

DATE:





CalcPts\_1

| Outdoor Luminaire Schedule |     |       |                                |             |       |                                |
|----------------------------|-----|-------|--------------------------------|-------------|-------|--------------------------------|
| Symbol                     | Qty | Label | Description                    | Lum. Lumens | LLF   | Filename                       |
|                            | 1   | LP1a  | 6130LED-4ARC45T2-MDL03-SV2     | 5522        | 0.700 | 6130LED-4ARC45T2-MDL03-SV2.IES |
|                            | 3   | LP1b  | 6130LED-4ARC45T2-MDL03-SV2 HHS | 5522        | 0.700 | 6130LED-4ARC45T2-MDL03-SV2.IES |
|                            | 7   | LP2   | 25 W JJ                        | 1633        | 0.250 | Vox11gc.ies                    |
|                            | 1   | B1    | 3901 MH 70W                    | 1588        | 0.900 | 3901LB-70MH.IES                |

| Luminaire Location Summary |       |         |        |     |         |      |
|----------------------------|-------|---------|--------|-----|---------|------|
| LumNo                      | Label | X       | Y      | Z   | Orient  | Tilt |
| 1                          | LP1b  | 64.75   | 108    | 15  | 228.976 | 0    |
| 2                          | LP2   | 8       | 78.25  | 6   | 0       | 0    |
| 3                          | LP2   | -7.75   | 59     | 6   | 0       | 0    |
| 4                          | LP2   | -21.25  | 43.75  | 6   | 0       | 0    |
| 5                          | LP1b  | 56      | 24     | 15  | 181.87  | 0    |
| 6                          | LP1a  | -8.5    | -9.25  | 15  | 268.21  | 0    |
| 7                          | LP1b  | 62      | -45.5  | 15  | 180     | 0    |
| 8                          | B1    | -78.445 | -62.48 | 3.5 | 0       | 0    |
| 9                          | LP2   | -37.75  | -73    | 6   | 0       | 0    |
| 10                         | LP2   | -19.046 | -73    | 6   | 0       | 0    |
| 11                         | LP2   | -4.083  | -73    | 6   | 0       | 0    |
| 12                         | LP2   | 15.411  | -73    | 6   | 0       | 0    |

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| CalcPts_1           | Illuminance | Fc    | 0.14 | 2.0 | 0.0 | N.A.    | N.A.    |



PHOTOMETRIC DATA PROVIDED BY:

**OMNI-LITE, INC.**  
263 WINN STREET BURLINGTON, MA. 01803  
PH # 781-272-2300, FAX # 781-272-0759 www.omnilight.com

GENERAL SITE NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
- THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 1(888)DIG-SAFE.

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

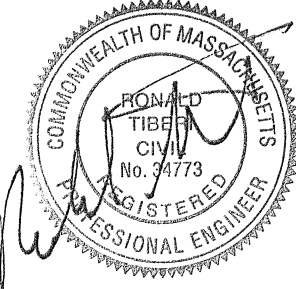
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



APPROVED BY PLANNING BOARD

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



REVISIONS

| No. | DATE      | DESCRIPTION                 |
|-----|-----------|-----------------------------|
| 1.  | 1-23-2017 | PER REVIEW LETTER 1-9-2017  |
| 1.  | 3-7-2017  | PER REVIEW LETTER 2-23-2017 |

PROPOSED  
LIGHTING PLAN  
IN  
MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: **176 MAIN STREET LLC**  
12 HAVEN STREET  
DOVER MA

PREPARED By: **RONALD TIBERI P.E.**  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 30 feet

PROJECT NUMBER: 2316

DATE: DEC. 18, 2016



# SFGstudios

Architectural Design Services  
278 Elm Street, Suite 226  
Somerville, MA 02144  
781.956.9773 cell  
SFGstudios@msn.com

PROJECT

## *Medway Green* 176 Main Street Medway, Massachusetts

OWNER

*176 Main St, LLC*  
12 Haven Street  
Dover, Massachusetts

### **Building Code Information**

Occupancy / Use : RESIDENTIAL USE GROUP R-5: TOWNHOUSES

Climate: 5a

Ground Snow Live Load (Pg) : 40

Basic Wind Speed (V): 100

All alterations, repairs and construction methods are to comply with:

International Residential Code 2009 (IRC) with MA Amendments (780 CMR 51.00)

International Fire Code 2009 (IFC)

International Mechanical Code 2009 (IMC)

International Fuel & Gas Code 2009 (IFGC)

International Electrical Code 2009 (IEC)

International Energy Efficiency Code 2012 (IEEC)



APPROVED BY PLANNING BOARD

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





**MEDWAY GREEN  
NEW TOWNHOMES  
176 MAIN STREET  
MEDWAY, MA**

**BASEMENT FLOOR PLAN**

REVISIONS

1. 10/17/16 8-4-UNIT STRUCTURES

OWNER

176 Main LLC  
12 Haven Street  
Dover, MA

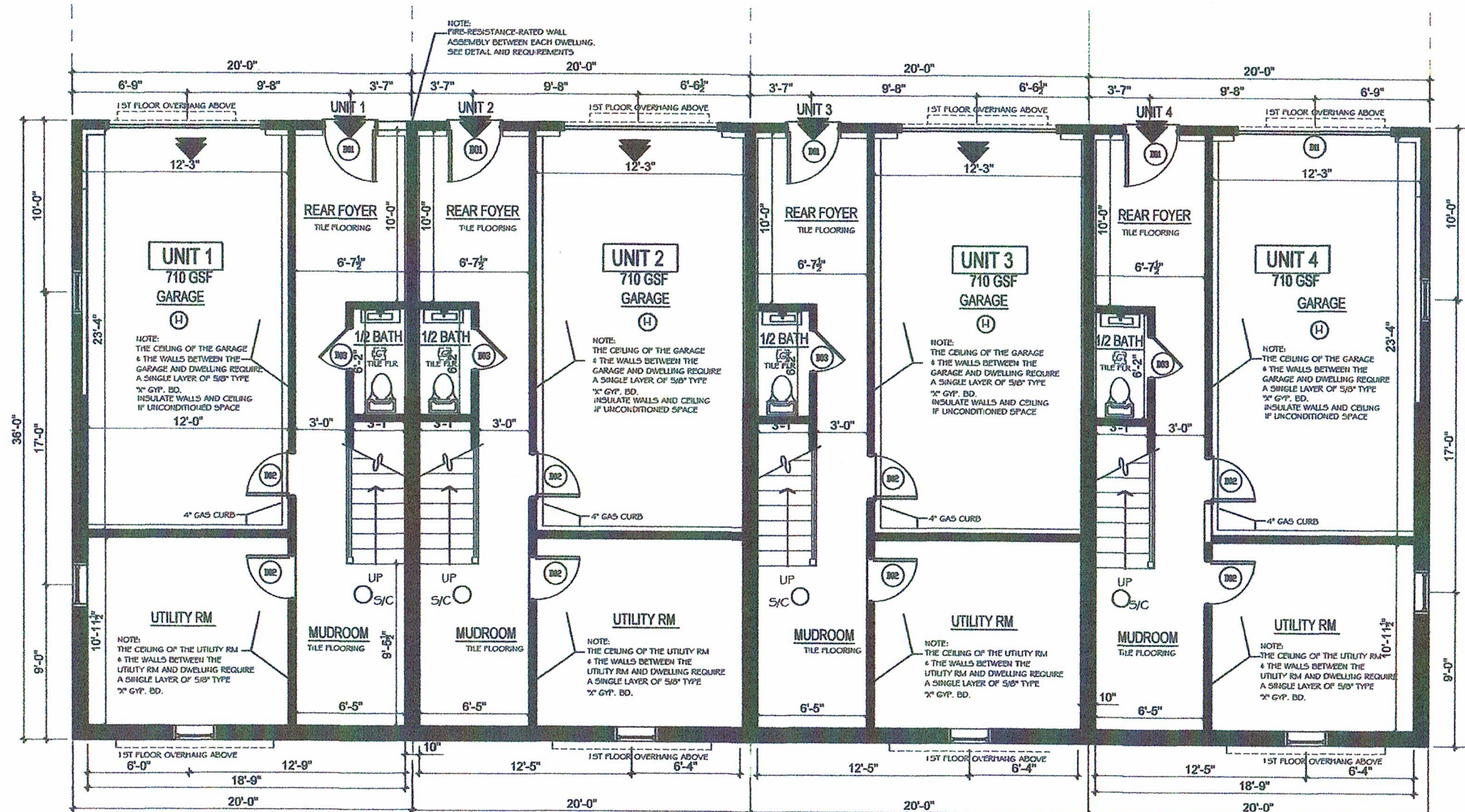
DRAWN BY  
**SFG**

DATE **07/02/2016**

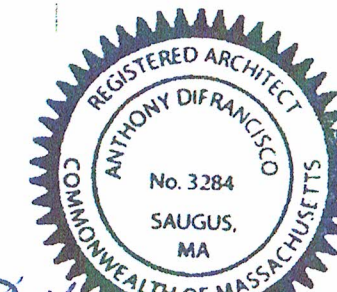
PROJECT  
No.

SCALE  
**1/8" = 1'-0"**

DRAWING  
No.  
**A 1.0**



**BASEMENT FLOOR PLAN**



*Anthony DiFrancisco*

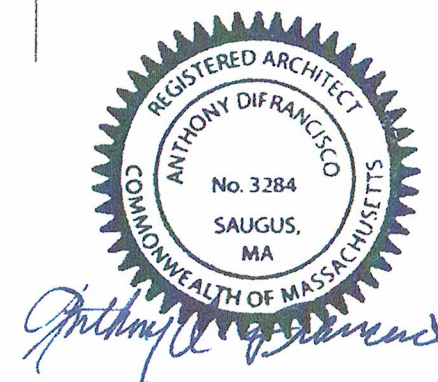
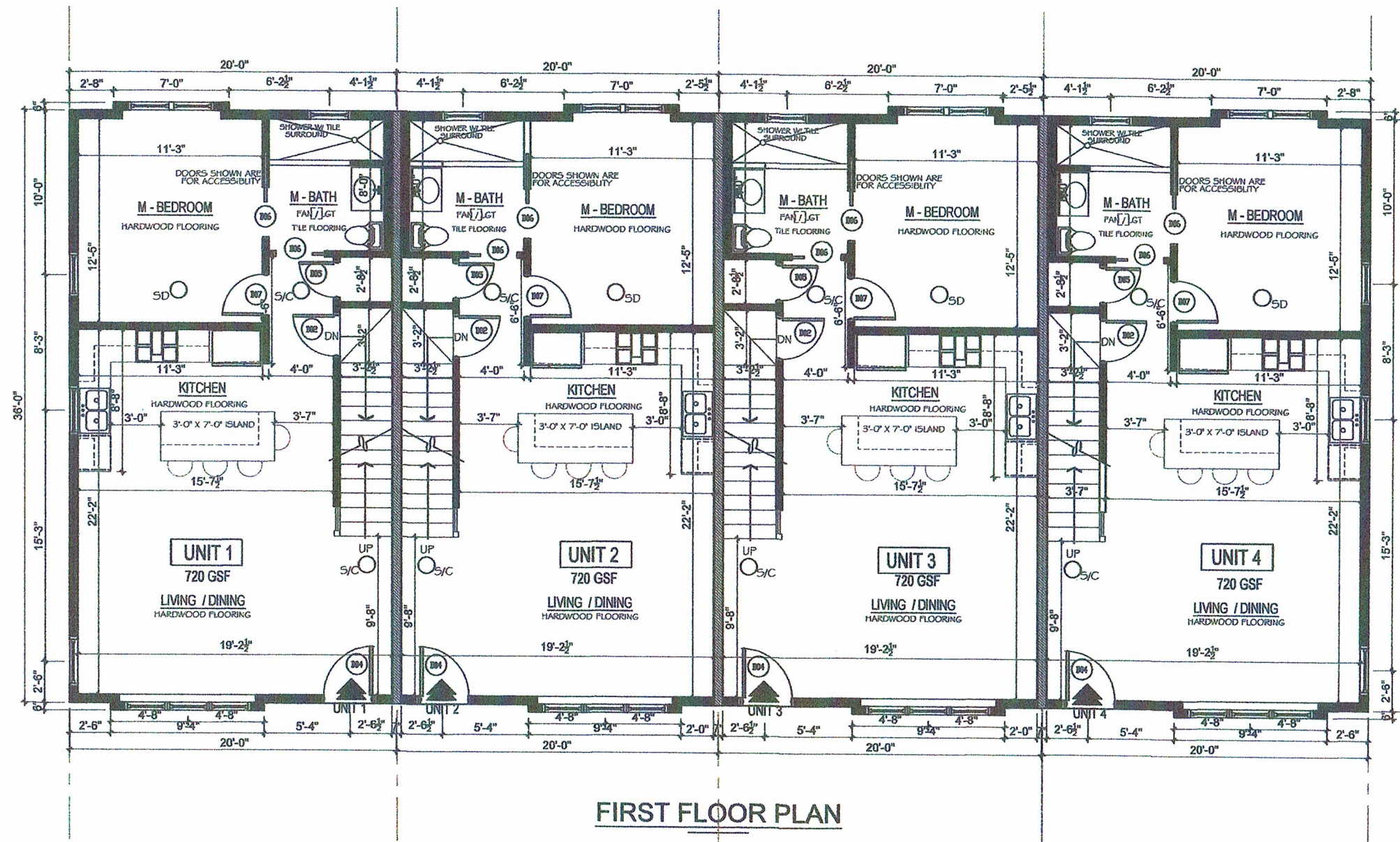
APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



10/17/2016 REVISED STRUCTURES

APPROVED BY PLANNING BOARD

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



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Somerville, MA 02144  
781.956.9773 cell  
SFGstudios@msn.com



DESIGNERS - PLANNERS - ILLUSTRATORS

**MEDWAY GREEN**  
**NEW TOWNHOMES**  
176 MAIN STREET  
MEDWAY, MA  
**FIRST FLOOR PLAN**

REVISIONS

1. 10/17/16 9.4-UNIT STRUCTURES

OWNER

176 Main LLC  
12 Haven Street  
Dover, MA

DRAWN BY  
SFG

DATE 07/02/2016

PROJECT  
No.

SCALE  
1/8" = 1'-0"

DRAWING  
No.

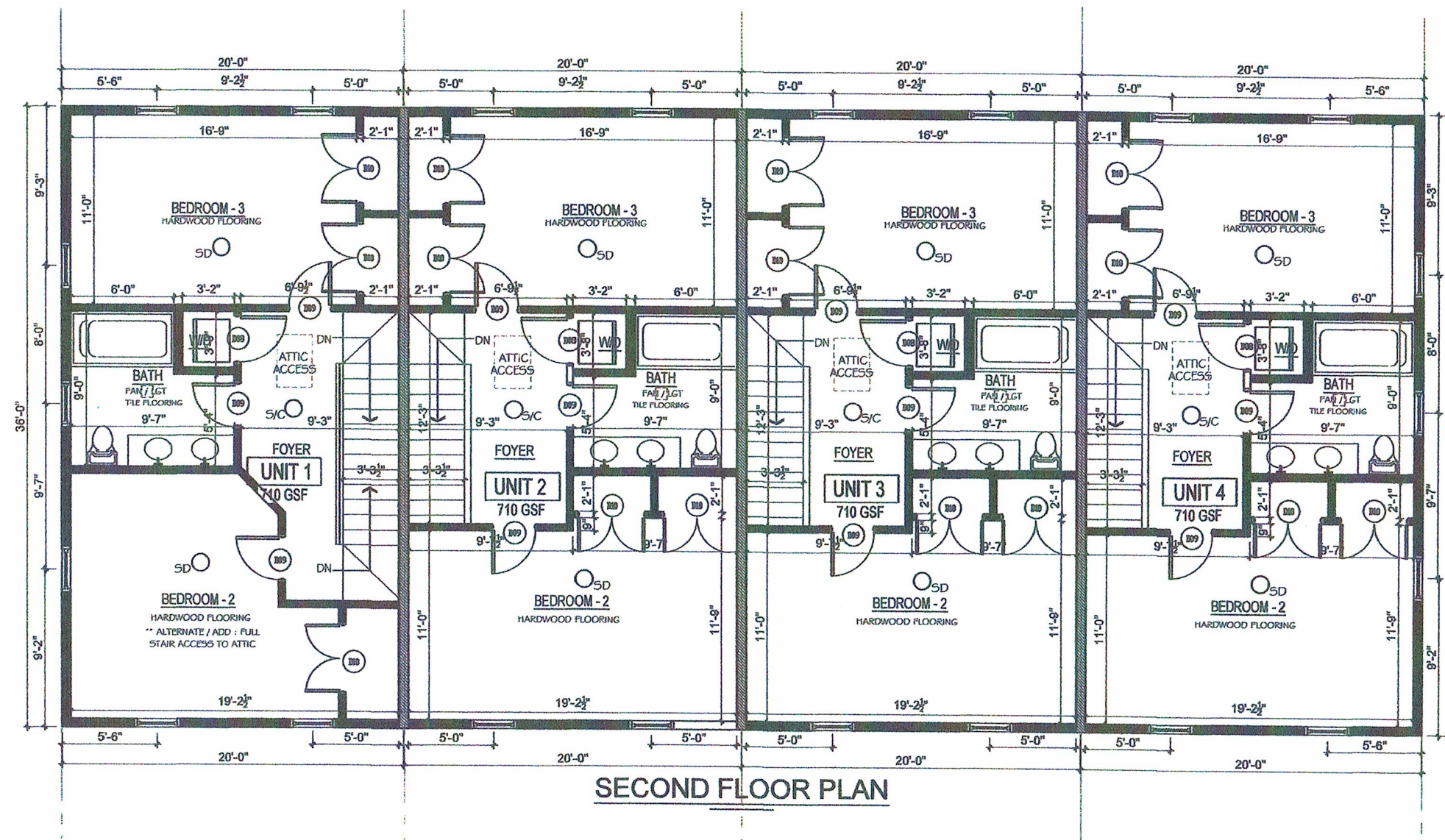
A 1.1



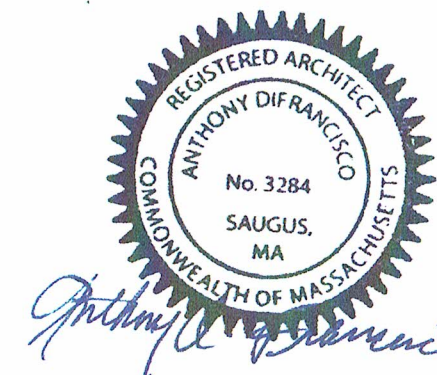
10/17/2016 REVISED STRUCTURES

APPROVED BY PLANNING BOARD

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



SECOND FLOOR PLAN



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Somerville, MA 02144  
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SFGstudios@msn.com



