

Tuesday May 28, 2019
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

| Members | Andy Rodenhiser | Bob Tucker | Tom Gay | Matt Hayes | Rich Di Iulio |
|-------------------|------------------------|--------------------|--------------------|-------------------|----------------------|
| Attendance | X | Absent with Notice | Absent with Notice | X | X |

The meeting is being broadcast live and recorded by Medway Cable Access.

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 p.m.

There were no Citizen Comments.

Medway Green Open Space/Pocket Park:

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

- Email from Mark Heavner dated May 13, 2019.
- Endorsed Medway Green Plan – See Sheet 11 for landscaping.

Medway Green developer Mark Heavner was present at the meeting. He expressed concern about the approved landscaping plan for the area at the southwest corner of the site which calls for the installation of 4 park benches. His concern is that this effectively creates a public park on the condominium property and pedestrians will stop and sit in this area. He believes this will become a future liability for the condo association. There was a suggestion to install a fence to delineate the area. The applicant does not want to install a fence. There could also be signage added to specify it is private property. The applicant will come up with a proposed plan to present to the Board at the June 11, 2019 meeting.

PEDB MEETING MINUTES:

May 14, 2019:

The minutes of the May 14, 2019 PEDB meeting will be tabled until the next meeting.

COMMITTEE APPOINTMENTS:

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

- 5-16-19 memo from Susy Affleck-Childs re: DRC appointments
- 5-16-19 memo from Susy Affleck-Childs re: EDC appointments
- 5-16-19 memo from Susy Affleck-Childs re: Open Space Committee appointments

Design Review Committee:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to reappoint Dan Connolly and Jess Chabot to the Design Review Committee for a two-year term through June 30, 2021.

Economic Development Committee:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to reappoint Anthony Varicchione, Jennifer Kendall, Zach Knowlton, and Deanna Kaiser Doughty to the Economic Development Committee for a two-year term through June 30, 2021.

Open Space Committee:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to reappoint Mike Francis, Brian Cowan, Bruce Hamblin and Tina Wright to the Open Space Committee for a two-year term through June 30, 2021.

**EVERGREEN VILLAGE MULTIFAMILY HOUSING SPECIAL PERMIT
– (22 Evergreen Street) PUBLIC HEARING CONTINUATION**

The Chairman opened the continued hearing for the Evergreen Village multifamily housing proposal at 22 Evergreen Street.

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

- Public Hearing Continuation Notice dated April 24, 2019
- Letter from Medway Historical Commission dated May 2, 2019

Attorney William Pezzoni was present representing developer/applicant Maria Varrichione. Their wetlands scientist has visited the site and delineated bordering vegetated wetlands at the rear of the property.

Susy Affleck-Childs provided the Board with email communications between Debbie Anderson, the applicant's wetlands scientist, and Medway Conservation Agent Bridget Graziano. **(See Attached)** Based on Bridget's visit, the wetland resources appear to be isolated. The Commission needs the delineation to be shown on a drawing and a report provided on how it is being classified based on Ms. Anderson's investigation. Ms. Graziano will review the report and make a determination if it qualifies as a protected resource subject to state and/or local regulations.

Attorney Pezzoni reported that the applicant has spoken with the Building Inspector about the demolition bylaw. All are in agreement that the demolition application was submitted to the Historical Commission invoking a nine-month delay of demolition because the building was determined to be historically significant. The Board is in receipt of a letter dated May 2, 2019 from the Medway Historical Commission which voted unanimously on May 1, 2019 that the Applicant has made good-faith efforts to find alternatives to demolition during the 9 month delay period.

The Board and applicant discussed that the house could be torn down per the Demolition Delay bylaw but this will prevent the Board from being able to approve the current application for a Multifamily Special Permit. The multifamily provisions of the Zoning Bylaw includes a requirement that an historically significant building cannot be demolished as part of a multifamily project unless it is determined to be uninhabitable, unsafe or a nuisance by the Building Commissioner, Board of Health, or Board of Selectmen. The Chairman communicated that the applicant would need to withdraw the current application without prejudice and then resubmit it to the Board after the demolition occurred. This is because an approval decision on the current application would likely be appealed by the abutters. The applicant was also informed that there are other options which include going to the Board of Health or the Board of Selectmen for a determination that the property is not habitable, unsafe or a nuisance. The Applicant expressed her concern about having to repay filing fees with a new application.

The Attorney asked for a brief recess so he speak with his client about the next steps.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to continue the hearing until June 11, 2019 at 7:15 pm.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to withdraw their motion to continue the hearing until June 11, 2019 at 7:15 pm

Abutters were invited to offer any comments.

Abutter, Elizabeth Kantor - 26 Evergreen Street:

Ms. Kantor asked what will happen with the conservation issues and what steps are next.

Susy Affleck-Childs responded that the applicant needs to file their wetlands delineation with the Conservation Commission.

Attorney Pezzoni resumed speaking with the Board and expressed interest in continuing the hearing to June 11, 2019.

The Board is in receipt of an email from abutter Mark Der Garabedian dated May 28, 2019. This was supplied to the members and read into the record. (**See Attached**).

Susy communicated that there should be a report from the developer's wetlands scientist for the next meeting.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to continue the hearing for 22 Evergreen Street until June 11, 2019 at 7:15 pm.

72A Fisher Street – Informal Discussion – Private Way Subdivision:

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

- Concept Plan for 2 lot subdivision dated March 11, 2019.

- PEDB letter to the ZBA dated 4-30-19 regarding the requested frontage variance application

Attorney Steve Kenney was present to represent his client Patrick and Kathleen McSweeney of 72A Fisher Street. It was explained that the property is 4 plus acres and includes a single-family home. The current frontage on Fisher Street is 116.9', below the required 180' for the AR-1 zoning district. The construction of the existing home was done through a frontage variance granted in 1997. That variance required there be no further division of the property. They have applied to the ZBA for another variance to allow the land to be split into 2 lots; neither would conform to the frontage requirements. The applicant would like to determine the best way to move forward. They would like the ability to have a 2 lot subdivision with a gravel driveway to access the existing and new homes. They would like to keep the current driveway in its present condition. There is an easement on the driveway to allow the northerly abutter at 72 Fisher Street to access their property. The applicant would also like to keep as many trees as possible. The applicant wants to keep the basketball court on the site and the barn. The applicant is aware that they will need to meet the Board's "private way" standards. The applicant does not want to have a homeowner's association and is willing to own the road and be responsible for its maintenance. The applicant was made aware that all the stormwater regulations will need to be complied with. There will need to be conversations with the Fire Chief about the width of the road. The Board was made aware that the Fire Chief did sign off on the recent variance application. The applicant thanked the Board for their time.

FUTURE ZONING WORK

The Board was made aware that Susy, Barbara and Jack Mee met to review the master list of possible zoning bylaw amendments. (**See Attached**) The list provided to the members includes recommended high priority items for the fall 2019 Town Meeting. This document has been forwarded to the Zoning Board of Appeals for their review and recommendations.

The Chairman informed the Board that he spoke with the Chairman of the Zoning Board of Appeals and both felt it would be beneficial to have Tetra Tech provide a training on Stormwater and the MS4 Permit Requirements. There could also be a workshop meeting with the Zoning Board of Appeals to discuss possible Zoning Bylaw amendments.

The following recommendations were noted:

- Definitions Section for "Outside Storage"- high priority.
- Site Plan Review – refining the triggering activities for major, minor, and administrative site plan review – high priority
- Multi-Family Housing Section 5.6.4 – add language to have a 3 year look back on demolition of historic properties – high priority
- Suggestion to add language about addressing the massing/sizing of homes. It was suggested to add a new section 6.4.
- Finish the Sign Regulations – high priority
- Environmental Standards Section 7.3. Town Meeting recently approved \$15,000 for funding to have a consultant assist with this - high priority
- Jack Mee recommends revising the general bylaw to decrease required fence height around pools to 4' to be consistent with the State – high priority

- Stormwater Management /Land Disturbance – include NOAA rainfall standards and provisions to require installation of stormwater facilities on sites and require roof drains. – high priority.
- Tree Preservation – include a 3 year look back – high priority. Work with Conservation Commission.
- Discuss with the DPS about mutually agreed upon standards for sidewalks. This could be a joint discussion with the PEDB, BOS and DPS.

SITE PLAN RULES AND REGULATIONS:

The Board continued its review of the April 10, 2019 draft revised *Site Plan Rules and Regulations (See Attached)* on the following pages:

Page 39:

- Under 207-14 Site Mitigation A. include language “when part of site plan or part of a mitigation plan”.
- Include language about irrigation wells within the landscaping section for water reuse plan.

Page 40:

- B. Include the words “waste removal”. Suggestion to come up with language to minimize the number of bins for multiple pick-ups for tenant spaces.
- 207-18 – Energy Site Design – Take out the word “wind breaks”.
- Under 201-19 Environmental Considerations C. Nuisance – Research if there is language which could be about enforcement.
- S. 207-17 Architecture – There was a recommendation to include a purpose statement from the DRC guidelines.
- 207-18 Energy Efficient Site Design – Include language about charging stations, energy water reuse, and recharge.
- 207-21 Earth Filling – This is a section which is currently not included in the regulations. This was added due to the concern from the Conservation Commission about the quality of fill being brought onto sites. There was a question about if a concrete foundation is taken down and the material is crushed and brought back to the site. This is happening around town. The Board wants to encourage recycled material. There was a suggestion to remove the reference to building materials but allow recycled building materials. The developer would have to supply receipts of where the fill is coming from.

Page 41:

- 207-22 Site Maintenance During Construction. – B. Language was provided by Consultant Bouley about having a stone mat maintained regularly to allow for reduction of sediment tracking onto adjacent roadways. There was a suggestion to include an enforcement component for those who do not comply.
- There should be consistency throughout the document about the applicant, or developer or permittee.

Page 42:

- 208-1 Preconstruction - B. Dan Merrikin noted that 2,000 cubic yards of dirt is not a lot of soil for a Soil Management Plan. The Board would like to keep with this amount of site filling for the soil management plan. The Board would like to remove the language that the Soil Management Plan needs to be prepared by a Licensed Site Professional (LSP).
- 208-2 Construction Reporting – This section has added language requiring that copies of all required reporting shall be forwarded to the Board for review during the construction of the project.

Page 43:

- 208-3 A. On-Site Construction Changes - The Board would like field changes to come to them for discussion and action. The Board would like the determination on whether a field change is authorized to stay under its jurisdiction and not leave that to the Building Commissioner.

Page 44:

- 208-3 Modification to Approved Site Plans and Decisions – The Board does not want to consider all changes in stormwater management to be major modifications. There are times when a field issue may necessitate a redesign. There needs to be a distinction from a modification to the plan or the decision. This will need to be determined. There was a question, what happens if the modification is not possible? Can an applicant appeal this determination?

Page 46:

- 208-4 Compliance – The Board would like to increase the performance security contingency from 25% to 30%. There was also a suggestion to have the Consultant be more conservative with the unit prices. The Consultant needs to make sure performance security includes the cost of off-site mitigation measures.

Page 47:

- C. There needs to be a title for this section. The term “substantially” is vague. This needs some clarification. There was a recommendation to take it out.

Page 48:

- There was discussion regarding the Board determining if all work has been completed in conformance with the site plan. The Board would have a Certificate of Completion. There needs to be discussion with the Conservation Commission about how their Certificate of Compliance for the work ties into the Planning Board’s Certificate of Completion. Does the PEDB wait for the Conservation Commission?

Page 49:

- C. Construction Services Fee. - There was a recommendation that if there is field change and it required review, there should be an administrative fee for the applicant.

OTHER BUSINESS:

- The Oak Grove Zoning Task Force will hold a Community Forum on proposed Zoning Amendments on Monday, June 10 at 7:00 pm at Thayer House.