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**MEDWAY GREEN**  
**NEW TOWNHOMES**  
176 MAIN STREET  
MEDWAY, MA  
**SECOND FLOOR PLAN**

| REVISIONS |          |    |                   |  |
|-----------|----------|----|-------------------|--|
| 1.        | 10/17/16 | 2  | 4-UNIT STRUCTURES |  |
| 2.        |          | 3. |                   |  |
| 3.        |          | 4. |                   |  |
| 4.        |          | 5. |                   |  |

OWNER  
  
176 Main LLC  
12 Haven Street  
Dover, MA

DRAWN BY  
**SFG**

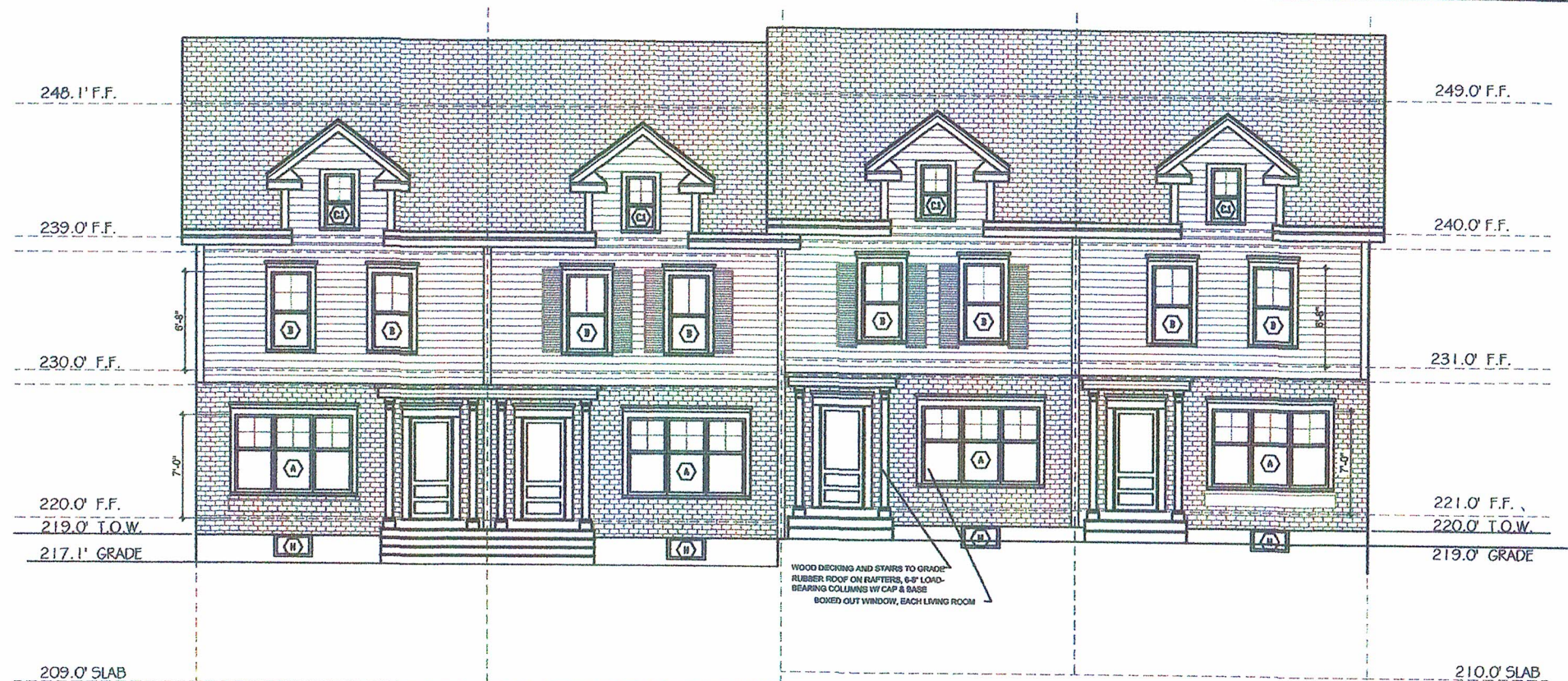
DATE  
**07/02/2016**

PROJECT  
No.

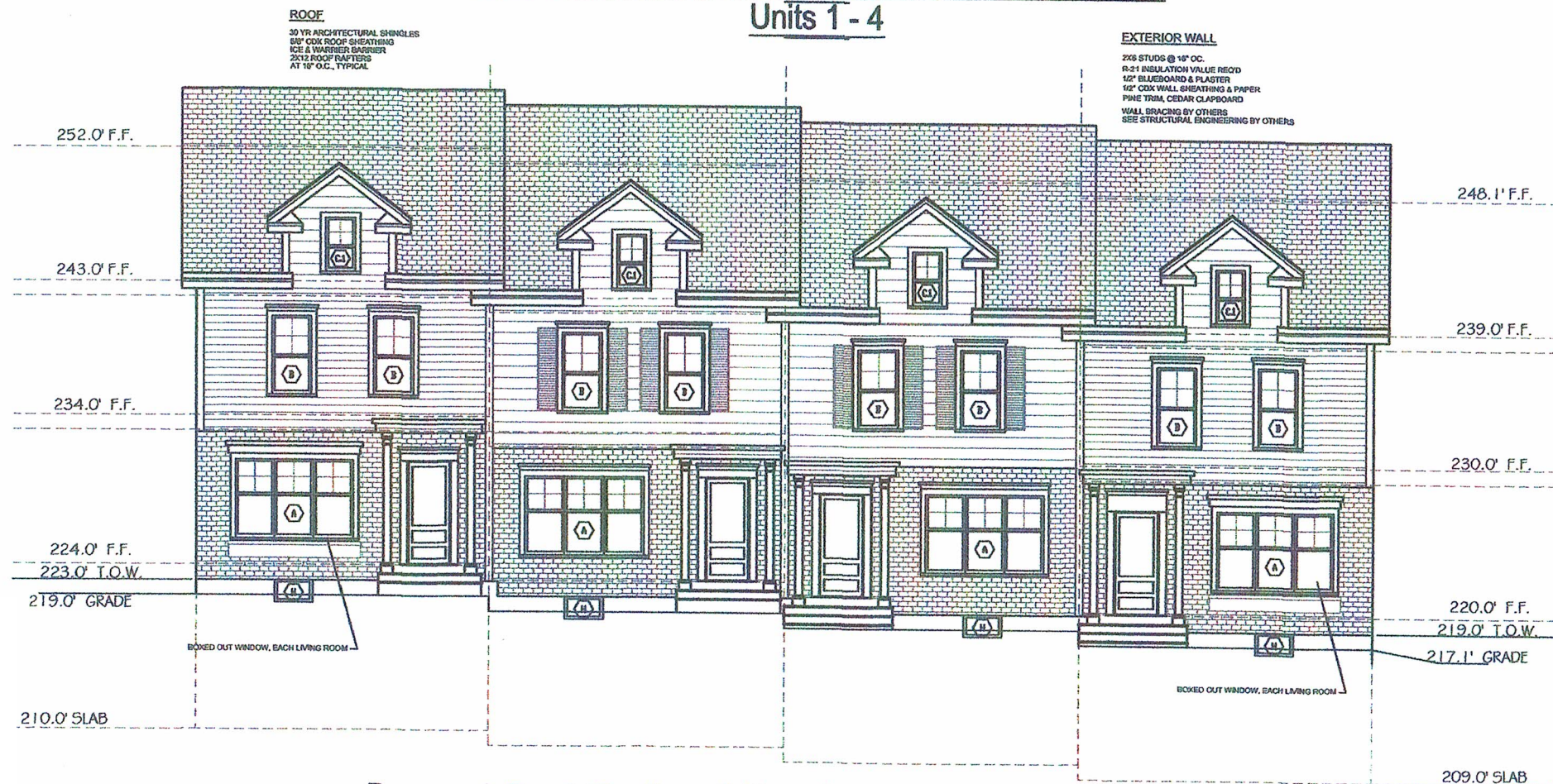
SCALE  
**1/8" = 1'-0"**

DRAWING  
No.  
**A 1.2**

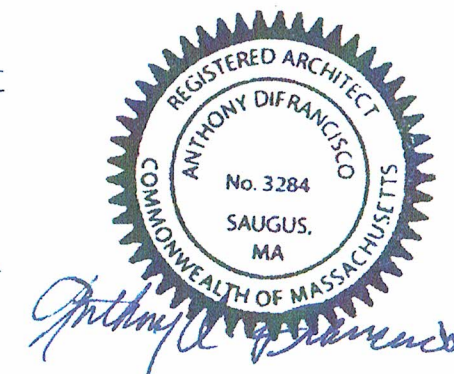




Proposed Front (West) Elevation - Mechanic Street  
Units 1 - 4



Proposed Front (Southeast) Elevation - Main Street Rt 109  
Units 5 - 8



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Somerville, MA 02144  
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**MEDWAY GREEN**  
**NEW TOWNHOMES**  
176 MAIN STREET  
MEDWAY, MA  
**ELEVATIONS I**

| REVISIONS   | 1           | 2           | 3           | 4           | 5           |
|-------------|-------------|-------------|-------------|-------------|-------------|
| 1. 10/17/16 | 2. 10/17/16 | 3. 10/17/16 | 4. 10/17/16 | 5. 10/17/16 | 6. 10/17/16 |

OWNER  
176 Main LLC  
12 Haven Street  
Dover, MA

DRAWN BY  
SFG

DATE  
07/02/2016

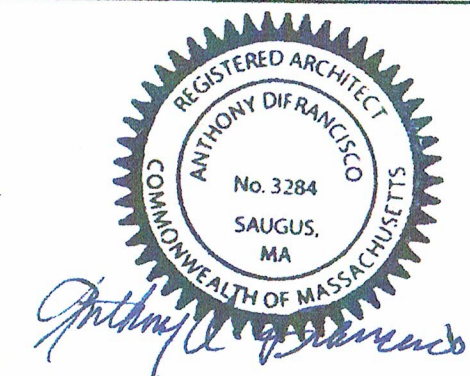
PROJECT  
No.

SCALE  
3/32" = 1'-0"

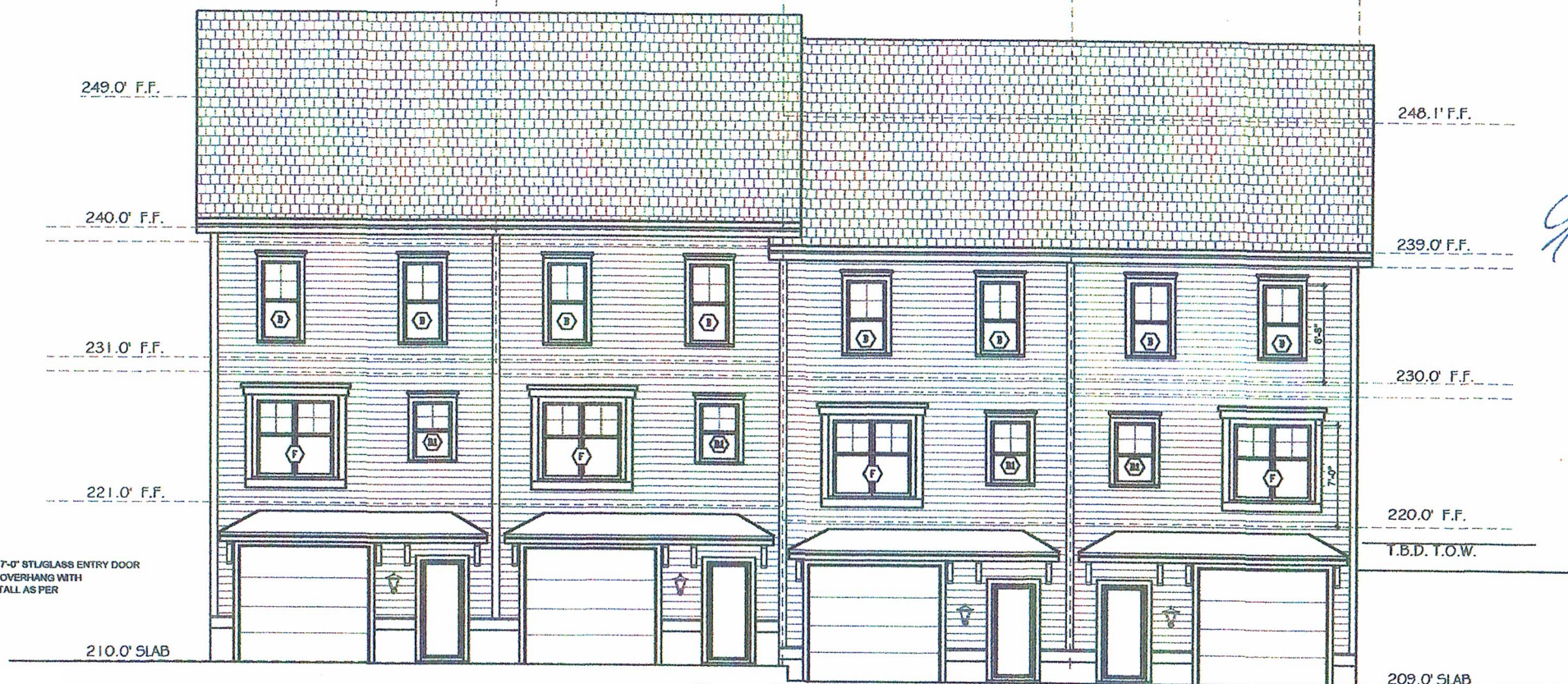
DRAWING  
No.  
A 2.0

APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



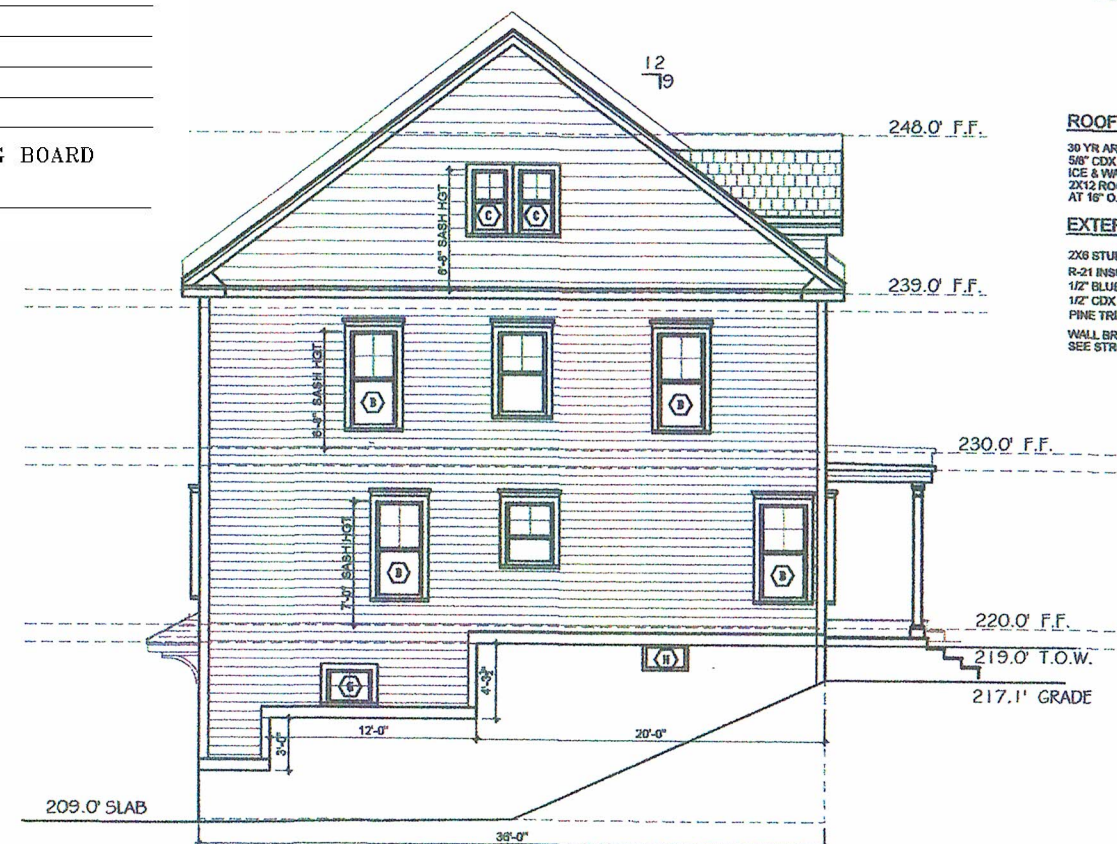


**REAR ENTRIES**  
9'-0" X 8'-0" O.H.D. WITH 2'-0" X 7'-0" STU GLASS ENTRY DOOR  
COPPER OR SHINGLED ROOF OVERHANG WITH  
STRUCTURAL BRACKETS, INSTALL AS PER  
MANUF SPECS, BY OWNER



**Rear Elevation - East**  
**Units 1 - 4**

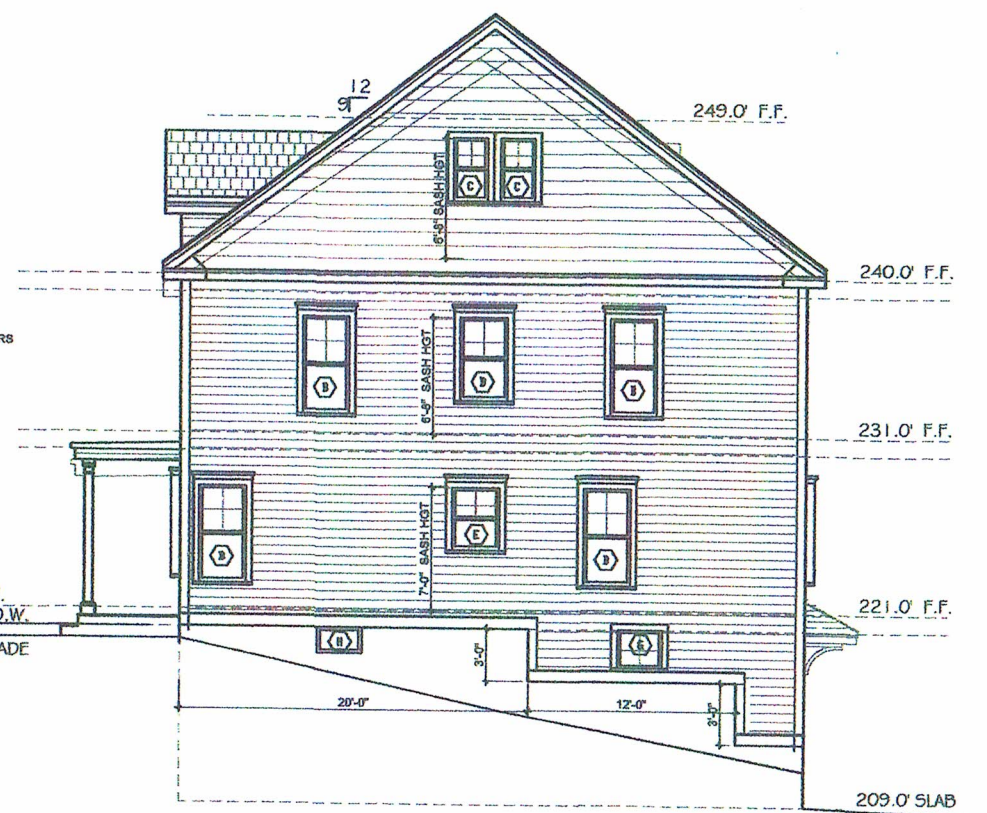
APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



**Side Elevation - North**

**ROOF**  
30 YR ARCHITECTURAL SHINGLES  
5/8" CDX ROOF SHEATHING  
ICE & WATER BARRIER  
2X12 ROOF RAFTERS  
AT 16" O.C., TYPICAL

**EXTERIOR WALL**  
2X6 STUDS @ 16" O.C.  
R-21 INSULATION VALUE REQ'D  
1/2" BLUEBOARD & PLASTER  
1/2" CDX WALL SHEATHING & PAPER  
PINE TRIM, CEDAR CLAPBOARD  
WALL BRACING BY OTHERS  
SEE STRUCTURAL ENGINEERING BY OTHERS



**Side Elevation - South**

**SFGstudios**  
ARCHITECTURAL DESIGN SERVICES  
278 Elm Street, Suite 226  
Somerville, MA 02144  
781.956.9773 cell  
SFGstudios@msn.com



DESIGNERS - PLANNERS - ILLUSTRATORS

**NEW TOWNHOMES**  
**176 MAIN STREET**  
**MEDWAY, MA**  
**ELEVATIONS II**

REVISIONS  
1. 10/17/16 2. 4-UNIT STRUCTURES

OWNER  
**176 Main LLC**  
**12 Haven Street**  
**Dover, MA**

DRAWN BY  
**SFG**  
DATE **07/02/2016**

PROJECT  
No.

SCALE  
**3/32" = 1'-0"**

DRAWING  
No.  
**A 2.1**





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APPROVED BY PLANNING BOARD



# SFGstudios

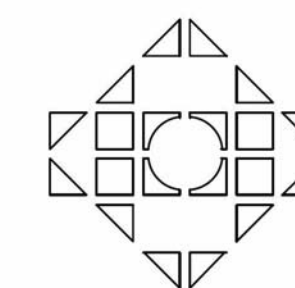
ARCHITECTURAL DESIGN SERVICES

278 Elm Street, Suite 226

Somerville, MA 02144

781.956.9773 cell

SFGstudios@msn.com



[www.KWHdesign.net](http://www.KWHdesign.net)

**KWH design, inc.**  
Keith Hinzman, LEED AP BD+C  
PO BOX 51644  
BOSTON, MA 02205  
(617) 913-4714  
keith@kwhdesign.net  
[www.KWHdesign.net](http://www.KWHdesign.net)

[illegible]

MEDWAY GREEN  
NEW TOWN HOMES

## RENDERINGS PRESENTATION

|                |                |
|----------------|----------------|
| Project number | Project Number |
| Date           | 2016-12-20     |
| Drawn by       | Author         |
| Checked by     | Checker        |

A102

Scale



**RONALD TIBERI P.E.**

9 Mass Avenue

Natick MA 01760

Ph: (508) 361-5077

---

February 28, 2017

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

**RE: Medway Greens  
176 Main Street  
Adaptive Use Overlay District (AUOD, Section 5.6.2))**

Dear Chairman Rodenhiser,

As requested, we are requesting waivers as part of the multi-family special permit application.

**Subsection 5.6.4 B. 1 of the Zoning Bylaw** requires that multifamily projects within the AUOD comply with the AUOD Site Development Standards (Section 504-4 in the AUOD Rules and Regulations). One of those standards (504-4 B) requires that an existing building must be restored or renovated to restore or enhance its architectural integrity. The existing building on the site is proposed for demolition. The proposed development use and site constraints require the removal of the existing structure on the site.

**Section 7.1.2 (Outdoor Lighting) of the Zoning Bylaw.** There is now a photometric plan. Section 7.1.2 E.1 of the Zoning Bylaw prohibits light trespass onto a street. The plan shows 0.1 foot-candles on both Main and Mechanic Streets. Ornamental lights are set at the end of the walkways and will shine a small amount of light over the sidewalk areas. If this waiver is denied we can remove them from site plan.

**Front Setback for the AR-II district is 35 feet.** We request a reduction to 15' in order to properly position the buildings on the property

Any further question, please do not hesitate to call our office.

Very Truly Yours;



Ronald Tiberi P.E.  
Project Manager

**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
 Complete 1 form for each waiver request

|   |  |
|---|--|
| <b>Project Name:</b>  | Medway Greens  |
| <b>Property Location:</b>   | 176 Main Street  |
| <b>Type of Project/Permit:</b>  | Multifamily Special Permit   |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | AUOD - section 504-4E  |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | Requirement to provide exterior Bicycle parking                      |
| <b>What aspect of the Regulation do you propose be waived?</b>  | waive requirement  |
| <b>What do you propose instead?</b>   | Bike parking anticipated within buildings                            |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | Reduces clutter and maintenance                                      |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | \$1,000  |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | Yes it would help provide clearer site lines and reduce site clutter |
| <b>What is the impact on the development if this waiver is denied?</b>  | None   |
| <b>What are the design alternatives to granting this waiver?</b>  | interior parking   |
| <b>Why is granting this waiver in the Town's best interest?</b>   | Less opportunity for theft   |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | None   |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | Increase in Green space areas  |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | \$200  |
| <b>Other Information?</b>   |  |
| <b>Waiver Request Prepared By:</b>  | Ronald Tiberi P.E.   |
| <b>Date:</b>  | 3/7/2017   |
| <b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>  |  |



# Medway Police Department

315 Village Street  
Medway, MA 02053

Phone: 508-533-3212  
Fax: 508-533-3216  
Emergency: 911

Allen M. Tingley  
Chief of Police

March 13, 2017

To: Susan Affleck-Childs  
Planning & Economic Development  
Coordinator

From: Jeffrey W. Watson  
Sergeant/Safety Officer  
Medway Police Department

Ref: Medway Greens 176 Main St. Medway

---

I have looked at the Proposed Emergency Vehicle Access Plan for Medway Greens, 176 Main Street dated December 18, 2016.

I do not see any safety issues with the proposed plans. The issue would be the possibility of the proposed Route 109 modification of having street parking in front of the site. This parking looks like it would diminish the site line when pulling out of Mechanic St.

Susan Affleck-Childs

---

**From:** David Damico  
**Sent:** Thursday, March 16, 2017 3:06 PM  
**To:** Susan Affleck-Childs  
**Subject:** Medway Green Comments  
**Attachments:** Pages from Medway Green REVISED PLAN - 1-23-17.pdf - Adobe Acrobat Pro.pdf

Susy,

Attached is the utility sheet for the project. I added some comments to it. In addition, these are other comments:

- Water:
- Eire boxes instead of buffalo boxes
  - Stainless steel rods instead of steel rods
  - We don't use saddles on our service taps
  - Under typical house service connection it says town of North Attleboro
  - The 8" water main in my opinion is that 2 of the 45 degree elbows should be removed
  - There is a mandatory water ban from May 1<sup>st</sup>-Sept. 30<sup>th</sup> so they will not be allowed to use town water for irrigation.
  - An inline valve is needed on the oak street feed to isolate the complex if needed

- Sewer:
- On sewer manholes they must be 26" covers and it says a minimum of 2 courses of brick, it needs to say with a maximum of 5 courses

- Stormwater:
- Essentially comply with our by-law for both during and post construction conditions.
  - Will need an O&M plan.
  - Provide proper access to the Cultecs for cleaning as needed. No special equipment should be required for cleaning.

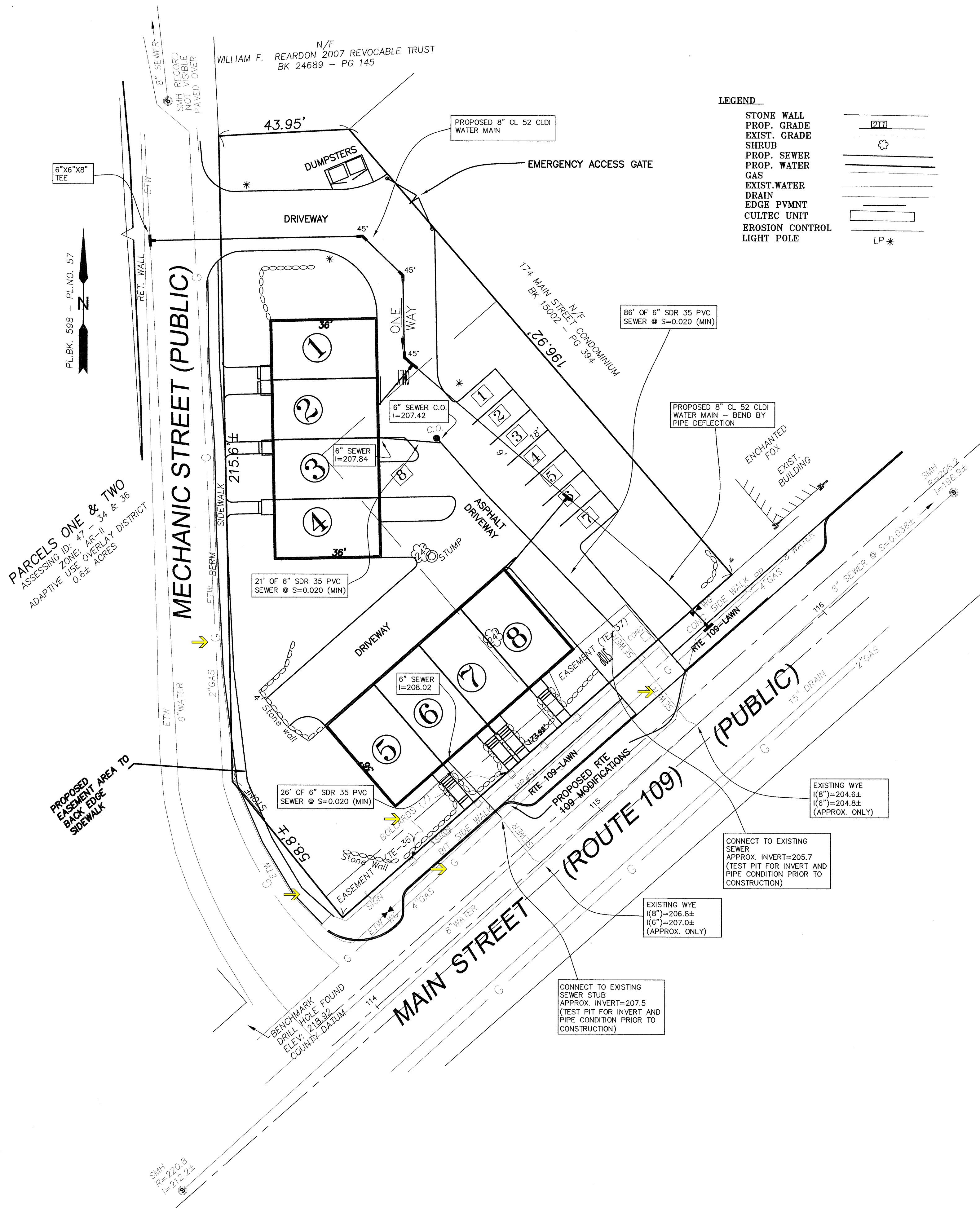
Thanks,

Dave  
DPS Director  
Check us out on-line at [www.townofmedway.org](http://www.townofmedway.org)

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LEGEND

- STONE WALL
- PROP. GRADE
- EXIST. GRADE
- SHRUB
- PROP. SEWER
- PROP. WATER
- GAS
- EXIST. WATER
- DRAIN
- EDGE PVMNT
- CULTEC UNIT
- EROSION CONTROL
- LIGHT POLE

GENERAL SITE NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 [(888)DIG-SAFE].

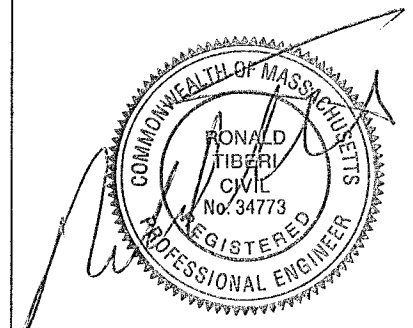
THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

APPROVED BY PLANNING BOARD

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



REVISIONS

| No. | DATE      | DESCRIPTION                |
|-----|-----------|----------------------------|
| 1.  | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |

PROPOSED  
SITE UTILITIES  
IN  
MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

PREPARED BY: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

DATE: DEC. 18, 2016



January 9, 2017  
(revised February 23, 2017)  
(revised March 14, 2017)

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

**Re: Medway Greens  
Multifamily Housing Special Permit Review  
176-178 Main Street  
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The Project includes construction of two four-unit townhouse style structures and appurtenant infrastructure and is situated on existing partially developed land at 176-178 Main Street at the corner of Main Street and Mechanic Street.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Medway Greens, 176 Main Street, Medway, Massachusetts", dated December 18, 2016, prepared by Ronald Tiberi, P.E. (RT).
- A permit application (Application Forms) titled "Multifamily Housing Special Permit Application", dated December 15, 2016, prepared by RT.
- A description (Projection Description) titled "Project Description" prepared by RT.
- A stormwater management report (Stormwater Report) titled "Stormwater Report" prepared by RT.

The Plans, Stormwater Report and accompanying materials were reviewed for conformance with the Town of Medway Planning Board Rules and Regulations for the Submission and Review of Site Plans (Chapter 200), MA DEP Stormwater Management Standards (Revised January 2008), Town of Medway Water/Sewer Rules and Regulations and good engineering practice. The following is a list of comments generated during the review of the design documents. Reference to applicable regulation requirements is given in parentheses following each comment.

#### TT 2/23/17 Update

RT 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 revised set of plans (Plans) titled "Comprehensive Permit Plan Known as Country Estates of Medfield, MA", dated December 18, 2016, revised January 23, 2017 prepared by RT.
- A stormwater management report (Stormwater Report) titled "Medway Greens Drainage Report, 176 Main Street" dated January 31 2017, prepared by RT.

The revised Plans were reviewed against our previous comment letter (January 9, 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.



### TT 3/14/17 Update

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

- A Response to Comments letter dated March 8, 2017 by RT.
- A revised set of plans (Plans) titled "Comprehensive Permit Plan Known as Country Estates of Medfield, MA", dated December 18, 2016, revised March 7, 2017 prepared by RT.
- Revised HydroCAD analysis dated March 1, 2017 by Borderland Engineering, Inc. (BEI).

The revised Plans and supporting documentation were reviewed against our previous comment letter (February 23, 2017), comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

### **Conformance with Planning Board Rules and Regulations for Submission and Review of Site Plans (Chapter 200):**

In our opinion, the information provided does not meet the Standards for Site Plan Preparation as clearly listed under Section 204-4 and 204-5 of the Town of Medway Site Plan Review regulations, making it impossible to provide a complete and thorough review at this time. We recommend the applicant review the regulations to ensure all required information is provided and resubmit to the PEDB so a more complete and thorough review can be provided.

In the interest of clarifying expectations, the comments provided below identify specific required information that has not been provided. This list does not constitute all items required as it is the applicant's responsibility to supply this information in full or otherwise request a waiver from the PEDB.

Please note, existing conditions information suggests the Project property extends into the current Mechanic Street travelled way which is an issue that should be clarified before any substantive review is completed.

#### **Section 204-4**

- 1) Given the apparent trespass occurring on the subject property we request an existing conditions plan be prepared and stamped by a Massachusetts licensed registered land surveyor. The existing conditions plan should provide all metes and bounds descriptions, reference the NAVD88 vertical datum and include all record easements or other critical site information. This information is required from a licensed land surveyor to meet the "qualified professionals" standard under 204-4A.
  - TT 2/23/2017 Update: The applicant has provided an existing conditions plan stamped by a professional surveyor. This plan shows the subject property extending into the paved area of Mechanic Street in the southwest corner of the property. The applicant has shown an area on Sheet S-3 proposed as an easement. However, the applicant shall provide dimensioning and/or metes and bounds of this area for clarity. Metes and bounds should also be shown for the entirety of the property boundary as well.
    - RT 3/8/17 Response: Subject area has been shaded on plans – Actual metes and bounds will be produced as part of as-built for easement for granting to Town of Medway.
    - TT 3/14/17 Update: We recommend the board condition this item in the final decision.
- 2) The plans do not include PEDB endorsement/signature block.
  - TT 2/23/2017 Update: This item has been addressed to our satisfaction.