ADJOURN:

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

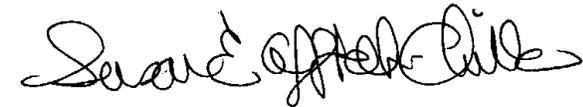
The meeting was adjourned at 10:37 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Amy Sutherland". The signature is written in a cursive, flowing style.

Amy Sutherland
Recording Secretary

Reviewed and edited by,

A handwritten signature in black ink that reads "Susan E. Affleck-Childs". The signature is written in a cursive, flowing style.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



May 28, 2019

**Medway Planning & Economic Development Board
Meeting**

**Medway Green Open Space/Pocket
Park**

- Email from Mark Heavner dated May 13, 2019
- Endorsed Medway Green Plan – See Sheet 11 for landscaping

Susan Affleck-Childs

From: MARK HEAVNER <mark.heavner@mac.com>
Sent: Monday, May 13, 2019 10:07 AM
To: Susan Affleck-Childs
Subject: 176 Main St.

Hi Susan

Starting to get the landscaping together. Looking at the plan it calls for 4 park benches at the corner of Main and Mechanic. This is a problem for me since it creates a "public" park. If I put those benches in, there is no question that pedestrians will stop and rest on the condo property. How would this area be insured for that?! Not sure if there is a provision in the towns policy that would indemnify the condo association. If not I don't see a way that I can create a public park!

Let me know if I need to come in and speak to the board on this. Thanks

Mark Heavner
508-561-6091

Sent from my Iphone

www.heavnerconstruction.com

[Signature]
[Signature]
[Signature]
 APPROVED BY PLANNING BOARD
 DATE: 4-25-2017

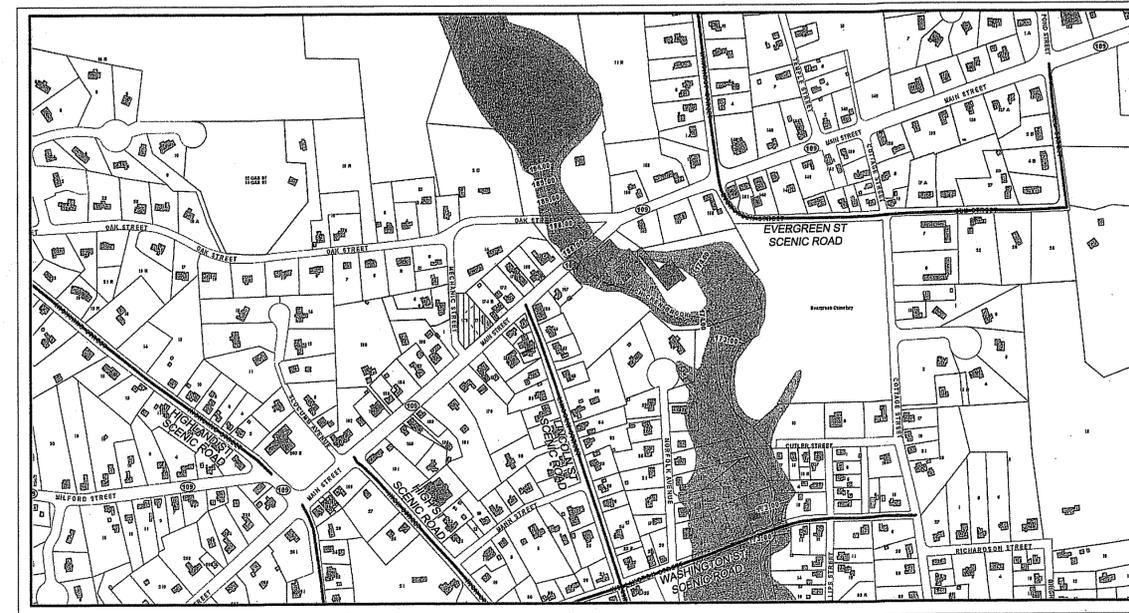
MEDWAY GREENS

MULTIFAMILY HOUSING SPECIAL PERMIT SITE PLAN

176 & 178 MAIN STREET MEDWAY, MASSACHUSETTS

ZONING TABLE-VILLAGE RESIDENTIAL DISTRICT

| | 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 |

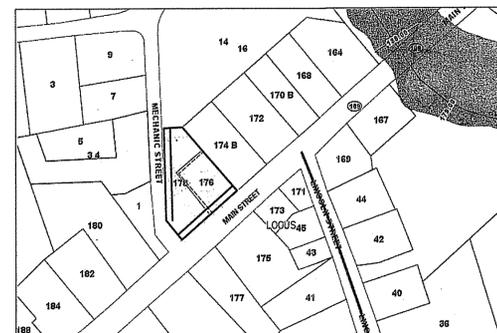


LOCUS MAP
 1" = 400'

PARCELS ONE & TWO
 176 & 178 MAIN STREET
 ASSESSING ID: 47 - 34 & 36
 ZONE: VILLAGE RESIDENTIAL
 DISTRICT
 0.6+ ACRES

MULTIFAMILY HOUSING TABLE

| | REQUIRED | PROPOSED |
|------------------|----------|----------|
| LOT AREA | 22500 | 26136 |
| LOT FRONTAGE | 50 | 274+ |
| UNIT DENSITY | 8 | 8 |
| AFFORDABLE UNITS | 1 | 1 |
| BLDG. HT. | 40' | 33' |
| OPEN SPACE | 15% | 24% |
| PARKING SPACES | 16 | 16 |



ABUTTERS LOCUS MAP
 1" = 200'

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 |
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| LANDSCAPING | L-1 |
| LIGHTING | L-2 |
| ARCHITECTURAL 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 |

Waivers APPROVED -

AUDD. Section 5.6.2

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.

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



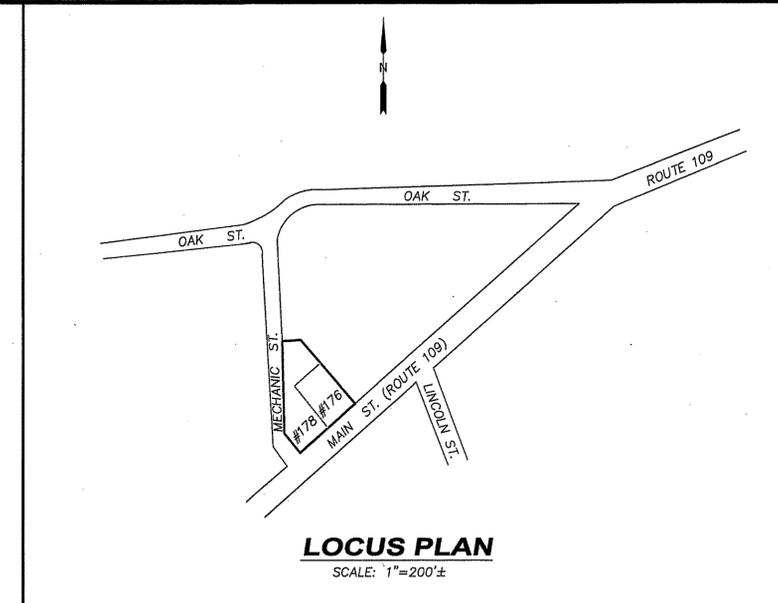
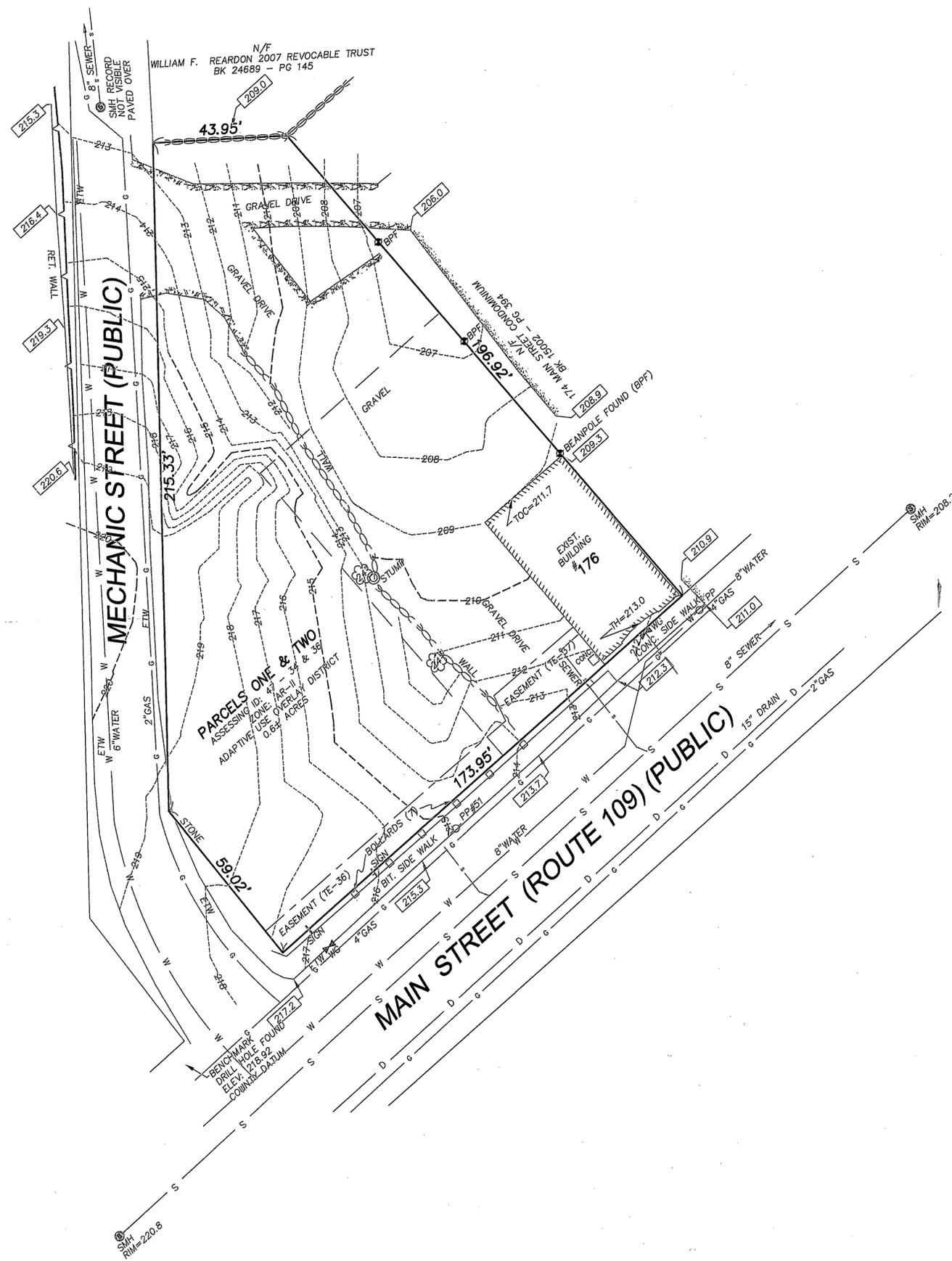
DATE ISSUED:
 December 18, 2016

DATE REVISED:
 JANUARY 23, 2017
 MARCH 7, 2017
 MARCH 31, 2017

LEGEND

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

PL BK 588 - PL NO. 57



[Signature]
[Signature]
 Approved by Planning Board
 DATE: 4-25-2017

- NOTES:
1. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 2. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
 3. 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.