#### **Section 204-5**

- 3) Cover Sheet - Cover Sheet does not include map and parcel number, list of requested waivers or PEDB signature block. (Ch. 200 §204-5.A)

- TT 2/23/2017 Update: The above-mentioned items have been included on the cover sheet. However, the revised plan set includes what appears to be two cover sheets. We recommend the applicant consolidate the sheets into one to reduce overall size of the plan set.
  - RT 3/8/17 Response: Sheets have been combined as requested.
    - TT 3/14/17 Update: This item has been addressed to our satisfaction.
- 4) Site Context Sheet – Not provided
  - TT 2/23/2017 Update: This item has been addressed to our satisfaction.
- 5) Existing Conditions Sheet – Existing Conditions Sheet implies site extends into presumed public way, does not include landscape inventory, does not clearly show all existing site utilities.
  - TT 2/23/2017 Update: See comment at 1 regarding extension of site into public way. The applicant has requested a waiver from the requirement to provide existing landscape inventory. We do not oppose this request due to the existing condition of the site. Site utilities have been included on the plan.
- 6) Proposed Site Plan – The Site Plan is generally unreadable and does not provide specific information listed in the standards such as curb radii, curb type or other readable information to allow for a clear review. We recommend the applicant provide a proposed Layout and Materials plan detailing proposed surface finishes and their specific limits and locations
  - TT 2/23/2017 Update: The applicant has provided a clearly organized Site Plan. This item has been addressed to our satisfaction.
- 7) Site Grading Plan – A Site Grading Plan is not provided. Grading information is included on the Site Plan but lacks readability and detail necessary to conduct a thorough review. We recommend the applicant provide a Grading and Drainage Plan clearly depicting existing and proposed grades and all existing and proposed drainage-related infrastructure.
  - TT 2/23/2017 Update: The applicant has provided a clearly organized Grading Plan. This item has been addressed to our satisfaction.
- 8) Drainage and Erosion Plan – A Drainage and Erosion Plan is not provided. Some erosion control measures are shown on the Site Plan but lacks the readability and detail to conduct a thorough review. We recommend the applicant include all proposed drainage improvements on the Grading and Drainage Plan and show all proposed erosion control measures and demolition on the Existing Conditions Plan.
  - TT 2/23/2017 Update: The applicant has provided a clearly organized Drainage and Erosion Plan. This item has been addressed to our satisfaction.
- 9) Site Utilities Plan – A Site Utilities Plan is not provided. Partial site utility information is included on the Site Plan but lacks readability and detail necessary to conduct a thorough review. We recommend the applicant provide a Site Utilities Plan showing existing and proposed water, sewer, electric and telecommunications information and referencing relevant details.
  - TT 2/23/2017 Update: The applicant has provided a clearly organized Site Utilities Plan. This item has been addressed to our satisfaction.
- 10) Landscape Architectural Plan – Generally meets requirements.
  - TT 2/23/2017 Update: No further comment required, this item has been addressed to our satisfaction.
- 11) Architectural Plan – Generally meets requirements.

- TT 2/23/2017 Update: No further comment required, this item has been addressed to our satisfaction.
- 12) Color Renderings – Not provided.
- TT 2/23/2017 Update: The applicant has provided color renderings of the Project. This item has been addressed to our satisfaction.
- 13) Lighting Plan – Not provided.
- TT 2/23/2017 Update: The applicant has provided a Lighting Plan for the Project. However, light levels exceed the 0.01 foot-candle threshold at the property line at several locations.
    - RT 3/8/17 Response: Lighting supplier has provided an aftermarket screening of lamps and revised light levels will meet 0.0 foot candle thresholds at property line as required.
  - TT 3/14/17 Update: This item has been addressed to our satisfaction.
- 14) Emergency Access Plan – Although not specifically listed, a plan showing site circulation of emergency vehicles is typically required for review by the Fire Department.
- TT 2/23/2017 Update: The applicant has not provided an Emergency Access Plan. The Fire Chief has reviewed the Plans and has confirmed that the site meets applicable codes with regard to access. However, we recommend the applicant conduct a truck turn analysis based on Medway's fire apparatus sizing to confirm circulation through the site can be achieved due to the tight design.
    - RT 3/8/17 Response: Based on vehicle information provided by Chief Lynch a fire truck site circulation plan has been provided and the rear gate has also been removed to ease circulation from abutter.
    - TT 3/14/17 Update: A fire truck circulation has been provided. However, the overhang of the truck as shown on the plan clips the proposed light pole at the northwestern entrance as well as the proposed dumpster. We recommend modifying layout to ensure fire truck access is achievable without damage to the property and the board condition this item in the final decision.

**The following items were found to be not in conformance with the MA DEP Storm Water Management Standards, town stormwater standards or requiring additional information as it relates to site drainage facilities:**

As stated in Item 7 above, the proposed drainage system is lacking detailed information to conduct a thorough review of the Project's stormwater impacts. We recommend the applicant create a Grading and Drainage Plan clearly differentiating between existing and proposed grading and drainage at the site. The applicant is directed to Ch. 200 §205-4 Drainage and Stormwater Management which lists minimum performance standards that must be met and required materials to ensure all applicable guidelines have been met regarding stormwater runoff mitigation.

- 15) The information provided does not adequately address compliance with stormwater standards. The analysis is poorly formatted and hard to follow making a thorough review difficult. In addition, test pits indicate the presence of "B" soil types but analysis applies infiltration rates for subsurface infiltration chambers typical of "A" soils, no information has been provided showing compliance with water quality requirements as water quality BMP's are not shown on the plan. These items should be addressed prior to resubmission.
- TT 2/23/2017 Update: The applicant has clarified soil types within the site as predominantly "A" type soils, 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:**

- 16) TT recommends the applicant provide proposed plans in grayscale as the colored linework provided is difficult to read/review. Furthermore, a set of site plans should be provided including but not limited to Existing Conditions and Erosion Control Plan, Layout Plan, Grading and Drainage Plan, Utility Plan and Details Plan(s).
  - TT 2/23/2017 Update: This item has been addressed to our satisfaction.
- 17) The eastern edge of Unit 8 is directly coincident with the edge of entry into the property from Main Street. TT recommends placing a curb line or bollards to protect the dwelling from potential contact with vehicular traffic or snow plows.
  - TT 2/23/2017 Update: This item has been addressed to our satisfaction.
- 18) A detail of the proposed stone walls on site has not been provided. Walls are proposed nearly coincident with proposed erosion controls along the Main Street property boundary. We question whether the proposed erosion control can be maintained in that area during construction to mitigate any potential washout of site soils onto Main Street during storm events.
  - TT 2/23/2017 Update: This item has been addressed to our satisfaction.
- 19) It is unclear if the applicant proposes to make a connection to the adjacent lot at the northeast portion of the property. It appears the edge of pavement does not close in this area or may be screened by the erosion control line. Additionally, nearby dumpsters do not appear to have sufficient loading access for trash vehicles.
  - TT 2/23/2017 Update: The applicant is proposing a gate and vinyl fence for screening against abutting properties. Furthermore, it appears the applicant is proposing to place dumpsters on asphalt surface. We recommend a concrete pad to prevent potential asphalt settlement at the dumpster location.
    - RT 3/8/17 Response: A concrete dumpster pad and enclosure detail has been provided on Sheets L1, pad shall consist of 6" min. 3,500 psi concrete with 6x6 wire mesh on 12" compacted stone base.
    - TT 3/14/17 Update: Detail of the enclosure has been provided but does not show the above-mentioned design specifications. We recommend adding these specifications to the detail on the plan set for continuity during construction and the board condition this item in the final decision.

**The following is a list of additional items based on review of the revised documentation:**

- 20) The applicant states the use of porous pavement in the Stormwater Report. However, it is not clear on the plans where the porous pavement is to be used and no detail has been provided.
  - RT 3/8/17 Response: Project & drainage is based upon impervious asphalt.
  - TT 3/14/17 Update: This item has been addressed to our satisfaction.
- 21) The proposed rain garden requires pre-treatment of runoff prior to discharge to the BMP. Based on the design, it appears the applicant is proposing to use a gravel diaphragm and vegetated filter strip as pre-treatment prior to discharge to the rain garden. However, the proposed filter strip does not meet minimum length as required by the Stormwater Handbook.

- RT 3/8/17 Response: A revised rain garden/bioretention area has been expanded to incorporate pretreatment, see sheet S-4, and attached drainage revisions.
  - TT 3/14/17 Update: This item has been addressed to our satisfaction.
- 22) The applicant takes TSS removal credit for use of a grassed channel. However, per the Stormwater Handbook grassed channels must be long enough to achieve a 9-minute residence time within the channel.
  - RT 3/8/17 Response: Revised rain garden/bioretention area has been expanded to incorporate pretreatment.
    - TT 3/14/17 Update: This item has been addressed to our satisfaction.
- 23) It is unclear why catch basin, drain manhole and bollard details are included in the plan set. It does not appear these are proposed for this project. We recommend the applicant include only construction details that are proposed for the Project for clarity.
  - RT 3/8/17 Response: Details have been removed.
    - TT 3/14/17 Update: This item has been addressed to our satisfaction.
- 24) Proposed signage has not been shown on the Plans.
  - RT 3/8/17 Response: No response provided.
    - TT 3/14/17 Update: Signage not shown on plans. We recommend the board condition this item in the final decision.

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.

Very truly yours,



Sean P. Reardon, P.E.  
Vice President



Steven M. Bouley, EIT  
Senior Project Engineer

P:\21583\143-21583-17002 (MEDWAY GREENS SITE REVIEW)\DOCS\REVIEWLTR\_MEDWAY GREENS 03\_2017-03-14.DOCX

Susan Affleck-Childs

**From:** David Damico  
**Sent:** Friday, March 17, 2017 8:49 AM  
**To:** Susan Affleck-Childs  
**Subject:** RE: Medway Green Comments

Susy,

Water and sewer capacity are fine to provide service to this development.

On the plan, I made a comment that granite curbing will be run by the State for the first 20 ft. Given the pocket park across the street and a new RT 109, I would like to see granite curb finished to their driveway. It would be an excellent finished look for them. Sidewalk should be cement concrete to also match what is being installed. They could go cement curb and cement deck if you feel that you can't push them, but it's not going to be as good.

Thanks,

Dave  
DPS Director  
Check us out on-line at [www.townofmedway.org](http://www.townofmedway.org)

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**From:** Susan Affleck-Childs  
**Sent:** Thursday, March 16, 2017 3:25 PM  
**To:** David Damico  
**Subject:** RE: Medway Green Comments

Dave,

I also need from you, as a separate email, a communication to indicate that the Town's water and sewer lines which run on both Main and Mechanic Streets adjacent to this site have sufficient capacity to accommodate the increased load generated by 8 dwelling units.

Plus, are you OK with them using asphalt berm to run approximately 275 linear feet along the east side of Mechanic Street (along with a sidewalk)? Or do you want something else?

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](mailto:sachilds@townofmedway.org)

Town of Medway – *A Massachusetts Green Community*

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**From:** David Damico  
**Sent:** Thursday, March 16, 2017 3:06 PM  
**To:** Susan Affleck-Childs  
**Subject:** Medway Green Comments

Susy,

Attached is the utility sheet for the project. I added some comments to it. In addition, these are other comments:

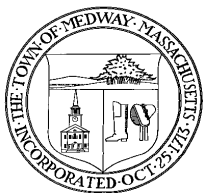
- Water:
- Eire boxes instead of buffalo boxes
  - Stainless steel rods instead of steel rods
  - We don't use saddles on our service taps
  - Under typical house service connection it says town of North Attleboro
  - The 8" water main in my opinion is that 2 of the 45 degree elbows should be removed
  - There is a mandatory water ban from May 1<sup>st</sup>-Sept. 30<sup>th</sup> so they will not be allowed to use town water for irrigation.
  - An inline valve is needed on the oak street feed to isolate the complex if needed
- Sewer:
- On sewer manholes they must be 26" covers and it says a minimum of 2 courses of brick, it needs to say with a maximum of 5 courses
- Stormwater:
- Essentially comply with our by-law for both during and post construction conditions.
  - Will need an O&M plan.
  - Provide proper access to the Cultecs for cleaning as needed. No special equipment should be required for cleaning.

Thanks,

Dave  
DPS Director  
Check us out on-line at [www.townofmedway.org](http://www.townofmedway.org)

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**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*

REVISED DRAFT – March 17, 2017

**MULTIFAMILY HOUSING SPECIAL PERMIT  
and SITE PLAN DECISION**  
**176 Medway LLC for Medway Greens – 176-178 Main Street**  
**APPROVED with Waivers and Conditions**

**Decision Date:** \_\_\_\_\_

**Name/Address of Applicant:** 176 Main Street Realty Trust  
57 Draper Road  
Dover, MA 02030

**Name/Address of Property Owner:** 176 Main Street Realty Trust  
57 Draper Road  
Dover, MA 02030

**Engineer:** Ronald Tiberi, P.E.  
9 Mass Avenue  
Natick, MA 01760

**Site Plan:** *Medway Greens*  
Dated December 18, 2016, last revised March 7, 2017

**Location:** 176-178 Main Street

**Assessors' Reference:** 47-34 and 47-36

**Zoning District:** Village Residential  
Multifamily Housing Overlay District  
Adaptive Use Overlay District



**I. PROJECT DESCRIPTION** – The applicant proposes to develop an 8 unit, townhouse condominium development on two parcels of land at the northeast corner of Main and Mechanic Streets (176 and 178 Main Street) in the Village Residential zoning district. The .66 acre site (Medway Assessors Map 47, Parcels 34 and 36) is currently owned by Joshua Grant of Medway, MA. The site consists of one vacant parcel (178 Main Street) and a second parcel (176 Main Street) which has been used primarily for commercial purposes and presently includes an unoccupied, 2,076 sq. ft. building.

The proposed condominium development will include two, 4-unit, 2½ story townhouse buildings, each with a 2,880 sq. ft. footprint. Each townhouse dwelling unit will have three bedrooms. One affordable dwelling unit will be included. One building with four townhouses will front onto Main Street; the other building with four townhouses will front onto Mechanic Street. Primary access/egress to and from the site will be provided from Main Street with a secondary egress on Mechanic Street. A total of 16 parking spaces will be provided. The existing structure at 176 Main Street will be demolished. Stormwater management facilities will be installed on site as will landscaping, an open space area and sidewalks along the Main and Mechanic Street frontages.

The use requires a multifamily housing special permit along with site plan review and approval.

**II. VOTE OF THE BOARD** – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board, on \_\_\_\_\_, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, **voted to GRANT with CONDITIONS a multifamily housing special permit and to APPROVE with WAIVERS and CONDITIONS** as specified herein, a site plan for the construction of an eight unit, townhouse condominium development on the property at 176 and 178 Main Street as shown on the plan titled *Medway Greens*, dated December 18, 2016, last revised March 8, 2017 to be further revised as specified herein before endorsement and recording.

The vote was approved by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

**Planning & Economic Development Board Member**

**Vote**

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

**III. PROCEDURAL HISTORY**

- A. December 15, 2016 – Special permit and site plan applications and associated materials filed with the Medway Planning & Economic Development Board and the Medway Town Clerk
- B. December 20, 2016 – Public hearing notice filed with the Town Clerk and posted at the Town of Medway web site.

- C. December 21, 2016 – Site plan information distributed to Town boards, committees and departments for review and comment.
- D. December 28, 2016 - Public hearing notice mailed to abutters by certified sent mail.
- E. December 27, 2016 and January 2, 2017 - Public hearing notice advertised in *Milford Daily News*.
- F. January 10, 2017 - Public hearing commenced. The public hearing was continued to February 28, March 14 and March 21, 2017 when the hearing was closed and a decision rendered.

#### **IV. INDEX OF SITE PLAN DOCUMENTS**

- A. The special permit application for the proposed Medway Greens condominium development included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed:
  - 1. Multifamily Housing Special Permit application dated December 15, 2016 with Project Description and certified abutters' list.
  - 2. *Medway Greens Site Plan*, dated December 18, 2016 prepared by Ronald Tiberi, P.E., Natick MA.
  - 3. *Drainage Report for Medway Greens, 176 Main Street*, undated, compiled by Ron Tiberi, P.E. of Natick, MA with Borderland Engineering of Randolph, MA
  - 4. *Medway Green Building Elevations and Floor Plans* dated July 2, 2016, revised October 17, 2016 by SFG Studios of Somerville, MA.
  - 5. *Landscape Plan* dated December 15, 2016 by Hammer & Walsh Design, Inc. of Boston, MA.
- B. During the course of the review, revised plans and a variety of other materials were submitted to the Board by the applicant and its representatives:
  - 1. *Medway Greens Site Plan*, revised January 23, 2017 prepared by Ronald Tiberi, P.E., Natick MA.
  - 2. *Medway Greens Site Plan*, revised March 8, 2017 prepared by Ronald Tiberi, P.E., Natick MA.
  - 3. *Landscape Plan* updated February 1, 2017 by Hammer & Walsh Design, Inc. of Boston, MA.
  - 4. *Landscape Plan* updated March 6, 2017 by Hammer & Walsh Design, Inc. of Boston, MA.
  - 5. *Medway Green Town Home Renderings* dated December 20, 2016 by SFG Studios of Somerville, MA and KWH Design of Boston, MA.
  - 6. *Drainage Report for Medway Greens, 176 Main Street*, updated January 31, 2017 compiled by Ron Tiberi, P.E. of Natick, MA with Borderland Engineering, Randolph, MA.
  - 7. *Drainage Report for Medway Greens, 176 Main Street*, updated March 1, 2017 compiled by Ron Tiberi, P.E. of Natick, MA with Borderland Engineering of Randolph, MA.

8. Purchase and Sale Agreement dated May 9, 2016 between property owner/seller Joshua Grant and applicant/buyer 176 Main Street LLC.
9. Documentation of establishment of 176 Main Street LLC
10. Requests for Waivers of the *Medway Site Plan Rules and Regulations*, prepared by Ron Tiberi, dated February 28, 2017 and March 7, 2017.
11. Letter from Attorney David Lebwith dated January 30, 2017 re: whether there is an easement across the subject property to the benefit of the owner of 174A Main Street.
12. Letter from Ron Tiberi, P.E. dated March 8, 2017 regarding the amount of open space on the site.
13. Letter from Ron Tiberi, P.E. dated March 8, 2017 in response to review letters from Tetra Tech, PGC Associates and the Design Review Committee.
14. Letter from John Kelly, owner of 176-178 Main Street and Paul Chelman, owner of 174A Main Street

C. Other Documentation

1. Mullins Rule Certification dated [REDACTED] for Andy Rodenhiser for the February 28, 2017 public hearing.
2. Design Review Committee comment memorandum dated February 28, 2017
3. Review memorandum dated February 21, 2017 from Fire Chief Jeff Lynch
4. Email plan review comments from Medway DPS Director David D'Amico dated March 16, 2017.
5. Comment letter dated March 13, 2017 from Medway Police Sergeant Jeff Watson.
6. Email communication dated March 17, 2017 from Medway DPS Director David D'Amico regarding the Town's capacity to handle additional sewer/water demands and type of curbing and sidewalk for east side of Mechanic Street.

V. **TESTIMONY** - In addition to the site plan application materials as submitted and provided during the course of our review, the Planning and Economic Development Board heard and received verbal or written testimony from:

- Sean Reardon, P.E. of Tetra Tech, Inc., the Town's Consulting Engineer – Site plan review letters dated January 9, 2017, February 23, 2017 and March 14, 2017 and commentary provided throughout the public hearing process.
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Site plan review letters dated January 5, 2017 and February 21, 2017 and commentary provided throughout the public hearing process.
- Ronald Tiberi, P.E. engineer for the applicant
- John Kelly, applicant
- Letter and documentation provided on February 24, 2017 by Paul Chelman, owner of 174A Main Street
- Martha Whyte, 5 Mechanic Street
- Steve Wettengel, 182 Main Street
- Mackenzie Leahy, Community and Economic Development office Administrative Assistant

- Steven Houde, 184 Main Street
- Vladmir Atryzek, 179 Main Street
- Ivan Szilassy, 181 Main Street

## VI. FINDINGS

The Planning and Economic Development Board, at its meeting on \_\_\_\_\_ on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, voted to approve the following **FINDINGS** regarding the site plan and special permit application for Medway Green at 176-178 Main Street. The motion was approved by a vote of \_\_\_ in favor and \_\_\_\_ opposed.

**MULTIFAMILY HOUSING SPECIAL PERMIT** - The Board makes the following findings in relation to this application's compliance with Section 5.6.4 Multifamily Housing of the Medway Zoning Bylaw.

- 1) The subject properties, located at 176-178 Main Street, are located within the Multifamily Housing Overlay District. The site has more than 50' of frontage on Main Street and complies with the Zoning Bylaw requirement for a minimum of 50 feet of frontage on an existing street located within the Multifamily Housing Overlay District.
- 2) Main Street and Mechanic Street have sufficient capacity to accommodate the additional traffic flow to be generated by eight additional housing units in the subject development.
- 3) Combined, the two parcels comprise .6 acres (26,136 sq. ft.) which meets the required minimum area of 22,500 sq. ft.
- 4) As authorized by Section 5.6.4. C. 1. of the Zoning Bylaw, the Board hereby adjusts the front setback from the standard minimum of 20' in the Village Residential district to 15' on Main and Mechanic Streets. This adjustment will result in a more favorable design for the development, allow for the property placement of the buildings on the site, and is in keeping with the closeness of the adjacent buildings to Main Street.
- 5) The proposed height of 33' for the Main Street building and 31' for the Mechanic Street building complies with the maximum allowed height of 40'.
- 6) The maximum density for multifamily housing projects is 12 units/acre before any density bonus. With its size of .6 acres, the site is eligible for 7.2 dwelling units. The development does not include rehabilitation of a 75 year old building nor are 25% of the units to be affordable, so it does not qualify for any of the density bonuses offered in Section 5.6.4. However, the Affordable Housing requirements of Section 8.6 of the Zoning Bylaw also apply to this development. Section 8.6 requires 10% of the housing units to be affordable and provides for a market rate unit density bonus equal to half of the number of affordable units with all fractions rounded up. In this project, the 10% requirement results in the need for .7 affordable unit which in turn, allows for a .35 market rate unit bonus. Section 8.6 provides that all fractions are rounded up. The result is a requirement

- for 1 affordable housing unit and a density bonus of 1 market rate units so a total of 8 units is allowed.
- 7) 24% percent of the site (6,380 sq. ft.) is open space or yard area which meets the minimum required amount of 15%.
  - 8) With 16 parking spaces shown, the project meets the requirements for 1.5 off-street parking spaces per unit plus .5 off-street parking spaces for visitor parking for every 2 dwelling units.
  - 9) Town water and sewer service is presently available in both Main Street and Mechanic Street adjacent to the subject property and the Medway DPS Director has verified that the systems have the capacity to accommodate the development's eight townhouse dwelling units.
  - 10) The Multifamily Housing section of the Zoning Bylaw (Section 5.6.4) was first adopted by the Town in 2015 to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, and to increase the number of affordable housing units in Medway. This development will include eight townhouse style dwelling units which are not common in Medway, thus providing a greater variety and type of housing stock. One affordable housing unit will be provided. The location is within easy walking distance to the Medway Mill complex and Choate Park.
  - 11) The 2009 Medway Master Plan encourages the provision of a diversity of housing options for households of all incomes and backgrounds. The amendment of the Zoning Bylaw in 2015 to add Section 5.6.4 Multifamily Housing under which this development is proposed is a direct response to the Master Plan housing goal #4 to provide needed changes to the Zoning Bylaw. The 2016 Medway Housing Production plan promotes the use of Zoning Bylaw provisions for the development of multifamily housing in appropriate locations. Medway Greens is an outstanding example of a modest scale multifamily housing development being constructed on an infill lot.
  - 12) The proposed location for Medway Greens is within the Village Residential District and the multifamily use is allowed by special permit under Section 5.6.4 of the Zoning Bylaw. The site is nearby other multifamily buildings/developments (4 condominiums at 3 Mechanic Street and 12 apartments at 14 and 16 Mechanic Street). The Board finds that this development is appropriately located, is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

***SITE PLAN RULES AND REGULATIONS FINDINGS*** – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Site Plan Rules and Regulations*, unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

- 13) Has internal circulation, queuing and egress been designed such that traffic safety is protected, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is minimized?

*The circulation has been designed to provide access points on both Main and Mechanic Streets, so no minor streets are impacted. The parking spaces are all internal to the site so no backing onto a public way is required. The Fire Chief and the Town's Consulting Engineer have reviewed the plans and have determined that the internal circulation is adequate.*

- 14) Does the site plan show designs that minimize any departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places?

*The design of the site and buildings have been reviewed by the Design Review Committee and are in line with the Town's Design Review Guidelines. The setbacks of the buildings are comparable to others in the area and the materials and scale are appropriate for the site.*

- 15) Is reasonable use made of building location, grading and vegetation to reduce the visible intrusion of structures, parking areas, outside storage or other outdoor service areas (e.g. waste removal) from public views or from (nearby) premises residentially used and zoned.

*The proposed buildings are located close to both Main and Mechanic Streets with a landscaped area at the corner and a landscaped area on the east side of the Main Street entrance. Therefore, the parking areas, stormwater management area and dumpster are located on the interior of the site and are mostly screened from the public way and the residential uses across the streets. The property to the east is a commercial site which will share an access driveway on Mechanic Street.*

- 16) Is adequate access to each structure for fire and service equipment provided?

*Each structure on the site is easily accessed from either Main Street or Mechanic Street or from the interior of the site which can be accessed from either Main or Mechanic Street. The Fire Chief has reviewed the plans and determined that there is adequate access for fire and emergency service equipment.*

- 17) Will the design and construction minimize, to the extent reasonably possible, the following environmental impacts?

- a) the volume of cut and fill;
- b) the number of trees to be removed with particular care taken with mature trees and root systems;
- c) the visual prominence of man-made elements not necessary for safety;
- d) the removal of existing stone walls;
- e) the visibility of building sites from existing streets;
- f) the impacts on waterways and environmental resource areas;
- g) soil pollution and erosion;
- h) noise.

*The site will require a minimum of cuts and fills. The few existing trees on the site will be removed but many more trees will be planted as part of the landscape plan. The existing building on the site will be removed but it is not particularly visually prominent. There are no existing stone walls but new stone walls will be constructed along Main Street as part of the project. The visibility of the building site from existing streets will be prominent due to the small size of the site and the location of the buildings close to the streets. Review by the Town's Consulting Engineer has determined that the impacts on waterways and environmental*

*resource areas will be minimized in accordance with local and state regulations. As conditioned, soil erosion and pollution will be minimized. While noise is a product of any construction project, its impact will be minimized with limits on the hours of operation (See Condition # \_\_).*

- 18) Is pedestrian and vehicular safety both on the site and egressing from it maximized?  
*The site has been designed with entrances on both Mechanic and Main Streets. The Mechanic Street entrance is 20' wide, which meets the minimum required by the Fire Chief, while the Main Street entrance is 22' wide. Both have adequate sight distances. There will be a sidewalk on the Main Street side as part of the Route 109 reconstruction and the applicant will construct a sidewalk along the Mechanic Street frontage. The plans have been reviewed for pedestrian and vehicular safety by the Fire Chief and the Town's Consulting Engineer and found to be adequate.*
- 19) Does the design and will the construction incorporate, to the maximum extent possible, the visual prominence of natural and historic features of the site?  
*While the site has no natural or historic visually prominent features within it, its location is visually prominent at the corner of Main and Mechanic Streets. The site plan takes maximum advantage of this feature location by locating and integrating the two sets of 4 townhouses, designed in accordance with the Town's Design Guidelines, along each of the streets with a landscaped area that functions as a pocket park on the corner.*
- 20) Does the lighting of structures and parking area avoid glare on adjoining properties and minimize light pollution within the town?  
*The lighting plan has been adjusted from the original to ensure that there is no glare outside the property boundaries.*
- 21) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.  
*The limit of work will encompass the entire site. Given the size and location of the site, this is reasonable. The primary environmental concern is stormwater runoff, and the site meets state and local stormwater management regulations as determined by the Town's Consulting engineer. The buildings will be serviced by Town water and sewer. Any other environmental impacts will be less than would be expected from 8 single family houses on individual lots.*

**ADAPTIVE USE OVERLAY DISTRICT SITE STANDARDS** – Section 5.6.4.B.1 of the Zoning Bylaw requires that multifamily housing developments that are located within the boundaries of Medway's Adaptive Use Overlay District (AUOD) also meet the Adaptive Use Site Development Standards which are articulated in Section 504-4 of the *AUOD Rules and Regulations*. The properties located at 176-178 Main Street are located within the AUOD. The Board makes the following findings in relation to this application's compliance with the AUOD Site Development Standards.

- 22) Standard (504-4 B) provides that an existing building must be restored or renovated to maintain, restore or enhance its architectural integrity. *Construction of a new building on the premises is permitted provided that it is designed to be compatible with other building(s) on the lot and maintain the overall residential character of the Adaptive Use Overlay District. The existing building on the site is a commercial building and is not suited for renovation to residential use. It is proposed for demolition. Instead, 8 townhouse dwelling units are planned. The Design Review Committee has reviewed the proposal and has determined that the architecture complies with the Town's Design Review Guidelines. The applicant has requested a waiver from this standard. The PEDB finds that the proposed Medway Greens development will be a significant enhancement to this long-standing vacant property and that it is in the long-term best interest of the Town to have this site redeveloped.*
- 23) Standard 504-4 C specifies that parking be located to the side or rear of the building and that the parking be screened from the public way. *All parking for Medway Greens is located behind the two buildings and is well screened from Main and Mechanic Streets. The Design Review Committee has recommended a fuller landscaping installation at the southeast corner of the site and the plan will be revised accordingly. See Condition # \_\_\_\_.* This will provide additional screening of the parking area from motorists and pedestrians travelling on Main Street.
- 24) Standard 504-C indicates that parking areas shall include provisions for current or future shared and/or linked parking with adjacent properties when such linking can be accomplished without significant degradation of the character of the neighborhood. *Paul Chelman, the adjacent property owner at 174A Main Street, and the applicant have reached an agreement to continue the long-standing practice of allowing the tenant and customers of 174A Main Street to use the existing unpaved road on 176-178 Main Street and the future driveway at all times.*
- 25) Standard 504-D specifies that lighting shall be of residential scale, architecturally compatible with the building, and shall be designed to ensure that no glare is produced on abutting properties or the public way. *The proposed lighting is appropriate for the residential use. The selection of lighting fixtures and light levels has been revised so as to not produce glare on abutting properties or the public way.*
- 26) Standard 504-E prohibits new curb cuts and expansion of existing curb unless the PEDB finds that such changes are necessary to ensure safe access. *The existing curb cuts on Main and Mechanic Street are being used but reduced in width so this complies with this standard.*
- 27) Standard 504-F provides that significant pedestrian and bicycle access (including bicycle parking) shall be provided. *There is an existing sidewalk on Main Street and the applicant will be installing a sidewalk along its Mechanic Street frontage. However, there is no provision for bicycle parking. The applicant has requested a waiver from this standard. As this development is 100% residential, there is no need to provide for bicycle parking for customers. Storage of personal bicycles for residents can be accomplished in the garage parking available for each unit.*



- 28) Standard 504-G specifies that a landscape plan is provided to maintain or enhance the residential character of the property and to provide screening for parking, loading and refuse storage facilities. *A landscaping plan is included in the plan set and will be revised to enhance the landscape treatment at the southeast corner of the property. Landscaping is also provided around the fenced dumpster area.*
- 29) Standard 504-I provides that at least two off-street parking spaces shall be provided for every residential unit in a building with one (1) or more residences. *The Medway Greens plan shows a total of 16 on-site parking spaces (8 garage spaces and 8 exterior spaces).*

**VII. WAIVERS** – At its \_\_\_\_\_ meeting, the Planning and Economic Development Board, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, voted to grant waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002, the Adaptive Use Overlay District Rules and Regulations*. The Planning and Economic Development Board's action and reasons for granting each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section. The motion was approved by a vote of \_\_\_ in favor and \_\_\_ opposed.

#### **SITE PLAN SUBMITTAL REQUIREMENTS/PLAN CONTENTS**

- 1) **Section 204-5 C. 3. Existing Landscape Inventory** - An *Existing Landscape Inventory* shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. This inventory shall include a “mapped” overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one (1) foot or greater at four (4) feet above grade.

*The applicant has requested a waiver from this requirement and proposes that the Board consider the Existing Conditions Sheet in the site plan set instead. There are minimal landscape features on the site and the majority of the trees will be removed as part of the site's development. There is no value in preparing an inventory of the existing landscape given the site's existing conditions. Therefore, the Board APPROVES this waiver request.*

#### **SITE PLAN DEVELOPMENT STANDARDS**

- 2) **Section 205-3. B. Internal Site Driveways, 6.** – The perimeter of the driveway shall be bounded with vertical granite curb or similar type of edge treatment.

*The applicant has requested a waiver from this requirement and proposes the use the existing concrete curb cut at the Main Street entrance. On the Mechanic Street side, approximately 275 linear feet of sidewalk is to be installed and the applicant has proposed the use of asphalt berm along the Mechanic Street sidewalk. They also propose to not install any curbing along the edges of the parking area at the interior of the site. This will reduce the need for grading and will promote better drainage patterns. The Board concurs with this assessment and APPROVES this waiver request.*

- 3) **Section 205-3. C. Traffic Flow, 1.** The slope of the paved entrance way shall not exceed 2% for the first 25' measured from the front property line.

*The applicant has requested a waiver from this requirement as it applies to the curb cut on Mechanic Street. That driveway will be used as an entrance only, thus eliminating the use of a steeper slope for egress. The slope will be 10% to match existing conditions. This condition was not noted as a problem by the Board's consulting engineer. Therefore, the Board agrees to this waiver.*

- 4) **Section 205-6 Parking. I.** – Travel lanes in the parking area shall be a minimum of 24' wide.

*The Applicant has requested a waiver from the 24' travel lane dimension for the parking area and proposes a 20' lane in its place. This reduction will reduce impervious surface areas and stormwater runoff, be more in keeping with the character of the small site, and reduce the likelihood of motorists using the parking area as a cut-through or for turnarounds. Lesser pavement also results in more green space. The Fire Chief has reviewed the site plan and determined that the width of the travel lanes is sufficient for emergency vehicles and apparatus pursuant to the Massachusetts Fire code. Therefore, the Board agrees to this waiver.*

- 5) **Section 205-9 Trees and Landscaping. C. Parking Areas** – Internal landscaped planted divisions (islands and peninsulas) shall be constructed within all parking lots to provide shading and buffering. At least one deciduous tree of a minimum two and one-half inches caliper in diameter shall be provided for every six parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement.

*The applicant has requested a waiver from this landscaping regulation for the parking area. The site is small and the outdoor surface parking area is comprised of only 8 spaces. Adding internal landscaped islands will result in the loss of needed parking. Instead, a substantial landscaping plan has been provided which includes landscaping along the eastern perimeter of the site, a stormwater rain garden adjacent to the northern edge of the parking area, and a sizeable landscaped area at the southeast corner of the site. Therefore, the Board agrees to this waiver.*

## **ADAPTIVE USE DISTRICT SITE DEVELOPMENT STANDARDS**

- 6) **Section 504-4 F.** - Significant pedestrian and bicycle access (including bicycle parking) shall be provided.

*The applicant has requested a waiver from the bicycle parking portion of this regulation. Secure bicycle parking will be available in the lower level entry area and garage of each dwelling unit. Bicycle parking for customers is not needed as the development is 100% residential. Therefore, the Board agrees to this waiver.*

## **ZONING BYLAW**

- 7) **Section 7.1.2 Outdoor Lighting, E. Standards for Control of Glare and Light Trespass, 1.** Light trespass onto any street or abutting property is not permitted.

Foot-candle readings at property lines between residential and non-residential properties shall not exceed 0.01 foot candles at any elevation.

*The applicant has requested a waiver from this provision. The site plan shows a landscaped open space area with a stone wall, two bollard style ornamental walkway lights, and benches at the site's southwest corner at the intersection of Main and Mechanic Streets. Further, eight 6' walkway post light fixtures are proposed, one for each dwelling unit. Additionally, two 18' parking area light fixtures are planned. Initially, these resulted in some off-site light spillage. However, the Applicant will install after-market light shields. The resulting revised light levels will meet the Bylaw's requirements. The Board cannot waive a zoning bylaw provision, however even if it could, it does not appear that it would be necessary as the light spillage is only onto the sidewalk and not onto a street or adjacent properties.*

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

**SPECIFIC CONDITIONS OF APPROVAL**

A. Notwithstanding any future amendment of the Medway Zoning Bylaw, G.L. c.40A or any other legislative act:

1. The maximum number of dwelling units to be constructed under this special permit shall be eight.
2. The tract(s) of land on which this ARCPUD is to be located shall not be altered or used except:
  - a) as granted by this special permit;
  - b) substantially as shown on the plan entitled Medway Greens Site Plan last revised March 7, 2017 to be modified as referenced herein; and
  - c) in accordance with subsequent approved plans or amendments to this special permit.
3. The tracts of land and buildings comprising Medway Greens shall not be used, sold, transferred or leased except in conformity with this special permit and shall not be further divided.

B. **Plan Endorsement** - Within sixty (60) days after the Board has filed its *Decision* with the Town Clerk, the site plan set for Medway Greens dated December 18, 2016, last revised March 7, 2017, prepared by Ron Tiberi, PE. including a landscaping plan by Hammer & Walsh Design Inc. and building elevations by SFG Studios, shall be further revised to reflect all Conditions and required revisions, including those as follows, and shall be submitted to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. (*Said plan is hereinafter referred to as the Plan*). Upon approval, the

Applicant shall provide a Mylar set of the revised Plan in its final form to the Board for its signature/endorsement prior to recording at the Norfolk County Registry of Deeds along with this decision. All Plan sheets shall be bound together in a complete set.