| 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 THE 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:
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 (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: 4-25-2017



| 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

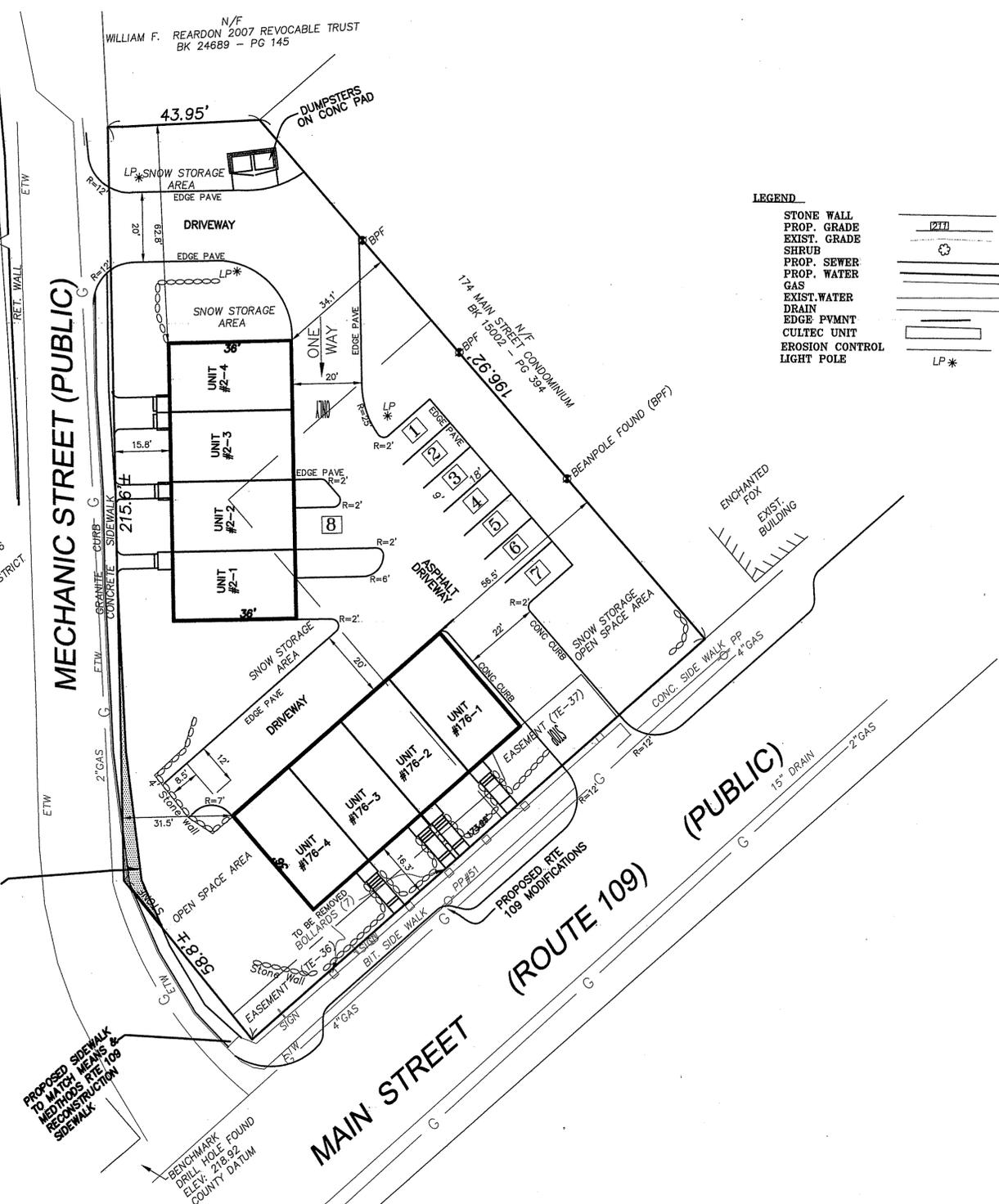
PREPARED FOR: 176 MAIN STREET LLC
12 HAVEN STREET
DOVER MA

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



LEGEND

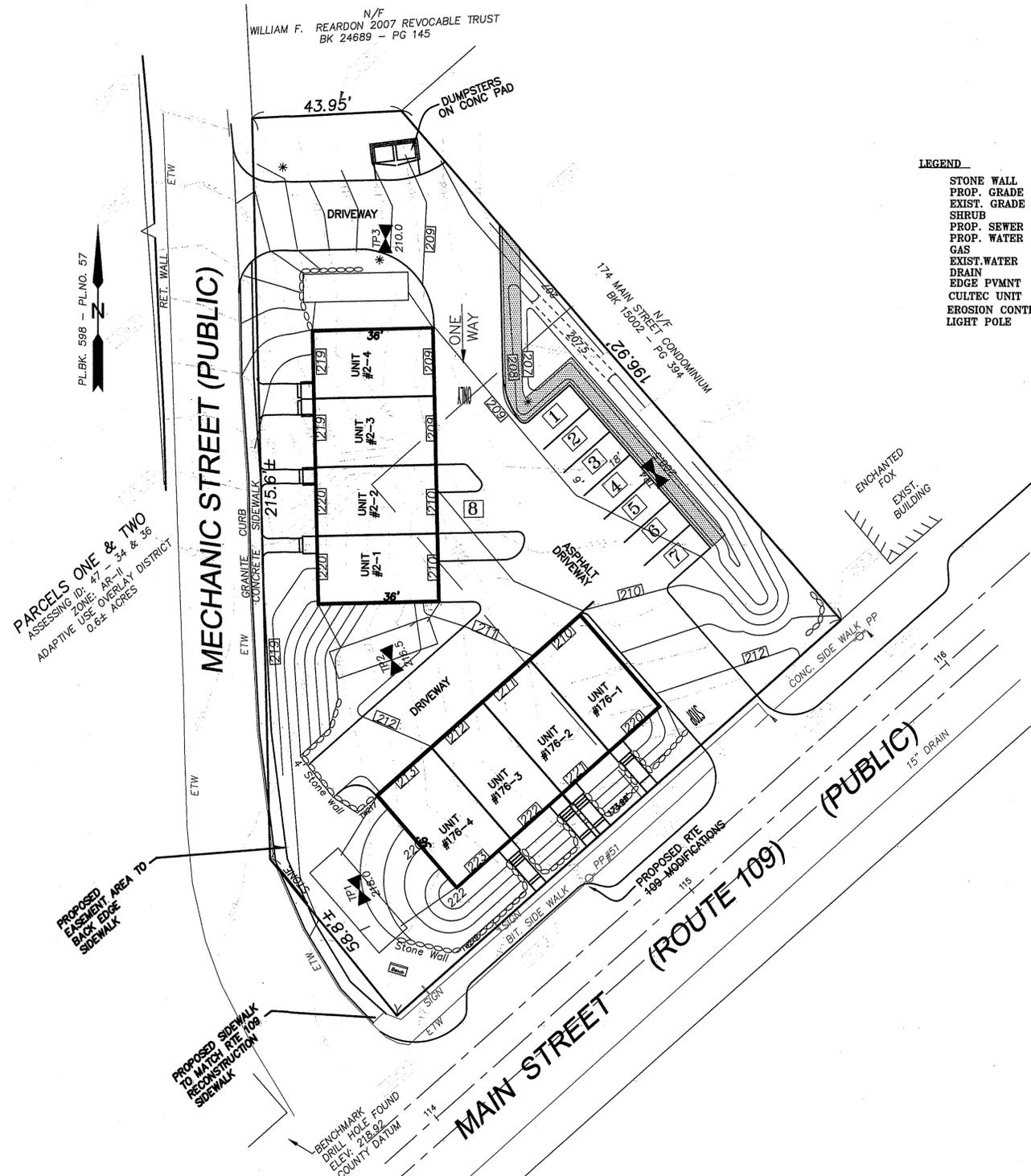
- STONE WALL
- PROP. GRADE
- EXIST. GRADE
- SHRUB
- PROP. SEWER
- PROP. WATER
- GAS
- EXIST. WATER
- DRAIN
- EDGE PVMNT
- CULTEC UNIT
- EROSION CONTROL
- LIGHT POLE

PLBK. 598 - PLNO. 57
PARCELS ONE & TWO
ASSESSING D.D. 47 - 54 & 56
ADAPTIVE USE OVERLAY DISTRICT
0.62 ACRES

PROPOSED EASEMENT AREA TO BACK EDGE SIDEWALK

PROPOSED SIDEWALK TO MATCH MEANS & METHODS RECONSTRUCTION SIDEWALK

BENCHMARK FOUND
DRILL HOLE
ELEV. 218.92
COUNTY DATUM



- 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**
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 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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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.

Ronald Tiberi
Ronald Tiberi
 Approved by Planning Board
 DATE: 4-25-2017



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

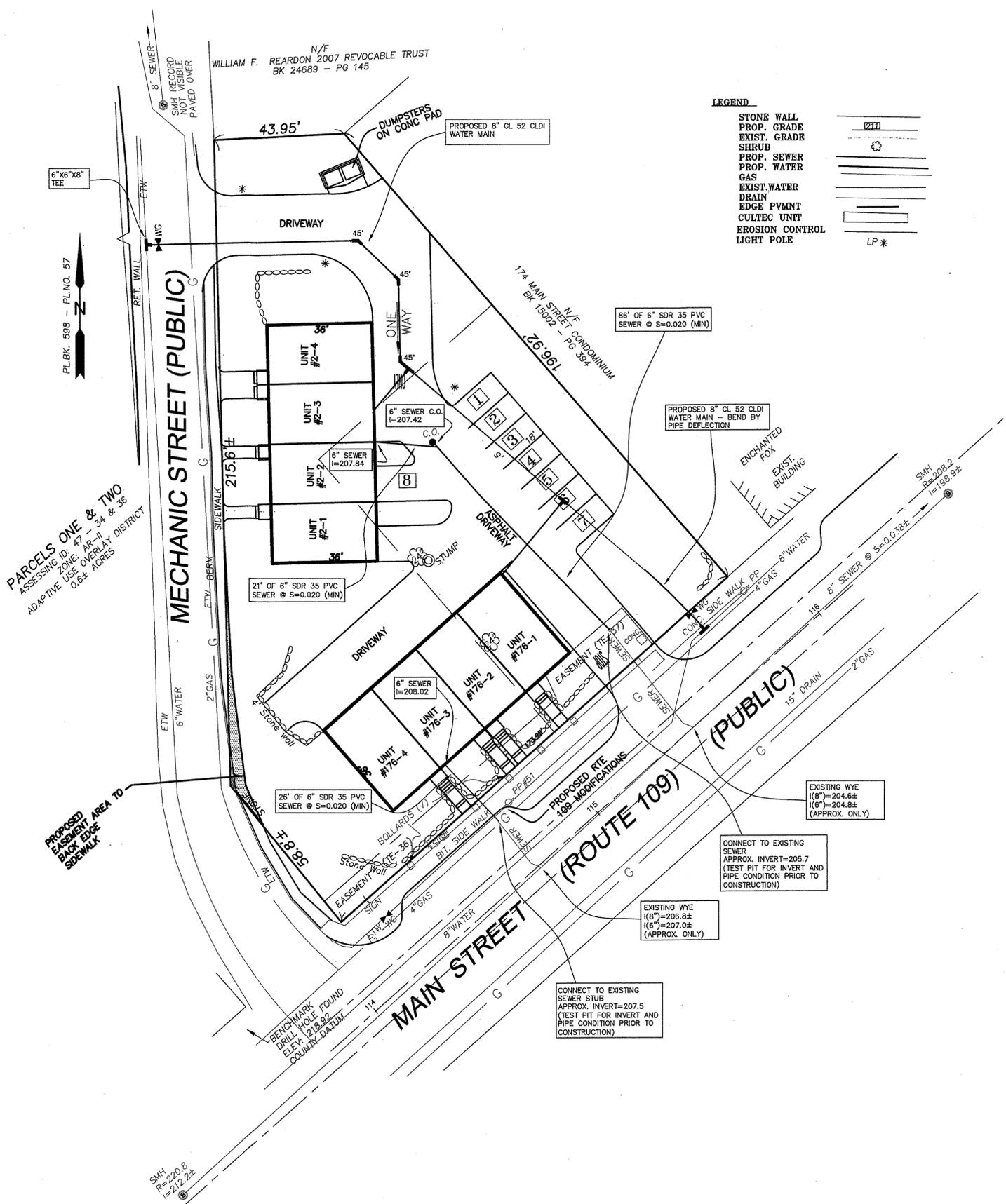
**PROPOSED
SITE GRADING PLAN**
IN
MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC
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**
- 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.
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 - ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
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Ronald Tiberi
Michael J. DiJulio
 APPROVED BY PLANNING BOARD
 DATE: 4-25-2017