- C. **Cover Sheet Revisions** – Prior to plan endorsement, the cover sheet of the March 7, 2017 site plan set shall be revised as follows:
1. Include the list of APPROVED Requests for Waivers
  2. Revise the zoning compliance table to reflect that the property is located in the Village Residential district. Add a second table to indicate how the development complies with the Multifamily Housing Density and Special Regulations.
  3. Remove the list of abutters.
  4. Change reference to Agricultural Residential II zoning district to Village Residential district.
  5. Remove reference to Adaptive Use Overlay District.
- D. **Other Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the March 7, 2017 Site Plan set.
1. Change reference to Agricultural Residential II zoning district to Village Residential district.
  2. Remove reference to Adaptive Use Overlay District.
  3. Sheet L-1.1 Landscape Plan shall be revised to include the design specifications for the concrete dumpster pad as follows – pad shall consist of 6” minimum, 3,500 psi concrete with wire mesh on a 12’ compacted stone base.
  4. Add a note to Sheet L-1.1 Landscape Plan and Sheet L-2 Lighting Plan to indicate that aftermarket light shields will be added to selected luminaires to reduce light spillage levels to comply with the Medway Zoning bylaw.
  5. Add notes to Sheets A-2.0 and A-2.1 Elevations to specify that the following colors shall be used for the HardiPlank lap siding on each set of 4 dwelling units: CountryLane Red, Evening Blue, Arctic White, and Aged Pewter.
  6. Revise Sheet 5 Site Utilities to include plan changes specified in the email communication from Medway DPS Director Dave D’Amico dated 3-16-17.
  7. All relevant sheets shall be revised to indicate that the curbing along the property’s frontage on Mechanic Street shall be granite and the sidewalk shall be constructed of cement concrete, both to match the Route 109 project design.
- E. **Open Space/Yard Area** - At least 15% of the site shall be retained as open space and/or yard area in perpetuity. This area shall be unpaved but may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
- F. **Sidewalk Construction** – Timing for completion of the sidewalk construction on east side of Mechanic Street. Recommend it be completed to the Town’s satisfaction before the occupancy permit is issued for the first condominium unit.

- G. **Easement** - The existing conditions sheet of the plan set shows an apparent trespass of a small portion of the proposed sidewalk on the east side of Mechanic Street onto the Applicant's property. The Applicant shall provide an easement deed and drawing to the Town of Medway for an approximately 200 sq. ft. area by January 15, 2018 for review and approval of Town Counsel and subsequent acceptance by Town Meeting.
- H. The Declaration of Trust for the Medway Greens Condominium shall include the following language: *"The construction and operation of the condominium is authorized by a Multifamily Housing Special Permit and Site Plan Approval granted by the Medway Planning and Economic Development Board on \_\_\_\_\_, a copy of which is available for inspection at the Town Clerk's office and which is recorded at the Norfolk County Registry of Deeds."*
- I. **Affordable Housing**
1. In accordance with the Medway Zoning Bylaw, Section 8.6 Affordable Housing, one dwelling unit within Medway Greens shall be an Affordable Housing Unit that will comply with the requirements for inclusion in the Subsidized Housing Inventory prepared by the MA Department of Housing and Community Development (DHCD).
  2. Within the later of 120 days after the Board endorses the Plan of Record or 30 days after approval of the LIP application by the Medway Board of Selectmen and any other local authority required, if any, the Applicant shall apply to DHCD's Local Initiative Program (LIP) for inclusion of the proposed one Affordable Housing Unit on the Subsidized Housing Inventory and thereafter shall diligently pursue DHCD approval of the LIP Application. Prior to submitting the LIP Application to DHCD, the applicant shall meet with the Medway Board of Selectmen for purposes of securing its support for the LIP Application and with the Medway Affordable Housing Committee and Trust regarding the marketing plan, the location of the affordable housing unit within the development, local preference guidelines, and to secure their support for the LIP Application.
  3. The Affordable Housing Unit shall each be subject to a perpetual affordable housing deed rider, in a form acceptable to DHCD, to be recorded at the Norfolk County Registry of Deeds with the deed for the affordable housing unit as required by LIP. The Affordable Housing Unit shall be sold and resold in accordance with the provisions of the affordable housing deed rider.
  4. The Affordable Housing Unit is to be located within the development as required by DHCD for approval of the project's LIP application. The applicant has proposed the condominium at 176 Main – Unit 2 as the location for the Affordable Housing Unit. Upon direction by DHCD or request of the Applicant (*without effect to the Subsidized Housing Inventory eligibility*), the Planning and Economic Development Board shall permit a change in the location of the Affordable Housing Unit.

5. The applicant has selected SEB, LLC of Brighton, MA as the Lottery Agent for the initial sale of the Affordable Housing Unit. Any such Lottery Agent must meet the DHCD's experience requirements so that the Affordable Housing Unit may be counted on the Subsidized Housing Inventory.
6. DHCD shall oversee the initial sale of the Affordable Housing Unit pursuant to the LIP program.
7. The Board hereby names the Town of Medway Affordable Housing Trust if approved by DHCD as an additional Monitoring Agent for the sale and resale of the Affordable Housing Unit.
8. Affordable Housing Regulatory Agreement – If and to the extent that DHCD approves the Affordable Housing Unit pursuant to 760 CMR 56.04(7) and 56.05 (10)(b), the Applicant shall prepare or cause to be prepared an Affordable Housing Regulatory Agreement as required by DHCD for execution and recording at the Norfolk County Registry of Deeds. To the extent approved by DHCD, the Affordable Housing Unit shall be subject to the Regulatory Agreement and shall be sold and resold in accordance with its provisions.
9. The Medway Greens Condominium Master Deed and all legal documents related to the Affordable Housing Unit shall include language to specify:
  - a) the unit number of the designated Affordable Housing Unit;
  - b) that the Affordable Housing Unit shall be sold to income eligible persons or households that income restrictions;
  - c) that the local preference criteria for the sale and re-sale of the Affordable Housing Unit shall be in accordance with the Massachusetts Department of Housing and Community Local Initiative Program or other applicable state housing program
  - d) that the Affordable Housing Unit is eligible for inclusion in the Subsidized Housing Inventory; and
  - e) the Affordable Housing Unit is subject to a use restriction.
- J. **Water Conservation** – The development is relying on the Town's public water system and the Town is being held to its Water Management Act Permit with the Mass Department of Environmental Protection. The Applicant shall incorporate the following water conservation measures for construction of the development: well water for landscape irrigation, rain-gauge controlled irrigation systems, low flow household fixtures, and conservation rated appliances.
- K. **Limitation on Access and Egress** – Discuss limitations on left hand turns into and out of property from Main Street.
- L. **Addresses** – As determined by the Medway Assessor's office, the addresses for the condominium units on Main Street shall be 176 Main Street, unit 1, unit 2, unit 3 and unit 4 going from east to west. The addresses for the condominium units facing Mechanic Street shall be 2 Mechanic Street, unit 1, unit 2, unit 3 and unit 4 going from south to north.

- M. ***Development Signage*** – Any future development signage for this project shall comply with the sign regulations of the Medway Zoning Bylaw.
- N. ***Parking Area Pavement*** – The site design and drainage calculations are based on the premise that pervious pavement shall be used for all of the paved areas on site. Any future maintenance and repairs of the paved areas by the condominium association shall continue to use impervious paving treatments.
- O. ***Drainage/Stormwater Management***
1. Until transferred to the Medway Greens Condominium Trust, the Applicant shall be responsible for keeping the constructed stormwater drainage system in a clean and well-functioning condition, and shall do nothing which would alter the drainage patterns or characteristics as indicated on the Plan approved herein without the express written approval of the Planning and Economic Development Board.
  2. The stormwater drainage system, water and sewer systems shall be maintained by the applicant and its successors and assigns and shall not be dedicated to the Town. It is the intent of the Planning and Economic Development Board and the applicant that these systems not be accepted by Town Meeting.
  3. The applicant shall maintain the stormwater management system in accordance with the operation and maintenance plan included with the stormwater/drainage report submitted with the application, as revised
  4. In the event a management company is engaged by the condominium association, the stormwater maintenance and operation plan shall be incorporated by reference in the management contract.
  5. In the event that the Applicant, its successors, or agent fails to maintain the stormwater management system in accordance with the applicable guidelines for operation and maintenance, the Town may conduct such maintenance or repairs as the Town determines in its sole discretion are reasonably necessary, and the Applicant hereby consents to allow the town and its agents, employees and contractors entry onto the Property to implement the measures set forth in such guidelines. In the event the Town conducts such maintenance or repairs, the Applicant shall promptly reimburse the Town for all reasonable expenses associated therewith; if the applicant fails to so reimburse the Town, the Town may place a lien on the site or any unit therein to secure such payment.

#### **GENERAL CONDITIONS OF APPROVAL**

- A. ***Fees*** - Prior to plan endorsement by the Planning and Economic Development Board, the Applicant shall pay:
1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and

2. any construction inspection fee that may be required by the Planning and Economic Development Board; and
3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.

B. ***Other Permits*** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.

C. ***Recording of Plans and Documents***

1. The Plan of Record associated with this special permit is: Medway Greens, last revised March 7, 2017 to be further revised as specified herein, prepared by Ron Tiberi, P.E. of Natick, MA
2. No construction shall begin on the site and no building permit shall be issued before the following documents/plans are recorded at the Norfolk County Registry of Deeds:
  - a) This special permit decision
  - b) The Plan of Record endorsed by the Planning and Economic Development Board
  - c) Restrictive Covenant with the Town of Medway (FORM G – *Medway Subdivision Rules and Regulations*).
3. The following documents which shall be in compliance with the conditions of this decision shall be recorded at the Norfolk County Registry of Deeds prior to the issuance of an occupancy permit for any building on the site.
  - a) Medway Greens Condominium Master Deed
  - b) Declaration of Trust of Medway Greens Condominium Trust
4. The following documents which shall be in compliance with the conditions of this decision shall be recorded at the Norfolk County Registry of Deeds.
  - a) If and to the extent approved by DHCD, an affordable housing deed rider in compliance with the requirements of the Massachusetts Department of Housing and Community Development's Local Initiative Program.
  - b) Executed Affordable Housing Regulatory Agreement with DHCD, if and to the extent approved by DHCD.
5. Within thirty days of recording, the Applicant or his assign shall provide the Planning and Economic Development Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.



D. ***Restrictions on Construction Activities*** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of town roads. The applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.

1. ***Construction Time*** - Construction work at the site and in the building and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings.
2. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
3. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.
4. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.
5. All erosion and siltation control measures shall be installed by the Applicant prior to the start of construction and observed by the Planning and Economic Development Board's consulting engineer and maintained in good repair throughout the construction period.
6. ***Construction Traffic/Parking*** – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.
7. ***Noise*** - Construction noise shall not exceed the noise standards as specified in the *Medway General Bylaws* and the *Medway Zoning Bylaw*, SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, Paragraph 2. b). as may be amended.

E. ***Landscape Maintenance***

1. The site's landscaping shall be maintained in good condition throughout the life of the facility and 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 by the following spring.

2. Within 60 days after two years after the last occupancy permit is issued, the Town's Consulting Engineer or the Inspector of Buildings shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer or the Inspector of Buildings may conduct further inspections of the landscaping to determine whether and which landscaping items need replacement or removal and provide a report to the Board. The Board may seek enforcement remedies with the Inspector of Buildings/Zoning Enforcement Officer to ensure that the comprehensive landscaping plan is maintained.

F. ***Snow Storage and Removal***

1. On-site snow storage shall not encroach upon nor prohibit the use of any parking spaces required by the zoning bylaw.
2. Accumulated snow which exceeds the capacity of the designated snow storage areas on-site shall be removed from the premises within 24 hours after the conclusion of the storm event.

- G. ***Right to Enter Property*** – Duly authorized agent(s) of the Town of Medway shall have the right to enter upon the common areas of the condominium to ensure continued compliance with the terms and conditions of this special permit.

H. ***Construction Oversight***

1. Construction Account
  - a) Inspection of infrastructure and utility construction, installation of site amenities including landscaping, and the review of legal documents by Town Counsel is required. Prior to plan endorsement, the applicant shall establish a construction account with the Planning and Economic Development Board. The funds may be used at the Board's discretion to retain professional outside consultants to perform the items listed above as well as the following other tasks - inspect the site during construction/installation, identify what site plan work remains to be completed, prepare a bond estimate, conduct other reasonable inspections until the site work is completed and determined to be satisfactory, review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion*).
  - b) Prior to plan endorsement, the Applicant shall pay an advance toward the cost of these services to the Town of Medway. The advance amount shall be determined by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer.
  - c) Depending on the scope of professional outside consultant assistance that the Board may need, the Applicant shall provide supplemental

payments to the project's construction inspection account, upon invoice from the Board.

- d) Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.
2. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.
3. The Department of Public Services will conduct inspections for any construction work occurring in the Town's right-of way in conjunction with the Town of Medway Street Opening/Roadway Access Permit.
4. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the construction of the approved site improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.

**I. Plan Modification**

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

**J. Plan Compliance**

1. The Applicant shall construct all improvements in compliance with the approved and endorsed site plan and any modifications thereto.
2. The Planning and Economic Development Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate

enforcement action, to ensure compliance with the foregoing Conditions of Approval.

3. The Conditions of Approval are enforceable under Section 3.1. F. of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

**K. Performance Security**

1. No occupancy permit shall be granted until the Planning and Economic Development Board has provided a written communication to the Inspector of Buildings/Zoning Enforcement Officer that the project, as constructed, conforms completely and fully to the approved site plan and that any conditions including construction of any required on and off-site improvements, have been satisfactorily completed OR that suitable security/performance guarantee has been provided to the Town of Medway, to the Planning and Economic Development Board's satisfaction, to cover the cost of all remaining work.
2. The applicant shall propose a form of performance security which shall be of a source and in a form acceptable to the Planning and Economic Development Board, the Treasurer/Collector and Town Counsel. The Board may require that the performance guarantee be accompanied by an agreement which shall define the obligations of the developer and the performance guarantee company including:
  - a) the date by which the developer shall complete construction
  - b) a statement that the agreement does not expire until released in full by the Planning and Economic Development Board
  - c) procedures for collection upon default.
3. The amount of the performance guarantee shall be equal to 100% of the amount that would be required for the Town of Medway to complete construction of the site infrastructure including installation of stormwater management facilities, utilities, services, pedestrian facilities and all site amenities and all mitigation measures as specified in the Plan that remain unfinished at the time the performance guarantee estimate is prepared if the developer failed to do so.
4. The security amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer based on the latest weighted average bid prices issued by the Mass Highway Department. The estimate shall reflect the cost for the Town to complete the work as a public works project which may necessitate additional engineering, inspection, legal and administrative services, staff time and public bidding procedures. The estimate shall also include the cost to maintain the infrastructure in the event the developer fails to adequately perform such and the cost for the development of as-built plans. In determining the amount, the Board shall be guided by the following formula in setting the sum: estimate of the Town's Consulting Engineer of the cost to complete the work plus a twenty-five percent (25%) contingency.

5. Final release of performance security is contingent on project completion.

L. ***Project Completion***

1. Site plan approval shall lapse after one (1) year of the grant thereof if substantial use has not commenced except for good cause. The approved site plan shall be completed by the applicant or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning and Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing, hearing and decision.
2. Prior to issuance of the occupancy permit for the eighth dwelling unit, the Applicant shall secure a ***Certificate of Site Plan Completion*** from the Planning and Economic Development Board and provide the ***Certificate*** to the Inspector of Buildings. The ***Certificate*** serves as the Planning and Economic Development Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements. The ***Certificate*** also serves to release any security/performance guarantee that has been provided to the Town of Medway. To secure a ***Certificate*** of Site Plan Completion, the applicant shall:
  - a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in strict compliance with the approved and endorsed site plan, and any modifications thereto; and
  - b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.

- M. ***Construction Standards*** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.

- N. ***Conflicts*** – If there is a conflict between the site plan and the Decision's Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway Zoning Bylaw, the Bylaw shall apply.

**IX. APPEAL** – Appeals if any, from this Decision shall be made to the court within twenty (20) days of the date the Decision is filed with the Town Clerk.

After the appeal period has expired, the applicant must obtain a certified notice from the Town Clerk that no appeals have been made and provide such certification to the Planning and Economic Development Board before plan endorsement.