REVISIONS

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

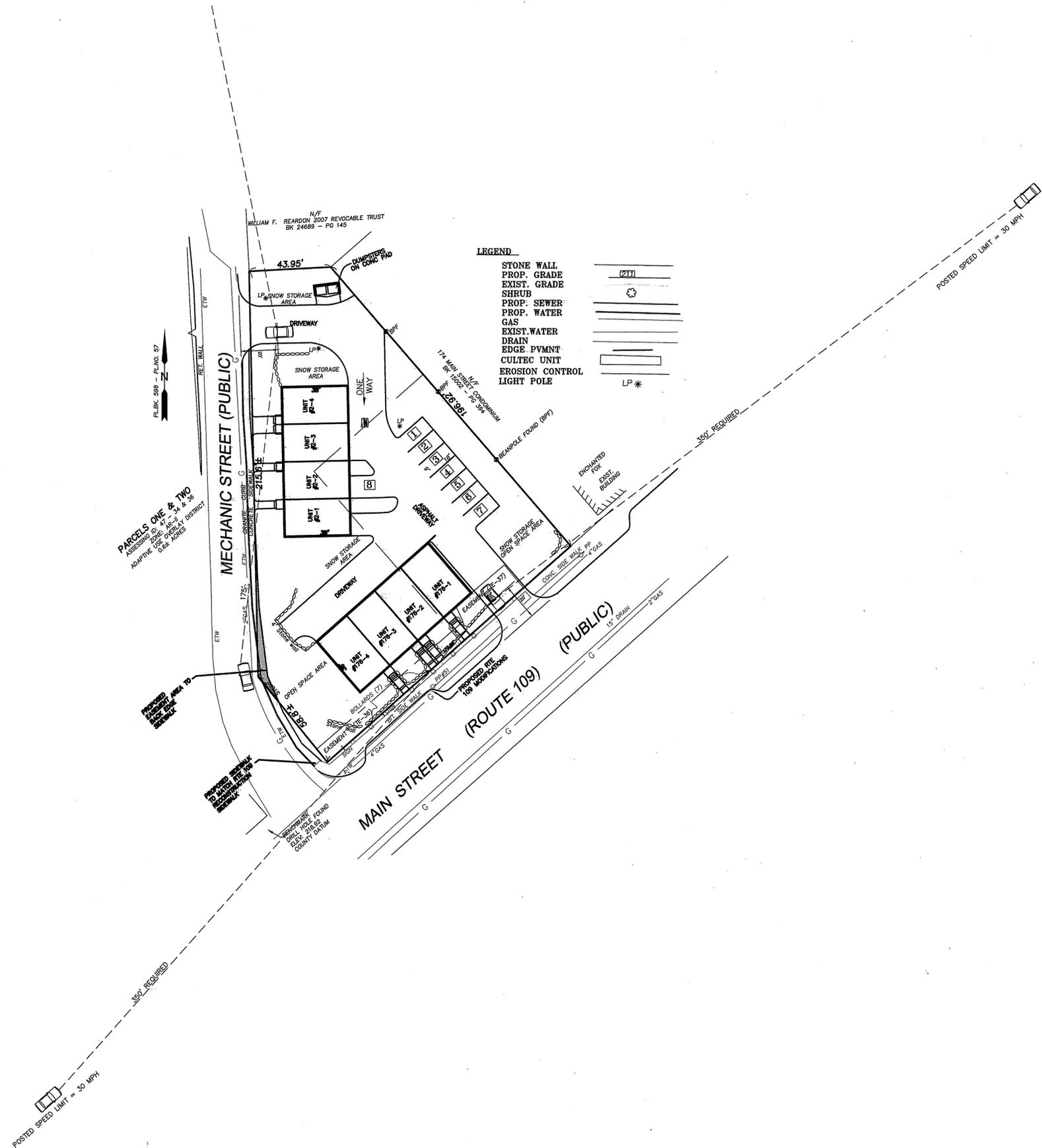
**PROPOSED
 SITE UTILITIES**
 IN
 MEDWAY, MASSACHUSETTS

176 MAIN STREET

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

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

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



- 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.
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Ronald Tiberi
John J. ...
Robert J. ...
 APPROVED BY PLANNING BOARD
 DATE: 4-25-2017



| REVISIONS | | |
|-----------|-----------|----------------------------|
| No. | DATE | DESCRIPTION |
| 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

GENERAL SITE NOTES

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Ronald Tiberi
Thomas J. DeLuca
APPROVED BY PLANNING BOARD
DATE: 4-25-2017



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**PROPOSED EMERGENCY
VEHICLE ACCESS PLAN
IN
MEDWAY, MASSACHUSETTS**

176 MAIN STREET

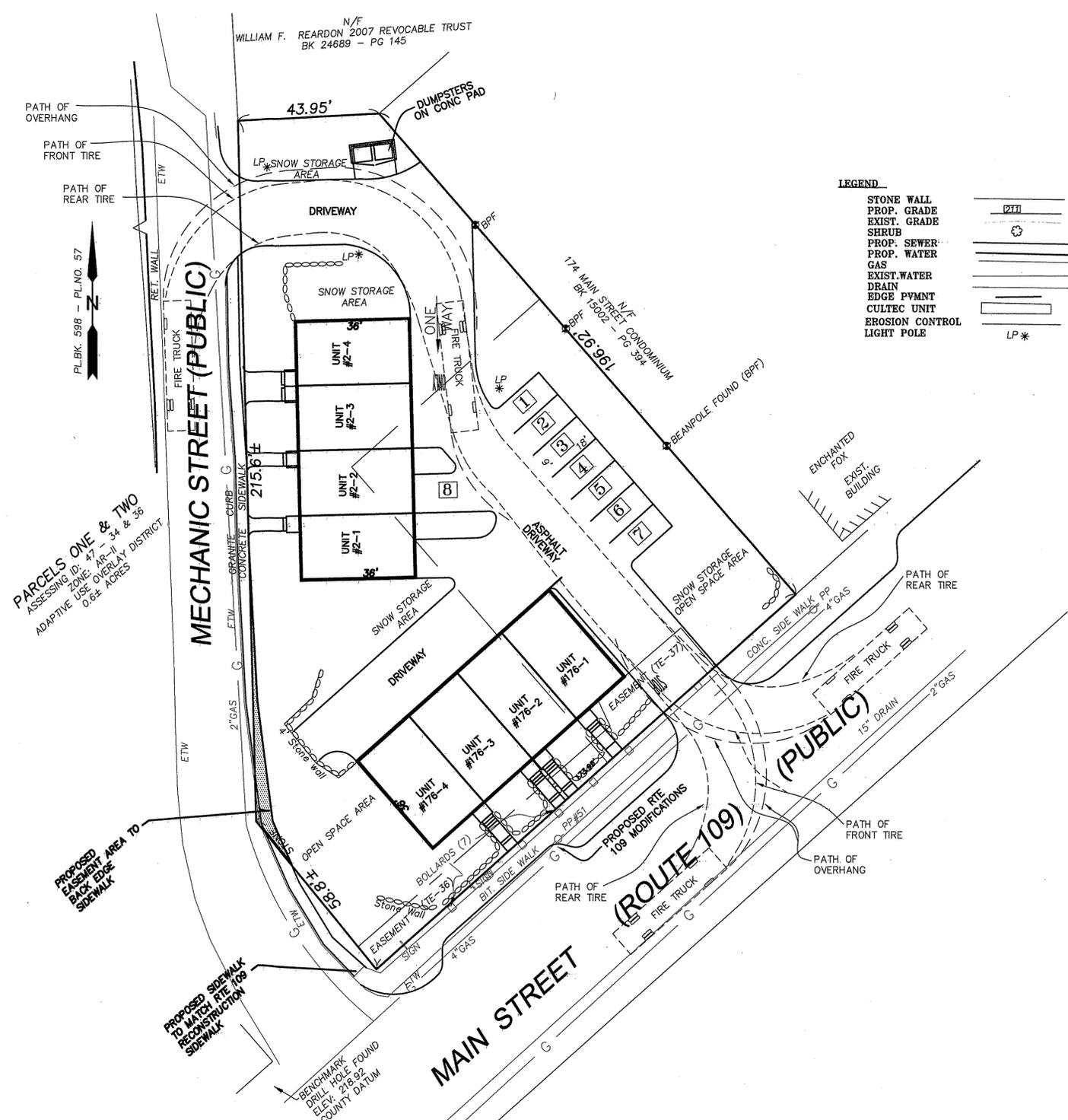
PREPARED FOR: **176 MAIN STREET LLC
12 HAVEN STREET
DOVER MA**

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

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2316

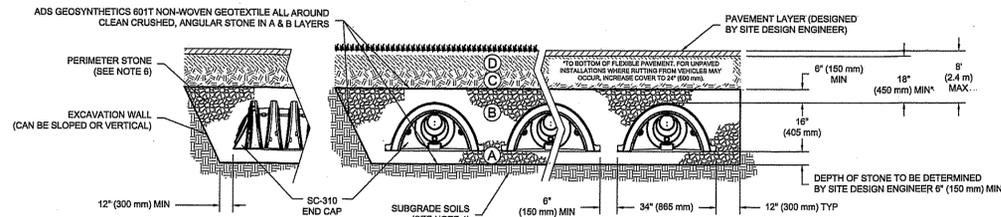
DATE: DEC. 18, 2016



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 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 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 ³ 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 ³ 3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ** |

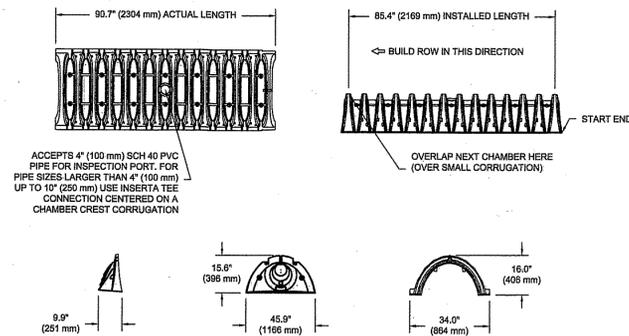
PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS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



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
NTS



| NOMINAL CHAMBER SPECIFICATIONS SIZE (W X H X INSTALLED LENGTH) | 34.0" X 16.0" X 85.4" | (864 mm X 409 mm X 2169 mm) |
|--|--|-----------------------------|
| CHAMBER STORAGE | 14.7 CUBIC FEET (0.42 m ³) | — |
| MINIMUM INSTALLED STORAGE* | 31.0 CUBIC FEET (0.88 m ³) | — |
| WEIGHT | 35.0 lbs. (16.8 kg) | — |

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

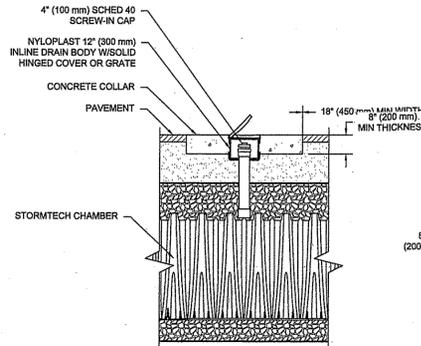
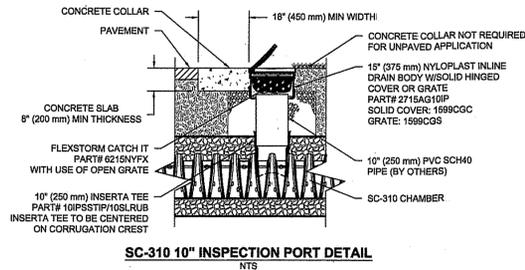


| PART # | STUB | A | B | C |
|---------------------------|--------------|----------------|---------------|--------------|
| SC310EP001 / SC310EP001PC | 6" (150 mm) | 9.6" (244 mm) | 5.8" (147 mm) | — |
| SC310EP002 / SC310EP002PC | — | — | — | 0.5" (13 mm) |
| SC310EP007 / SC310EP007PC | 8" (200 mm) | 11.9" (302 mm) | 3.6" (90 mm) | — |
| SC310EP008 / SC310EP008PC | — | — | — | 0.8" (18 mm) |
| SC310EP101 / SC310EP101PC | 10" (250 mm) | 12.7" (323 mm) | 1.4" (36 mm) | — |
| SC310EP102 / SC310EP102PC | — | — | — | 0.7" (18 mm) |
| SC310EP128 | 12" (300 mm) | 13.5" (343 mm) | — | — |

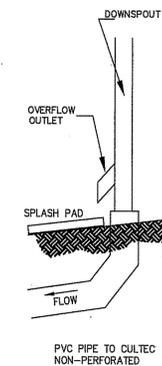
ALL STUBS, EXCEPT FOR THE SC310EP128 ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EP128 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.

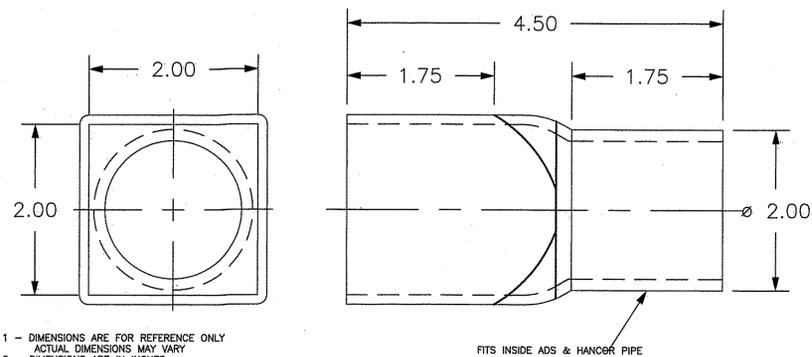
NOTE: ALL DIMENSIONS ARE NOMINAL.



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



DOWNSPOUT
NOT TO SCALE



4 X 4 X 4 DOWNSPOUT ADAPTER

[Signatures]

APPROVED BY PLANNING BOARD
DATE: 4-25-2017



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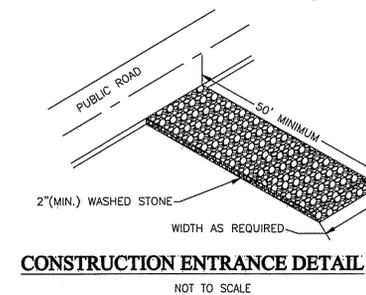
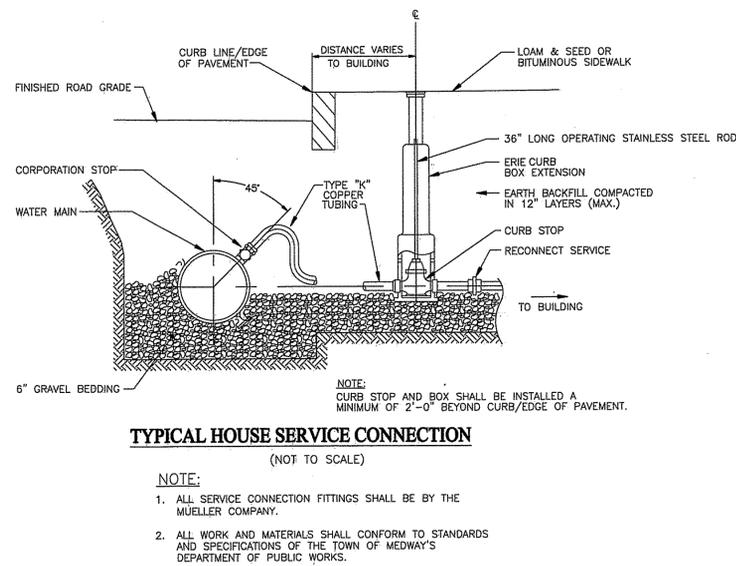
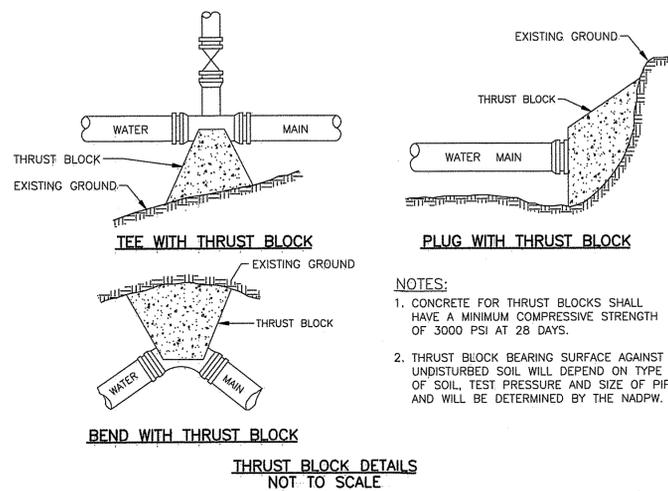
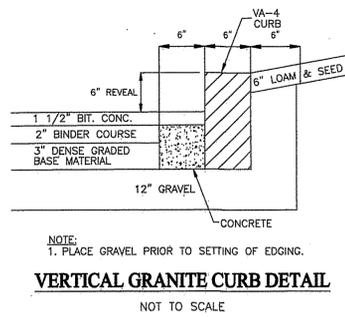
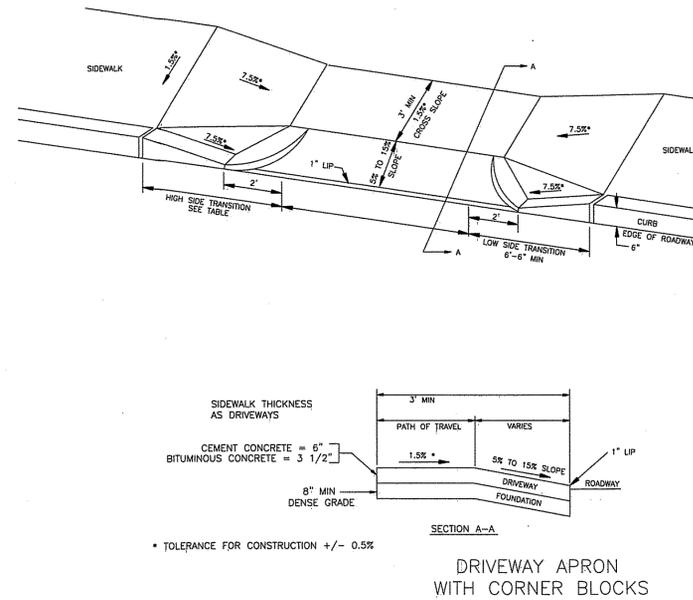
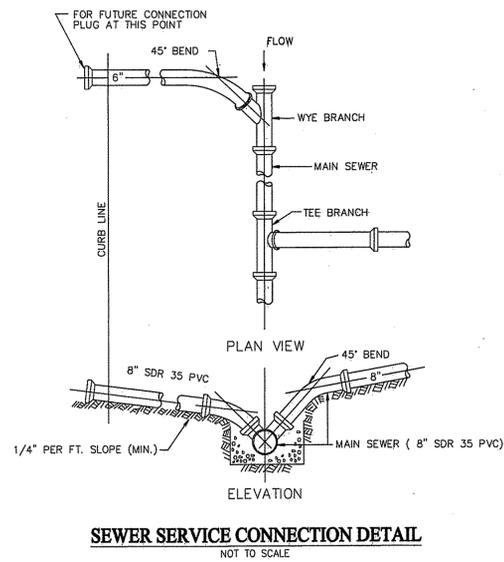
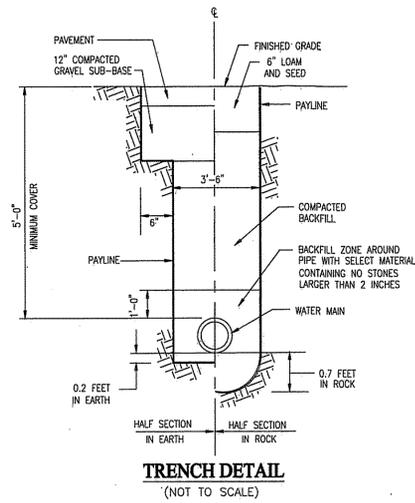
DRAINAGE DETAILS
IN
MEDWAY, MASSACHUSETTS

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



[Handwritten signatures]

APPROVED BY PLANNING BOARD
DATE: 4-25-2017



| 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

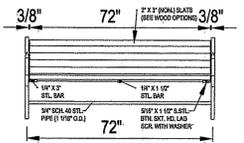
PROJECT NUMBER: 2316

DATE: DEC. 18, 2016

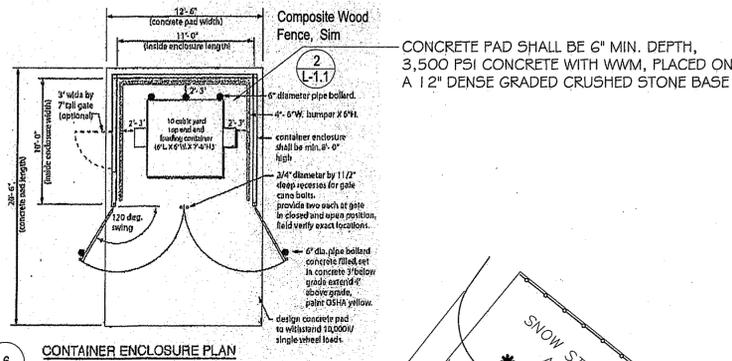
**176 MAIN STREET, MEDWAY
PLANT LIST**

| QUANT | VEGETAL NAME | COMMON NAME | SIZE |
|-------|--------------------------------|-------------------------|----------|
| 1 | Tree | | |
| 2 | Comus Fordii 'Charles Princes' | Charles Princes Dogwood | 2-3/4" H |
| 3 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 4 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 5 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 6 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 7 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 8 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 9 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 10 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 11 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 12 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 13 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 14 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 15 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 16 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 17 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 18 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 19 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 20 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 21 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 22 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 23 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 24 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 25 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 26 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 27 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 28 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 29 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 30 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 31 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 32 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 33 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 34 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 35 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 36 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 37 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 38 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 39 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 40 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 41 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 42 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 43 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 44 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 45 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 46 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 47 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 48 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 49 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
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| 51 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 52 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 53 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 54 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 55 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 56 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 57 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 58 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
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| 60 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 61 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 62 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 63 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
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| 67 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
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| 69 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 70 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 71 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 72 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 73 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 74 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 75 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 76 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 77 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 78 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 79 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 80 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 81 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 82 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 83 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 84 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 85 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 86 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 87 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 88 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 89 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 90 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 91 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 92 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 93 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
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| 95 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
| 96 | Claytonia virginica 'Vernonia' | Claytonia | 2-3/4" H |
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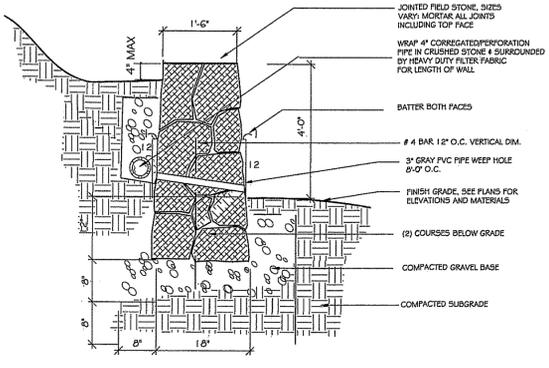
LIGHTING NOTES:
 1. AFTERMARKET LIGHT SHIELDS WILL BE ADDED TO SELECTED LUMINAIRES TO REDUCE LIGHT SPILLAGE LEVELS TO COMPLY WITH THE MEDWAY ZONING BYLAW.
 2. ALL LIGHT FIXTURES WILL BE PROVIDED WITH LED LAMPS.