###

DRAFT

**Medway Planning and Economic Development Board  
SITE PLAN and SPECIAL PERMIT DECISION  
Medway Greens – 176 & 178 Main Street**

Approved by the Medway Planning & Economic Development Board: \_\_\_\_\_

**AYE:**

**NAY:**

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**ATTEST:**

\_\_\_\_\_  
Susan E. Affleck-Childs  
Planning & Economic Development Coordinator

\_\_\_\_\_  
Date

**COPIES TO:** Michael Boynton, Town Administrator  
David D'Amico, Department of Public Services  
Bridget Graziano, Conservation Agent  
Donna Greenwood, Assessor  
Beth Hallal, Health Agent  
Jeff Lynch, Fire Chief  
Jack Mee, Inspector of Buildings and Zoning Enforcement Officer  
Stephanie Mercandetti, Director of Community and Economic Development  
Joanne Russo, Treasurer/Collector  
Jeff Watson, Police Department  
John Kelly  
Ron Tiberi, P.E.  
Steven Bouley, Tetra Tech  
Gino Carlucci, PGC Associates





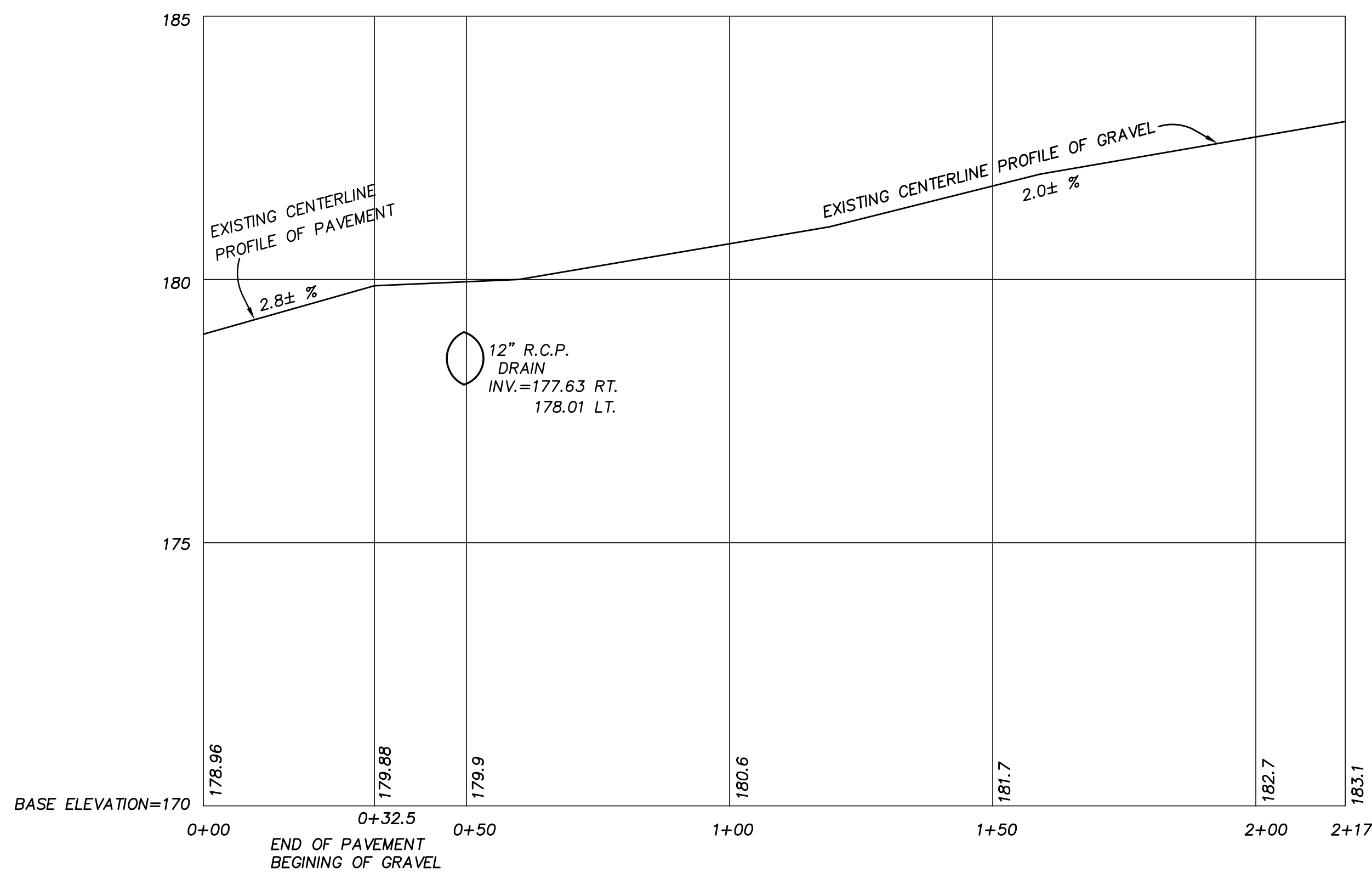
**March 21, 2017**  
**Medway Planning & Economic Development Board**  
**Meeting**

## **Village Estates Project Completion**

- Release of Covenant
- Letter dated 3-9-17 from Steve Bouley at Tetra Tech from re-inspection.
- As-Built Plan of Bedalia Drive

I believe we are at a point where the Board can sign the Release of Covenant. This would allow Mr. Santoro to secure a building permit. The taxes are paid on the property. There is no separate Order of Conditions on the roadway and stormwater system so no Certificate of Compliance from the Conservation Commission is needed. There is an Order of Conditions for the house lot; a Certificate of Compliance will be needed on that post construction.

I recommend the Board sign the Release of Covenant but with a condition that the Building Department is not authorized to issue an occupancy permit until all of the remaining punch list items identified in Tetra Tech's 3-9-17 letter are completed and a revised as-built plan is submitted and determined to be acceptable.



HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE 1"=2'

DATE \_\_\_\_\_

APPROVAL DATE

PLAN REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS  
PLAN BOOK 460 PLAN No. 7  
VILLAGE ESTATES DEFINITIVE SUBDIVISION  
PERMANENT PRIVATE WAY.  
ENDORSED 6/23/2015

SCALE: 1"=20'                      JANUARY 6, 2017

46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

FILE No. 1756

BENCHMARK: SPIKE IN UTILITY  
POLE No. 106. ELEVATION=179.12  
(TAKEN FROM RECORDED SUBDIVISION PLANS  
NOTED AS NAD 1988)

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

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**Cc:** Russel Santoro - Applicant

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**From:** Steven Bouley, EIT – Tetra Tech 

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**Date:** January 9, 2017 (revised March 9, 2017)

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**Subject:** Village Estates Punch List

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On December 12, 2016 at the request of Mr. Russel Santoro (Applicant), Tetra Tech (TT) performed a punch list inspection of the Village Estates development. The inspection was conducted based upon the approved Village Estates Definitive Subdivision plan set and the Certificate of Action for the project. The following is a list of items and/or issues that should be repaired or resolved.

#### TT 3/9/17 Update

At the request of Mr. Russel Santoro (Applicant) and the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) performed a Punch List inspection of the Village Estates development. The inspection was conducted based upon the approved Village Estates Definitive Subdivision plan set, the Certificate of Action for the project and the previous Punch List Memo dated January 9, 2017. Text shown in gray represents information contained in previous correspondence while new information is shown in black text. The following is an update to our original list of items and/or issues that should be repaired or resolved.

### **Village Estates Punch List**

1. The proposed sewer service has not been installed. The Applicant stated this item will be installed during house construction once design is finalized.
  - TT 3/9/17 Update: The applicant has requested this item be addressed during house construction.
2. Roof runoff infiltration field has not been installed. The Applicant stated this item will be installed during house construction once design is finalized.
  - TT 3/9/17 Update: See update at Item 1.
3. Curb joints along the driveway apron shall be pointed.
  - TT 3/9/17 Update: This item has been addressed to our satisfaction.
4. The proposed 6" deep swale along the eastern property boundary has not been installed correctly. The swale shall be graded as designed and upstream soils be protected from washing into the swale from nearby foundation excavation.
  - TT 3/9/17 Update: See update at Item 1. It is expected that during house construction the area adjacent to the swale will be disturbed when final grading is being conducted.
5. The shed on the northern side of the existing garage has not been razed.

- TT 3/9/17 Update: The applicant stated he has met with the building inspector regarding this item. It was agreed that the shed can remain but will be required to be removed prior to the town issuing a building permit for house construction at the property.
6. Residential light poles adjacent to the proposed house require installation.
- TT 3/9/17 Update: See update at Item 1.
7. The applicant shall remove all erosion controls upon receiving Certificate of Compliance from the Medway Conservation Commission.
- TT 3/9/17 Update: This item shall be completed upon receiving Certificate of Compliance from Medway Conservation Commission.
8. A Stop Line and the word "STOP" should be painted at the stop sign location.
- TT 3/9/17 Update: This item has been addressed to our satisfaction.
9. As-built of the project has not been submitted.
- TT 3/9/17 Update: The applicant has supplied an as-built of the project and TT has reviewed and commented under a separate cover.

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\143-21583-15009 (PEDB VILLAGE ESTATES CS)\CONSTRUCTION\PUNCH LIST\MEMO\_VILLAGE ESTATES PUNCH LIST\_2017-01-09 (REVISED 2017-03-09).DOC

# ***Release of Restrictive Covenant***

## ***Planning & Economic Development Board – Town of Medway, MA***

We, the undersigned members, being a majority of the Planning & Economic Development Board of the Town of Medway, Norfolk County, Massachusetts, hereby certify on this date that Lot 1 (272 Village Street) and Lot 2 (1 Bedalia Lane) on a plan entitled Village Estates Definitive Subdivision Plan dated May 19, 2011, last revised June 10, 2015, prepared by Colonial Engineering, Inc. and Merrikin Engineering LLP, which is recorded with the Norfolk County Registry of Deeds on July 10, 2015 in Plan Book 640 of 2015, Pages 6 – 13, to which reference may be had for a more particular description, are hereby released from the terms, provisions and conditions as to sale and building thereon as set forth in a Covenant between the Medway Planning and Economic Development Board and Russell S. and Dorothy P. Santoro dated June 23, 2015 and recorded with the Norfolk County Registry of Deeds on July 10, 2015 in Book 33297, Pages 30 - 34.

Executed under seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

*Signatures of a majority of the members of the Planning & Economic Development Board of the Town of Medway:*

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

### ***COMMONWEALTH OF MASSACHUSETTS***

Norfolk County, SS. \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_

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

members of the Medway Planning and Economic Development Board, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License and personal knowledge to be the persons whose names are signed on the above document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

\_\_\_\_\_  
Notary Public  
My commission expires:



**March 21, 2017**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Medway Urban Renewal Plan**

- Memo dated March 17, 2017 from Community and Economic Development Director Stephanie Mercandetti
- Draft Urban Renewal Plan dated January 2017
- Draft motion for PEDB action

Stephanie Mercandetti will be attend the meeting to present the Medway Urban Renewal Plan to you.

State law requires that a local planning board issue a determination that an urban renewal plan is consistent with the municipality's master plan. A draft motion is provided

**Community & Economic  
Development Department**

Stephanie A. Mercandetti,  
Director



Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Phone: (508) 321-4918  
Email:  
smercandetti@townofmedway.org

## TOWN OF MEDWAY

Date: March 17, 2017

To: Planning and Economic Development Board

From: Stephanie Mercandetti, Dir., Community & Economic Development 

Re: Oak Grove Area Urban Renewal Plan

Cc: Medway Redevelopment Authority

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Over the past year, the Medway Redevelopment Authority worked with BSC Group, Inc. to develop an Urban Renewal Plan for the Oak Grove area consistent with the requirements set forth under Massachusetts General Laws, Chapter 121B. Urban renewal is a tool to assist communities to revitalize decadent, substandard or blighted open areas and to encourage sound growth in specific areas. An Urban Renewal Plan is an application submitted by the municipality through its urban renewal agency, such as the Medway Redevelopment Authority, to the Massachusetts Department of Housing and Community Development (DHCD) requesting its approval of a redevelopment project.

The Oak Grove area is comprised mainly of small lots known as the “Bottle Cap lots” and has been expanded through this process to include some properties located within the adjacent business park. This area is sometimes called the “Medway 495 Business Park” which is bordered by Milford Street to the North, Milford town line to the West, Alder Street to the South and West Street to the East. The Bottle Cap lots derive their name from a 1920’s marketing promotion by Clicquot Club, which awarded small parcels to customers with winning bottle cap lots. There were originally approximately 1,018 Bottle Cap lots with an average size of approximately 1,600 square feet and dimensions of approximately 80 feet by 20 feet. The ownership of many of the lots has been consolidated over the years, but the configuration of many small, irregularly shaped lots with multiple owners remains a significant obstacle to redevelopment of the area.

The state must approve the Plan before any activities are undertaken by the Redevelopment Authority. Public participation has been a key part to the Urban Renewal Plan process. The Medway Redevelopment Authority convened a Steering Committee, which included a cross section of stakeholders to be a sounding board and to review activities as may be needed. Two public forums were also held in March and September.

The draft Oak Grove Urban Renewal Plan may be accessed via dropbox:

<https://www.dropbox.com/s/y4zxphubmvzawk5/Draft%20Oak%20Grove%20Urban%20Renewal%20Plan.pdf?dl=0>

Prior to submission to DHCD, and as required by statute, there are three local approvals which must take place and one of which is by the Planning and Economic Development Board (PEDB). The



PEDB must find that the Oak Grove Urban Renewal Plan is consistent with the Town's 2009 Master Plan. The resolution and motion to be made by the Board has been provided.

Redevelopment of the Oak Grove area is referenced in multiple locations in the 2009 Master Plan (refer to pgs. 22, 40 and 89) including the following text:

***"Goal 3. Facilitate smart development of the Oak Grove area (bottle cap lots)."***

*The Oak Grove area is ideal for development as it is near Interstate 495 and the Medway Business Park at 495. This area consists of undeveloped land that is primarily owned by the Town and a single Town resident. The remaining parcels are owned by a variety of individuals and entities. Development of this area would offer an opportunity to further enhance Medway's non-residential revenue and could if appropriate meet other goals of the Master Plan, such as affordable housing, etc."*

In addition, some of the implementation strategies outlined in the Master Plan have been achieved while others are on-going. The Medway Redevelopment Authority was established with its initial focus on the Oak Grove area, and to coordinate and facilitate efforts to create a vision for the area consistent with the Master Plan.

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD RESOLUTION

BE IT RESOLVED BY THE MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD:

The Medway Planning and Economic Development Board has reviewed the Town of Medway Oak Grove Area Urban Renewal Plan dated March 2017 (as prepared by BSC Group and Ninigret Partners) and believes the Plan is consistent with the Town of Medway Master Plan, dated May 2009 and the Oak Grove Park Mixed Use Feasibility Study, dated June 2012. The Planning and Economic Development Board also finds that the Oak Grove Urban Renewal Area, as depicted on the map titled Figure A-1: Project Location and URA Boundaries, is based on a local survey and conforms to the comprehensive plan for the Town of Medway as a whole in accordance with M.G.L. c. 121B, §48.

VOTED: AYES \_\_\_\_\_ NAYES \_\_\_\_\_

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

SIGNED : \_\_\_\_\_



**March 21, 2017**

**Medway Planning & Economic Development Board  
Meeting**

**Merrimack Building Supply Site Plan –  
Plan Review Fee Estimate**

- Tetra Tech estimate dated 3-14-17
- PGC Associates estimate dated 3-16-17

This is for a major site plan review for a proposed 19,500 sq. ft. addition to Merrimack Building Supply at 20 Trotter Drive. The public hearing will begin on April 11, 2017. The application was submitted on Monday, March 13<sup>th</sup>.



March 14, 2017

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

**Re: Merrimack Building Supply  
Major Site Plan Review  
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway (the Client) for professional engineering services associated with the Merrimack Building Supply Site Plan Review in Medway, Massachusetts (the Project). The objective of our services is to review the site plan package and provide review comments as they relate to applicable Town of Medway Rules and Regulations, Department of Environmental Protection Stormwater Management Standards, and sound engineering practice. We have excluded from our scope, the review of the application package as it relates to the Town of Medway Zoning By-Laws which will be conducted by a separate consultant.

## Scope of Services

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

### Task 1 Site Visit

- A. Perform one (1) site visits to review the site and its surroundings;
- Budget Assumption: 1 Visit  
2 hours @ \$135/hr = \$270  
Total = \$270

### Task 2 Design Review

- A. Review the Application for Major Site Plan Approval, and supporting documentation, and incorporate comments into review letter in item D below;
- Budget Assumption: 1 hour @ \$235/hr = \$235  
1 hour @ \$135/hr = \$135  
Total = \$370
- B. Review the proposed Site Plans and incorporate comments into review letter in item D below;
- Budget Assumption: 2 hours @ \$235/hr = \$470  
10 hours @ \$135/hr = \$1,350  
Total = \$1,820
- C. Review the Stormwater Report for compliance with the latest Massachusetts Department of Environmental Protection Stormwater Management Standards and good engineering practice and incorporate comments into review letter in item D below;
- Budget Assumption: 1 hours @ \$235/hr = \$235  
6 hours @ \$135/hr = \$810  
Total = \$1,045

- D. Prepare a letter summarizing findings for presentation to the Town of Medway Planning and Economic Development Board;

- Budget Assumption: 2 hours @ \$235/hr = \$470  
6 hours @ \$135/hr = \$810  
Total = \$1,280

- E. Coordinate with applicant to address items in review letter and issue an updated letter upon receipt of modifications:

- Budget Assumption: 3 hours @ \$235/hr = \$705  
9 hours @ \$135/hr = \$1,215  
Total = \$1,920

### Task 3 Meeting Attendance

- A. Participate in three (3) hearings/meetings with the Town of Medway Planning and Economic Development Board.

- Budget Assumption: 3 Meetings @ 3 hours per meeting = 9 Hours  
9 hours @ \$235/hr = \$2,115  
Total = \$2,115

### Cost

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

The breakdown of this fee by task is as follows:

| Task      | Task Description   | Fee     |
|-----------|--------------------|---------|
| Task 1    | Site Visit         | \$270   |
| Task 2    | Design Review      | \$6,435 |
| Task 3    | Meeting Attendance | \$2,115 |
|           | Labor Subtotal     | \$8,820 |
|           | Expenses (5%)      | \$441   |
| Total Fee |                    | \$9,261 |

### Schedule

We are prepared to begin work immediately upon receipt of this executed Proposal. We recognize that timely performance of these services is an important element of this Proposal and will put forth our best effort, consistent with accepted professional practice, to comply with the project's needs. We are not responsible for delays in performance caused by circumstances beyond our control or which could not have reasonably been anticipated or prevented

## General Terms and Conditions

This Proposal is subject to the existing Terms and Conditions signed by Tetra Tech and the Town of Medway. Should this proposal meet with your approval, please sign and return a copy to us for our files. Your signature provides full authorization for us to proceed. We look forward to working with you on this Project. Please contact us with any questions, or if you require additional information.

Very truly yours,



Sean P. Reardon, P.E.  
Vice President



Steven M. Bouley, EIT  
Senior Project Engineer

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

Certified by:

\_\_\_\_\_  
Susan E. Affleck-Childs  
Medway Planning and Economic Development Coordinator

\_\_\_\_\_  
Date

C:\USERS\STEVEN.BOULEY\DESKTOP\MEDWAY\_PEDB\_MERRIMACK BUILDING SUPPLY SITE PLAN REIEW\_2017-03-14.DOCX

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**PGC ASSOCIATES, LLC.**

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

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March 17, 2017

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

**RE: Merrimack Building Supply Site Plan**

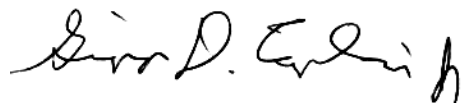
Dear Mr. Rodenhiser:

PGC Associates is pleased to present the following cost estimate to review and comment on the proposed site plan submitted by applicant Merrimack Building Supply. The owner is Medway Trotter, LLC. The proposed work is to construct a 19,500 square-foot addition and associated parking, drainage, landscaping, lighting, etc. as well as a new loading dock. The plan was prepared by Guerriere and Halnon of Milford and is dated March 10, 2017. The architect is Cubic Architects of Plymouth.

| <b><u>Task</u></b>  | <b><u>Hours</u></b> |
|---|---------------------|
| Technical Review and comment of initial submittal for compliance<br>with zoning and site plan regulations | 3.0                 |
| Attendance at Planning and Economic Development Board<br>meetings/hearings                                | 2.0                 |
| Review and comment on revised plans   | 1.0                 |
| Review and comment on draft Certificate of Recommendation   | 1.0                 |
| Total   | 7.0                 |
| <b>Cost Estimate (@\$95)</b>  | <b>\$665.00</b>     |

If there are any questions about this estimate, please call me.