7 PARK BENCH
 NOT TO SCALE
 NOTE: COMPONENTS TO MATCH EXISTING BENCHES IN THE PARK ACROSS THE STREET



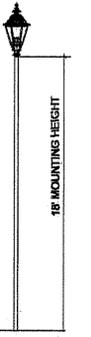
6 CONTAINER ENCLOSURE PLAN
 NOTE: ENCLOSURE DIMENSIONS WILL BE ADJUSTED TO CONFORM TO THE TRASH DISPOSAL VENDOR'S SPECIFICATIONS.



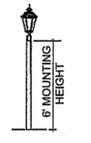
1 FIELDSTONE RETAINING WALL
 NOT TO SCALE



2 6' COMPOSITE PRIVACY FENCE
 NOT TO SCALE



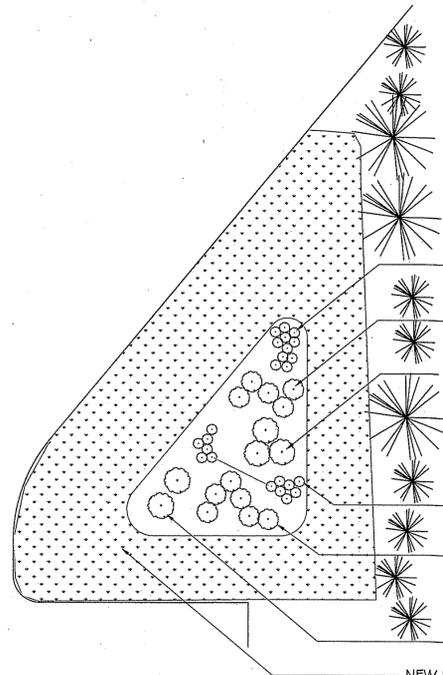
3 LP1 PARKING LOT LIGHT FIXTURE
 NOT TO SCALE



4 LP2 WALKWAY LIGHT FIXTURE
 NOT TO SCALE



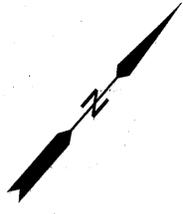
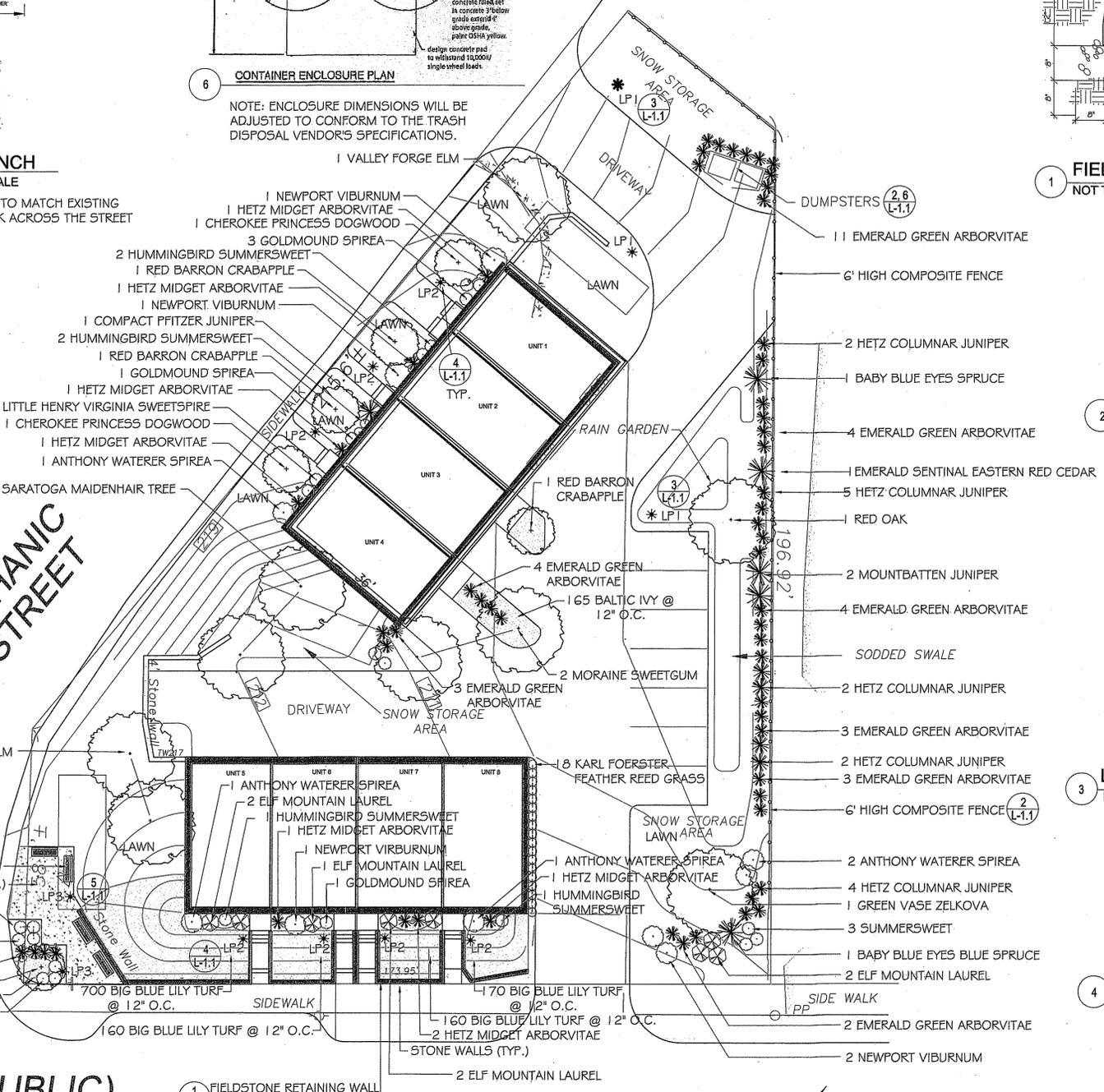
5 LP3 BOLLARD LIGHT FIXTURE
 NOT TO SCALE



RAIN GARDEN ENLARGED PLAN
 SCALE: 1/4" = 1'-0"

MECHANIC STREET

MAIN STREET (ROUTE 109) (PUBLIC)



PERMIT

LANDSCAPE ARCHITECT:

Hammer + Walsh Design Inc.
 Landscape Architecture + Master Planning + Urban Design
 281 Summer Street, 6th Floor, Boston, MA 02210-1538
 (617) 439-0125 www.hammerwalsh.com

CLIENT:

176 MAIN STREET LLC
 12 Haven Street
 Dover, MA

NOTES:
[Handwritten notes and signatures]
 4-25-2017

REVISIONS:

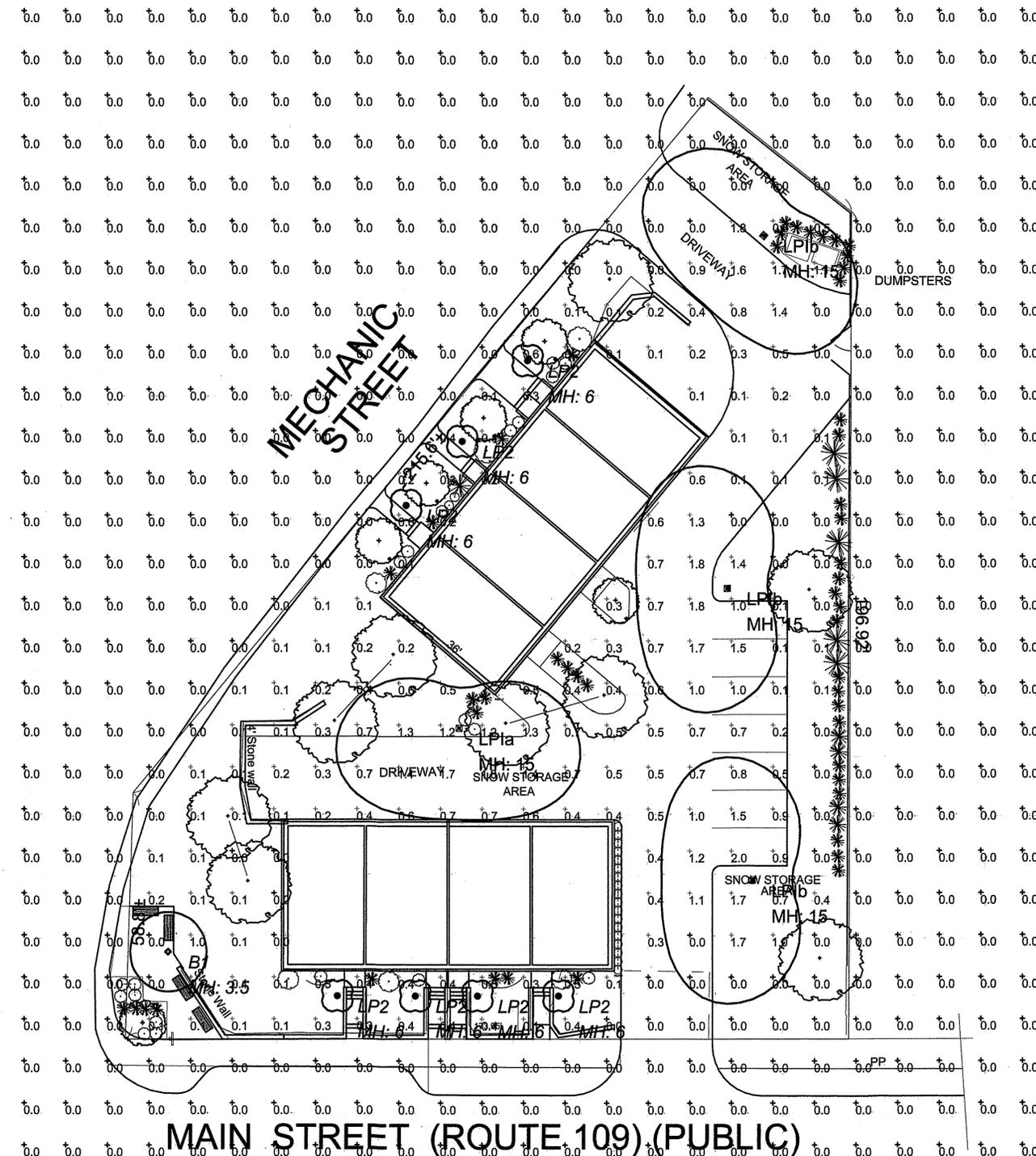
| No. | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 04-10-2017 | Planning Board Revisions |



PROJECT:
 176 MAIN STREET
 MEDWAY, MA

TITLE:
 LANDSCAPE
 PLAN

| | |
|-----------------------|--------------|
| DATE: 4/10/17 | DRAWING NO.: |
| DRAWN BY: NRH | L-1.1 |
| CHECKED BY: DMW | |
| SCALE: 1" = 10'-0" | |



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 | Vcx11gc.ies |
| ○ | 1 | B1 | 3901 MH 70W | 1588 | 0.900 | 3901LB-70MH.IES |

Luminaire Location Summary

| LumNo | Label | X | Y | Z | Orient | Tilt |
|-------|-------|---------|--------|-----|---------|------|
| 1 | LP1a | 64.75 | 108 | 15 | 228.976 | 0 |
| 2 | LP2 | 8 | 78.25 | 6 | 0 | 0 |
| 3 | LP2 | -7.75 | 89 | 6 | 0 | 0 |
| 4 | LP2 | -21.25 | 43.75 | 6 | 0 | 0 |
| 5 | LP1b | 56 | 24 | 15 | 181.87 | 0 |
| 6 | LP1b | -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 | 16.411 | -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.omnilite.com

NOTE:
 LIGHT SHIELDS SHALL BE INSTALLED TO COMPLY
 WITH LIGHT SPILLAGE LEVELS OF THE MEDWAY ZONING BYLAW

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 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 (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.

[Signatures]
 Approved by Planning Board
 DATE: 4-25-2017



REVISIONS

| No. | DATE | DESCRIPTION |
|-----|-----------|-------------------------------|
| 1. | 1-23-2017 | PER REVIEW LETTER 1-9-2017 |
| 2. | 3-7-2017 | PER REVIEW LETTER 2-23-2017 |
| 3. | 3-31-2017 | NOTE PER CONDITIONAL APPROVAL |

**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

[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]
APPROVED BY PLANNING BOARD
DATE: 4-25-2017

PROJECT
Medway Green
176 Main Street
Medway, Massachusetts

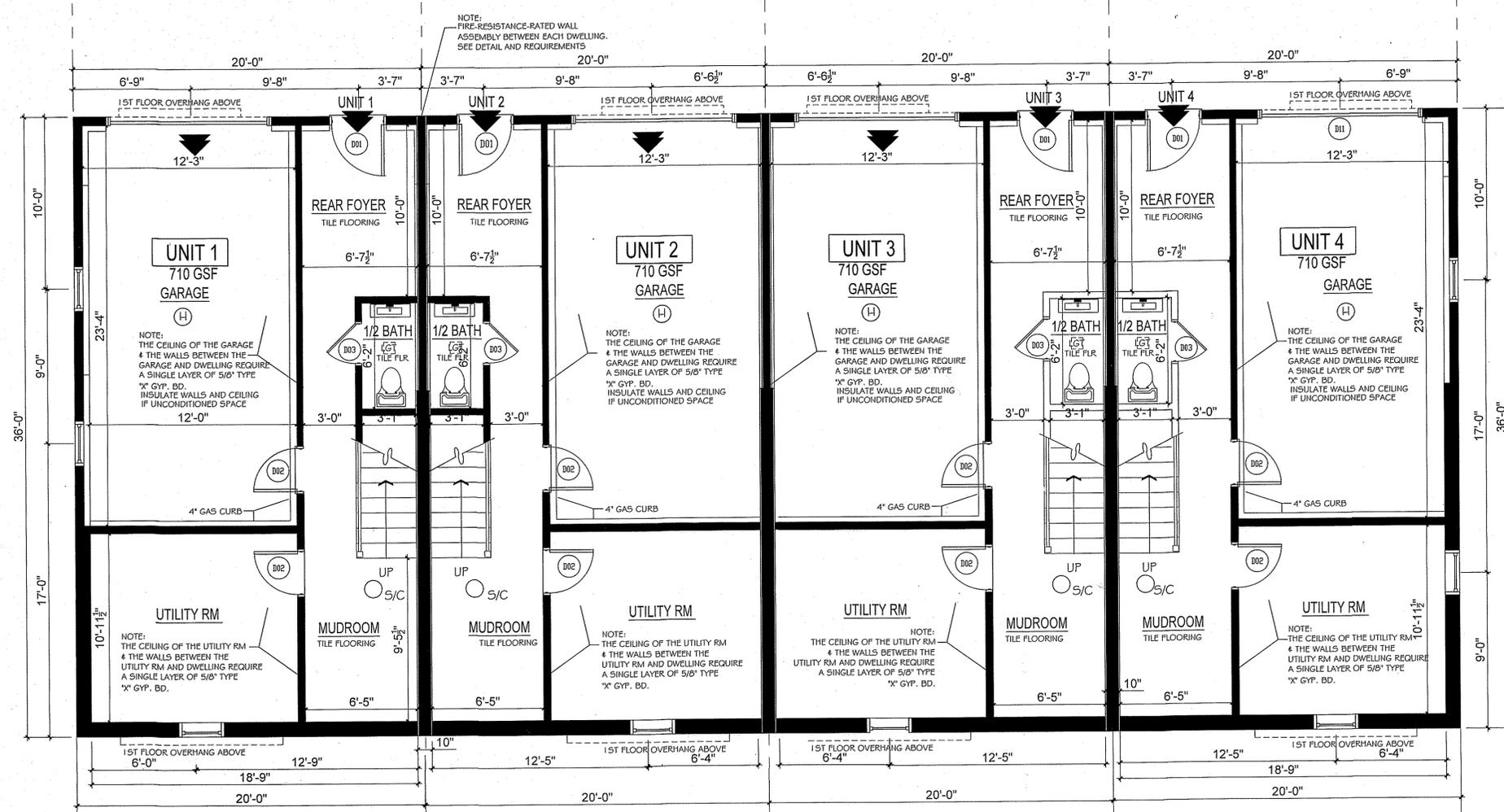
OWNER
176 Main St, LLC
12 Haven Street
Dover, Massachusetts

Building Code Information

Occupancy / Use : RESIDENTIAL USE GROUP R-3: 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)





BASEMENT FLOOR PLAN

[Handwritten Signature]
[Handwritten Signature]
 APPROVED BY PLANNING BOARD
 DATE: 4-25-2017



MEDWAY GREEN
NEW TOWNHOMES
 176 MAIN STREET
 MEDWAY, MA
BASEMENT FLOOR PLAN

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|-----------------------------|
| 1. | 10/17/16 | 4-UNIT STRUCTURES |
| 2. | 01/09/17 | DIRC. SUBMIT II |
| 3. | 01/23/17 | DIRC. APPROVED W/ REVISIONS |
| 4. | | |
| 5. | | |

OWNER
 176 Main LLC
 12 Haven Street
 Dover, MA

DRAWN BY
SFG

DATE
07/02/2016

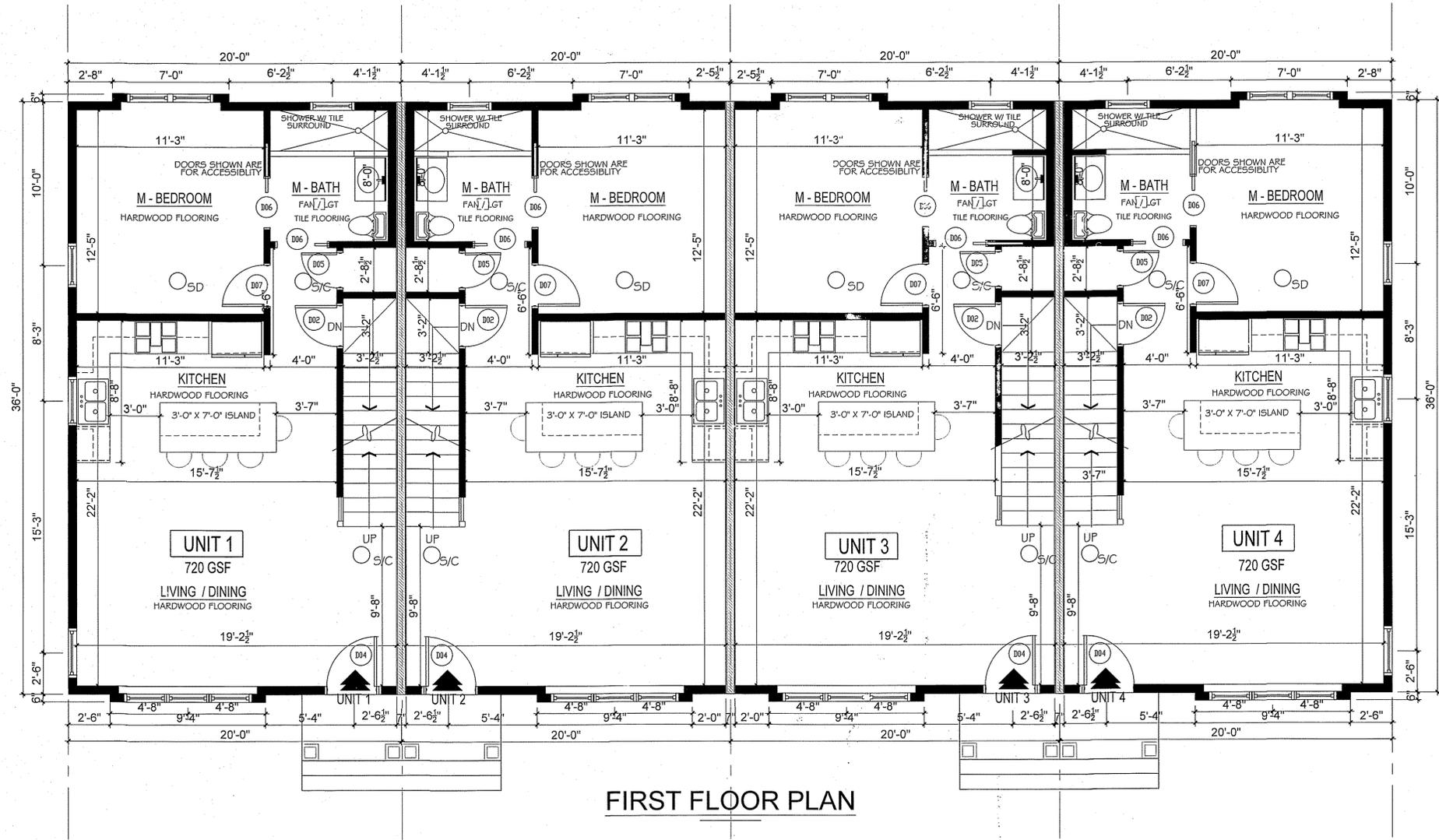
PROJECT
 No.

SCALE
1/4" = 1'-0"

DRAWING
 No.
A 1.0



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



FIRST FLOOR PLAN

| REVISIONS | |
|-----------|------------------------------------|
| 1. | 10/17/16 2-4 UNIT STRUCTURES |
| 2. | 01/09/17 DRC SUBMIT II |
| 3. | 01/23/17 DRC APPROVED W/ REVISIONS |
| 4. | |
| 5. | |

OWNER
 176 Main LLC
 12 Haven Street
 Dover, MA

DRAWN BY
SFG

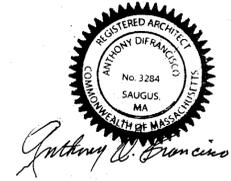
DATE **07/02/2016**

PROJECT No.