Sincerely,



Gino D. Carlucci, Jr.



## Report of the Medway Planning and Economic Development Board

**OVERVIEW** – The mission of the Medway Planning and Economic Development Board (the Board) is to develop policies, planning initiatives, and zoning regulations to guide the future development of Medway in ways that are consistent with the vision and values outlined in the Medway Master Plan.



The Town's adoption of a Charter in the spring of 2008 resulted in an expansion of the Board's traditional planning role to include **economic development**. To that end, we work to try to meet the mandate of the new charter and provide leadership to expand the Town's economic development efforts in partnership with the Medway Economic Development Committee, the members of which are appointed by the Board. The Board endeavors to serve the Town of Medway with the highest degree of consideration for Medway's citizens by preserving the community's land/natural resources while also working to facilitate economic development and investment in Medway to so achieve a well-balanced community.

State law authorizes municipal planning boards to review and approve subdivisions, recommend street acceptance to Town Meeting, update the *Zoning Map*, issue special permits, recommend amendments to the *Zoning Bylaw*, and conduct Scenic Road public hearings. Pursuant to the *Medway Zoning Bylaw*, the Board serves as the special permit granting authority for Adult Retirement Community Planned Unit Developments (ARCPUD), Open Space Residential Developments (OSRD), rehabilitation projects in the Adaptive Use Overlay Districts (AUOD), mixed use developments in the Commercial I zoning district, and multi-family developments in the recently established Multi-Family Overlay District. The *Zoning Bylaw* also authorizes the Board to review and act on all applications for site plan approval.

The Board is readily available for informal/pre-application discussions with prospective developers. Those are scheduled to take place during regular Board meetings and the Town's other land use boards/committees are invited to attend and participate. The Board's staff regularly participates in inter-departmental team meetings for project review.

**BOARD COMPOSITION** – The Board is comprised of five elected members and an Associate Member who is appointed jointly by the Board of Selectmen and the Planning and Economic Development Board. At the May 2016 election, Medway's voters elected Matthew Hayes and Richard Di Iulio to serve three year terms through May 2019. Continuing members were Andy Rodenhiser, Bob Tucker and Tom Gay. Following the 2016 general election, the Board selected its officers for the next 12 months. Andy Rodenhiser was re-elected to the position of

Chairman, Bob Tucker was re-elected to serve as Vice-Chairman, and Tom Gay was re-elected to serve as Clerk. The Board does not presently have an Associate Member.

**INSERT NEW PHOTO**



*Planning and Economic Development Board Members  
Rich Di Iulio, Bob Tucker, Andy Rodenhiser, Matthew Hayes and Tom Gay*

**MEETINGS** - The Planning and Economic Development Board meets regularly on the second and fourth Tuesday evening of each month at 7 pm in Sanford Hall at Medway Town Hall. Meetings are broadcast live on Medway Cable Access and are also available for viewing at <http://www.medwaycable.com/>. Additional Board meetings are scheduled, usually on Tuesday nights, when the workload necessitates. During 2016, the Board held 35 regular and special meetings including joint meetings with other boards or committees. Included within those meetings were public hearings for proposed site plans, adult retirement community developments (ARCPUD), subdivisions, amendments/modifications to previously approved plans and decisions, and proposed amendments to the *Medway Zoning Bylaw*.

**COLLABORATION** – The Board continued its efforts to strengthen communication and promote expanded collaboration with other Town boards, committees and departments. The Board is represented on the Town's Community Preservation Committee, Energy Committee, Design Review Committee and Economic Development Committee. A Board member or staff serves as a liaison to the following Town boards/committees – Conservation Commission, Board of Selectman, Open Space Committee, and Capital Improvements Planning Committee. We also continue to work toward positive relations with other Town boards and departments which are impacted by the Board's activity including the Treasurer/Collector's office, Assessor's office,



Building Department, Department of Public Services, Zoning Board of Appeals, and the Fire and Police Departments. In addition, Board chairman Andy Rodenhiser serves on the Medway Redevelopment Authority. This position enables him to represent the Board's long-standing interest in planning for the redevelopment of the Oak Grove/bottle cap lots area of Medway.

### **2016 KEY ACCOMPLISHMENTS**

- Continued to amend the *Medway Zoning Bylaw* – As recommended by the zoning consultant who assisted the Board with recodifying the bylaw, the Board continued to develop proposals to amend/refine certain sections of the bylaw. At the May and November 2016 town meetings, the following sections of the bylaw were revised: established a new Village Residential zoning district, renamed the Commercial I district to Central Business, renamed the Commercial III and IV zoning districts to Neighborhood Commercial, site plan review, accessory family dwelling unit, definitions, Dimensional and Density Regulations, and Use Table.
- Completed review and issued an adult retirement community special permit to Continuing Care Management LLC of Westborough, MA for the Salmon Health and Retirement Community on a 58 acre parcel off of Village Street.
- After a very involved review process, the Board approved a site plan for the expansion of the Exelon power facility.
- Participated on the Sign Bylaw Review Task Force with a specific mandate to review and make recommendations on ways to revise Medway's sign regulations.

**SUBDIVISIONS** – The following list summarizes subdivision activity during 2016.

**Applegate Farm** (Applegate Road) – Applegate Farm is a 22 lot subdivision located at the northeast corner of Coffee and Ellis Streets. House construction continued during 2016.

**Hartney Acres** (Newton Lane) – 8 lot subdivision east of Nobscott Road. House construction is completed. Street acceptance during 2017 is anticipated.

**Village Estates** (Bedalia Lane) – 2 lot, private way subdivision located off the north side of Village Street. Roadway and infrastructure construction have been completed.

**The Haven** (Sorrento Lane) – 2 lot, private way subdivision located off the west side of Fisher Street. Application received, plan reviewed, public hearing held, decision issued, and plan endorsed during 2016. The property has been sold to a new owner who will carry forward the approved plan during 2017.

**Timber Crest Estates** – The Board provided extensive comments on the application of Timber Crest LLC to the Zoning Board of Appeals for a Comprehensive Permit for the proposed 188 unit residential community located on 163 acres in north Medway.

During 2016, the Board reviewed four applications for **Subdivision Approval Not Required (ANR) Plans**. ANR plans usually show a land split or a rearrangement of property boundary lines. ANR plans for the following properties were endorsed during 2016:

- 2 West Street
- 12 & 16 Oak Street
- 97 Winthrop Street
- 403-405R Village Street

### ***ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENTS (ARCPUD)***

**Millstone Village** - An ARCPUD is a planned residential development for residents 55 years of age and older. In June 2014, the Board approved an ARCPUD special permit for a 51 acre site at Winthrop and Lovering Street for Millstone Village. The approved development will include 80 residential condominiums in 53 buildings comprised of single family homes, duplex townhouses, and triplex townhouses; 3,270 linear feet of privately owned roadway; sewage and water service; drainage/ stormwater management facilities; 20.4 acres of dedicated open space with walking trails available to the public; paved sidewalks; a community house; and associated parking and landscaping. Site access and egress will be from Winthrop Street, a Medway Scenic Road. The development will be constructed in phases and will include eight affordable dwelling units. Infrastructure and house construction at Millstone continued through 2016. The marketplace is responding positively to this development.



*Aerial photograph of construction at Millstone Village – February 22, 2016*

**Salmon Health and Retirement** - In March 2016, the Board approved an adult retirement community special permit for Continuing Care Management, LLC of Westborough, MA to develop an age-restricted, active adult/senior residential living community on a 56.9 acre site located at 259, 261, 261R and 263 Village Street. To be known as The Willows at Medway and Whitney Place, the proposed development includes 225 senior living residences including 54 cottage style independent living homes located in 29 building and a main building to include 15 cottage style independent living homes, 40 memory care apartments, 60 assisted living apartments, and 56 independent living apartments; a 3,522 sq. ft. community center/pavilion; and a 11,475 sq. ft. medical office building.



Planned site improvements include 5,498 linear feet of privately owned roadway, sewage and water service; drainage/stormwater management facilities; 37.4 acres of dedicated open space open to the public; paved sidewalks; walking trails/paths; and associated parking and landscaping. Site access and egress will be from Village Street, a Medway Scenic Road. The open space land will be owned by the applicant and will be protected through a Conservation Restriction/Easement granted to the Town of Medway, acting through the Conservation Commission, for conservation and passive recreation purposes and to permit public access to the open space land, trails/pathways and parking area. Construction is expected to begin during the third quarter of 2017.



*Salmon Senior Living Community – Main building*

**SITE PLANS** - During 2016, the following site plan activity occurred:

**CommCan** – The Board approved a special permit/site plan application for a 60,000 sq. ft. industrial building to house a medical marijuana growing/processing facility on 2 Marc Road. Construction began during 2016.



*Façade Elevation for CommCan, 2 Marc Road*



**Exelon Expansion** – The Board approved a site plan for expansion of the Exelon power generating facility at Summer and West Streets. The expansion project will be constructed on approximately 13 acres of the 94-acre property to the south of the existing three-turbine 135 MW power plant. The project includes the construction of two 100-megawatt (MW) turbines (200 MW total) and associated appurtenances including two 160-foot tall stacks; advanced emissions control equipment, natural gas compressors; a trailer mounted demineralizer system; aboveground storage tanks for ultra-low sulfur diesel oil (ULSD) (1 million gallons), service water (500,000 gallons), demineralized water (450,000 gallons) and a fully diked aqueous ammonia storage tank (12,000 gallons) including unloading areas; transformers and electrical interconnection facilities; a 236' by 66' administration and warehouse building; and a perimeter access road.

The installation of a new, approximately 3,000 linear foot gas pipeline, a 14-foot by 15-foot building to contain gas flow control and metering equipment, and a 12-foot by 16-foot building to contain gas monitoring and analysis equipment will be located on the abutting land owned by Eversource. The Facility will run on natural gas using ULSD as a limited source of back-up fuel. The Facility will include a 55-foot high sound wall around the power block, a 25-foot high sound wall around the gas compressors and potentially a 20-foot high sound wall along the property line between the Property and 5 Summer Street. See rendered drawing below:

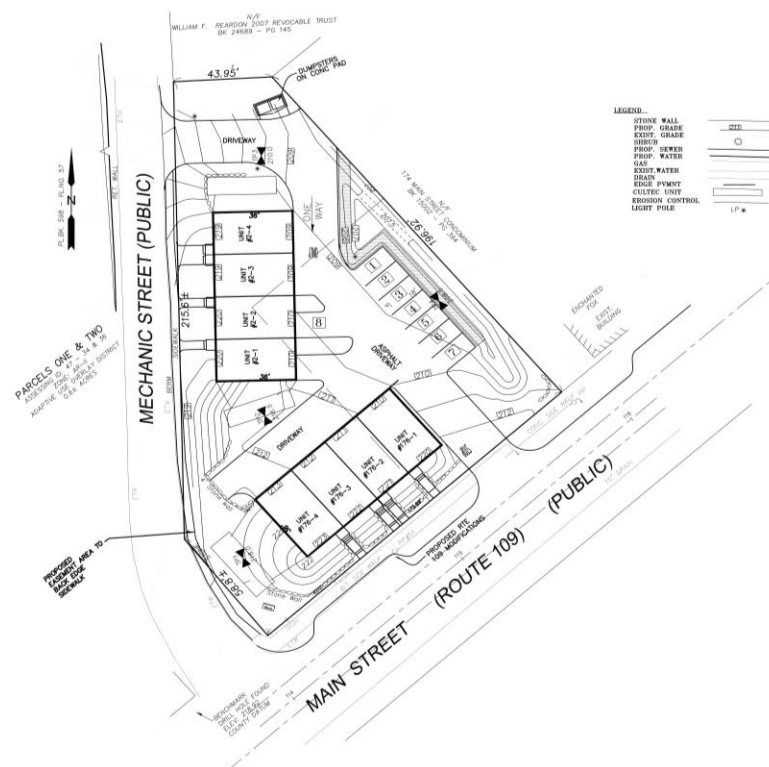


Primary site access/egress is to be provided by the existing curb cut on Summer Street and access to the Facility will be controlled via a motorized security gate. Emergency access is being provided via an existing curb cut off of West Street. The project plans include the construction/installation of stormwater management facilities, extensive landscaping, lighting and parking areas. The project will interconnect with the abutting Eversource switchyard by an approximately 1200 linear foot overhead circuit line for distribution to the Southeast Massachusetts/Rhode Island ISO area.

### **MULTIFAMILY HOUSING**

**Medway Greens** - In response to the new special permit/multifamily housing zoning provisions approved at the 2015 annual town meeting, the Board received an application in late 2016 for

Medway Greens, an eight unit, townhouse style condominium development proposed for 176-178 Main Street at the northeast corner of Main and Mechanic Streets. One affordable dwelling unit will be included within the development. One building with four townhouses will front onto Main Street; the other building with four townhouses will front onto Mechanic Street. Primary access will be from Main Street with a secondary entrance to the site from Mechanic Street. A total of 16, off-street parking spaces will be provided. The existing structure at 176 Main Street will be demolished. Stormwater management facilities will be installed on site as will landscaping, an open space area and sidewalks along the Main and Mechanic Street frontages. The project's public hearing commenced during the first quarter of 2017.



*Medway Gardens Site Plan – December 2016*

**PERSONNEL** - Medway's Planning office is staffed by Susy Affleck-Childs, the Town's full time Planning and Economic Development Coordinator with support provided by Mackenzie Leahy, Administrative Assistant for the Community and Economic Development office. Amy Sutherland serves as the Board's recording secretary to take notes and produce the minutes of Board meetings.

Gino Carlucci, of PGC Associates in Franklin, is the Town's consulting planner. He has been instrumental in assisting the Board review commercial and residential development plans and drafting/reviewing proposed amendments to *Medway Zoning Bylaw*. Gino participates in various regional planning and economic development organizations. He is a staunch advocate for Medway throughout the region and always represents us well.

Tetra Tech, based in Westborough, serves as the Town's engineering consultant. The Board was capably assisted during 2016 by professional engineer Sean Reardon, engineer Steve Bouley, and other specialized Tetra Tech staff with expertise in traffic engineering and stormwater management. Tetra Tech prepares technical engineering reviews for all development projects that are before the Board to ensure that development plans meet the Town's standards and regulations. Tetra Tech also conducts site inspections during the construction of roadways and infrastructure for subdivisions and other development projects. Tetra Tech serves as the Board's eyes on the ground to ensure that roadway and infrastructure construction are completed in accordance with approved plans.

The Board is most appreciative of Town Counsel Barbara Saint Andre of KP Law for her ready advice and assistance as we craft creative zoning initiatives and manage the legal details of subdivisions, special permits, performance security, and street acceptance. We appreciate Barbara's diligence and care on Medway's behalf.

We value the staff and consultants with whom we work for their steadfast service to Medway's Planning and Economic Development Board and office. They are a great team.

### **2017 PRIORITIES**



- Continue to refine the Medway Zoning Bylaw by proposing needed amendments as identified during the bylaw recodification process undertaken during 2015. The Board has submitted a series of articles for consideration at the 2017 Annual Town Meeting in May: affordable housing, special permit criteria, zoning maps, definitions, accessory buildings and uses, lot frontage, and the establishment of a moratorium on the development of recreational marijuana facilities in Medway until June 30, 2018.
- Monitor site construction for the Salmon/Willows senior living community off of Village Street to be comprised of independent living cottages and apartments, assisted living apartments and memory care apartments.
- Issue special permit for the Medway Gardens multifamily housing development and monitor site construction.
- Receive recommendations from the Sign Bylaw Review Task Force and begin drafting amendments to the signage provisions of the Medway Zoning Bylaw.
- Receive and act on an application for a 19,500 sq. ft. expansion at Merrimack Building Supply, an existing industrial facility in the 495 Business Park.
- Begin work to update Medway's Open Space and Recreation Plan
- Begin work to update Medway's Master Plan
- Close out the Pine Ridge open space residential development

- Support the adoption of the Oak Grove Urban Renewal Plan
- Review an application from the owner of the Medway Shopping Center for parking and traffic circulation improvements
- Review an application for a small subdivision off of the south side of Main Street
- Update the Board's Site Plan Rules and Regulations

**CLOSING COMMENTS** – We believe Medway continues to be on the cusp of some key development opportunities that will invigorate and excite the possibilities for future generations of Medway's residents.

This Board believes that good results come from good planning. With that philosophy, we hope that the community will continue support us as elected officials and embrace the fundamental soundness of good planning and engineering practices. With each passing year, the build-out of more of Medway's land continues. It becomes even more imperative that Medway be vigilant in its efforts to grow smartly. This is how we endeavor to serve.

We will continue to work toward a vision that establishes and promotes a more diversified tax base for Medway, thereby creating a more economically stable community for us. We will do that by utilizing proper planning techniques, giving attention to design elements that make our community attractive, respecting residents' opinions and perspectives, and balancing the community's vision with private property rights. Past Planning Boards built the platform on which the current Planning and Economic Development Board bases its work. They developed and promoted the adoption of zoning bylaw amendments to expand the available supply of commercially zoned land and a broader range of business types. Other zoning changes allowed for alternative housing options such as adult retirement communities and open space subdivisions. More recently, the Town approved new provisions for multi-family developments.

I would like to recognize the hard work of the allied land-use committees with whom we directly collaborate - the Design Review Committee, Open Space Committee, the Economic Development Committee, the Affordable Housing Committee and Trust, and the newly established Medway Redevelopment Authority. I encourage you to read their individual annual reports for highlights of their activities during 2015.

It has been my privilege and pleasure to serve Medway during 2016 with my fellow Board members Tom Gay, Chan Rogers, Karyl Spiller-Walsh, Bob Tucker, Matt Hayes and Rich Di Iulio. I admire their dedication and thank them for providing their time, talents and thoughtful perspectives. I particularly want to thank Vice Chairman Bob Tucker for his support and always being available to step in to run Board meetings when I wasn't able to participate.

On behalf of the entire Board, I want to thank the citizens of Medway for electing us to guide the future growth and development of this wonderful community. We value that trust and will endeavor to do our very best to continue to earn it.

Respectfully submitted,  
*Andy Rodenhiser, Chairman*