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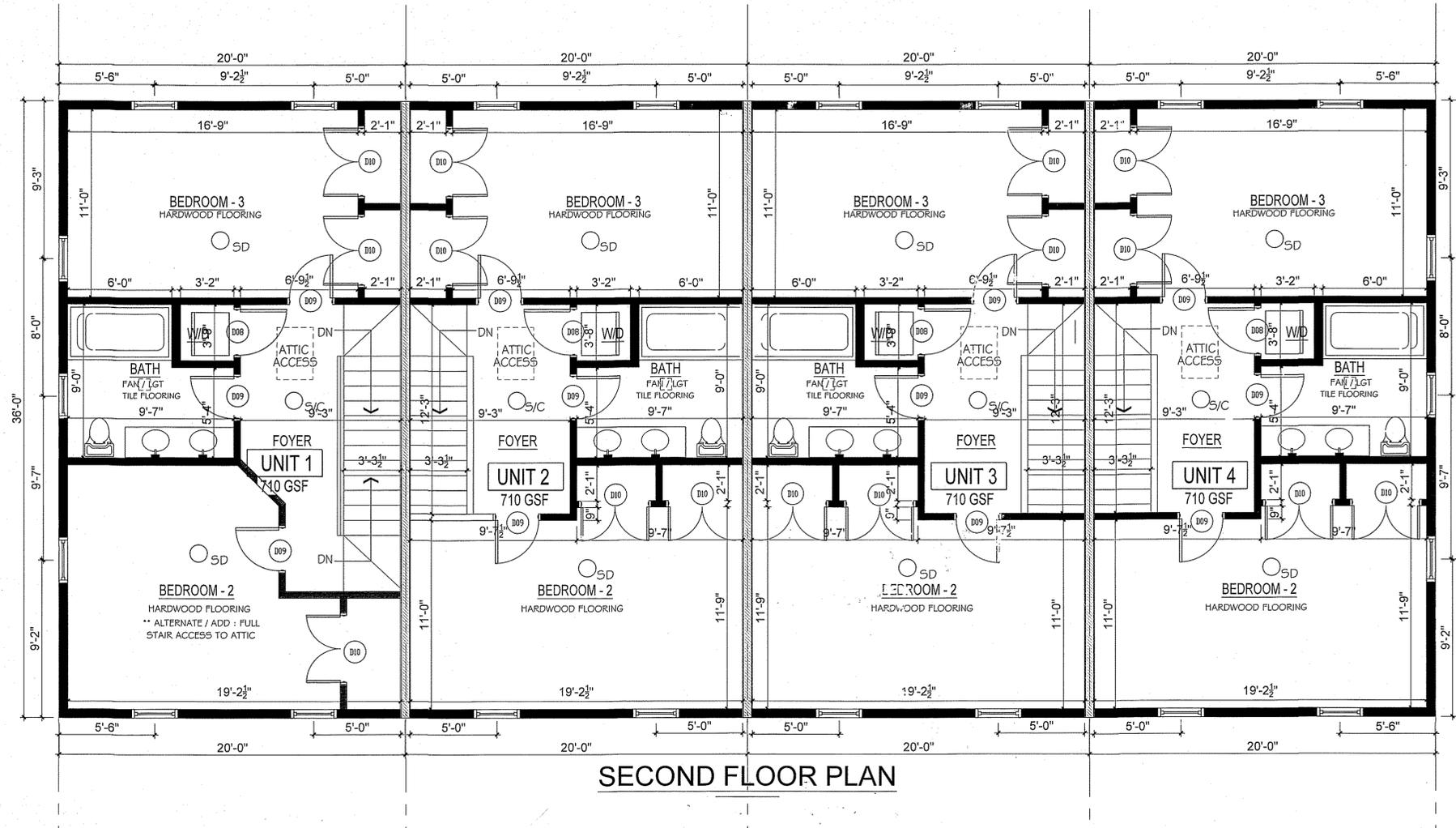
DRAWING No.
A 1.1

[Signature]
[Signature]
 APPROVED BY PLANNING BOARD
 DATE: **4-25-2017**





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



| REVISIONS | |
|-----------|------------------------------------|
| 1. | 10/17/16 2 4-UNIT STRUCTURES |
| 2. | 01/09/17 DRC SUBMIT II |
| 3. | 01/23/17 DRC APPROVED W/ REVISIONS |
| 4. | |
| 5. | |

OWNER
 176 Main LLC
 12 Haven Street
 Dover, MA

DRAWN BY
 SFG

DATE 07/02/2016

PROJECT No.

SCALE
 1/4" = 1'-0"

DRAWING No.
 A 1.2

[Handwritten Signature]
 APPROVED BY PLANNING BOARD
 DATE: 4-25-2017





DESIGNERS • PLANNERS • ILLUSTRATORS

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



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



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

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\" OC
 R-21 INSULATION VALUE REQ'D
 1/2\" BLUEBOARD & PLASTER
 1/2\" CDX WALL SHEATHING & PAPER
 HARDI PLANK LAP SIDING & TRIM
 SIDING COLORS ON EACH SET OF 4:
 COUNTRYLANE RED
 EVENING BLUE
 ARCTIC WHITE
 AGED PEWTER

| REVISIONS | |
|-----------|------------------------------------|
| 1. | 10/17/16 2-4-UNIT STRUCTURES |
| 2. | 01/09/17 DRC SUBMIT II |
| 3. | 01/23/17 DRC APPROVED W/ REVISIONS |
| 4. | |
| 5. | |

OWNER
 176 Main LLC
 12 Haven Street
 Dover, MA

DRAWN BY
SFG

DATE **07/02/2016**

PROJECT No.

SCALE
3/16" = 1'-0"

DRAWING No.
A 2.0

[Signatures]
 APPROVED BY PLANNING BOARD
 DATE: **4-25-2017**



04/03/2017 DRC APPROVED -MYLAR FOR RECORDING



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

| REVISIONS | |
|-----------|------------------------------------|
| 1. | 10/17/16 2-4-UNIT STRUCTURES |
| 2. | 01/09/17 DRC SUBMIT II |
| 3. | 01/23/17 DRC APPROVED W/ REVISIONS |
| 4. | |
| 5. | |

OWNER
 176 Main LLC
 12 Haven Street
 Dover, MA

DRAWN BY
SFG
 DATE 07/02/2016

PROJECT No.

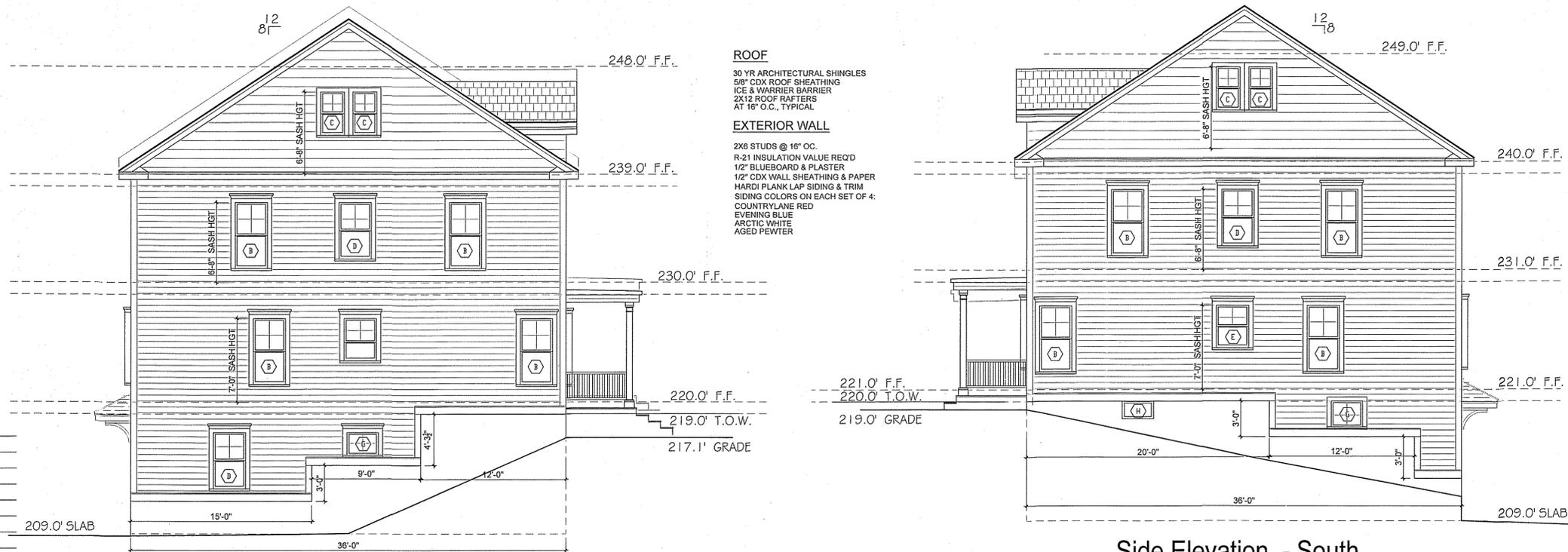
SCALE
 3/32" = 1'-0"

DRAWING No.
A 2.1



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

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



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

EXTERIOR WALL
 2X6 STUDS @ 16" O.C.
 R-21 INSULATION VALUE REQ'D
 1/2" CDX WALL SHEATHING & PAPER
 HARDI PLANK LAP SIDING & TRIM
 SIDING COLORS ON EACH SET OF 4:
 COUNTRYLANE RED
 EVENING BLUE
 ARCTIC WHITE
 AGED PEWTER

Side Elevation - North

Side Elevation - South

04/02/2017 DRC APPROVED - MYLAR FOR RECORDING

Anthony DiFranco
James J....
 APPROVED BY PLANNING BOARD
 DATE: 4-25-2017

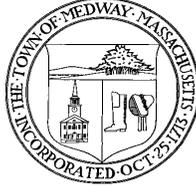


May 28, 2019

**Medway Planning & Economic Development Board
Meeting**

**Appointments to DRC, EDC and Open
Space Committee**

- 5-16-19 memo re: DRC appointments
- 5-16-19 memo re: EDC appointments
- 5-16-19 memo re: Open Space Committee appointments



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

MEMORANDUM

May 16, 2019

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Appointments to the Medway Design Review Committee

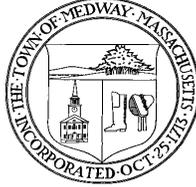
The term of office for current DRC members Dan Connolly and Jess Chabot concludes on June 30, 2019. Both would like to continue to serve.

Therefore I would recommend re-appointing both Dan Connolly and Jess Chabot for a two year term through June 30, 2021.

The continuing members of the DRC are Matt Buckley, Rachel Walsh, and Rachel Wolff-Lander. Their terms will conclude June 30, 2020.

There remains one opening on the DRC, a spot most recently held by Seth Kendall, who recently resigned due to work commitments.

Tom Gay has served as the PEDB's representative on the DRC this past year with Rich Di Iulio as alternative. That position is handled as a 1 year term as determined by the PEDB.



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

May 16, 2019

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Appointments to Medway Economic Development Committee (EDC)

The term of office for the following members of the EDC expires on June 30, 2019:

- Anthony Varicchione
- Jennifer Kendall
- Zach Knowlton
- Deanna Kaiser Doughty

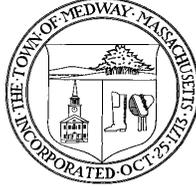
All four individuals wish to continue on the EDC.

I recommend the PEDB re-appoint Anthony Varicchione, Jennifer Kendall, Zach Knowlton, and Deanna Kaiser Doughty for a two year term on the EDC through June 30, 2021.

The continuing members of the EDC are Keith Peden and Paul Yorkis. Their terms conclude on June 30, 2020.

Rich Di Iulio has served as the PEDB's representative to the EDC this past year. That appointment is made on a yearly basis.

The Medway General Bylaw which established the EDC provides for up to 11 members. With the 7 current members, there can be up to 4 additional members. NOTE - EDC members have to reside OR work in Medway.



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

MEMORANDUM

May 16, 2019

TO: Planning & Economic Development Board Members
FROM: Susy Affleck-Childs
RE: Appointments to the Open Space Committee

The term of office for the following members of the Open Space Committee expires on June 30, 2019: Mike Francis, Brian Cowan, Bruce Hamblin and Tina Wright. All have expressed their desire to continue to serve on the OSC and I recommend the PED reappoint them to the Open Space Committee for another two year term through June 30, 2021.

NOTE – The other members of the Open Space Committee are Charlie Ross, Denise Legee, Joanne Williams and Jim Wickis. Their terms expire on June 30, 2019.

The Medway General Bylaw which established the Open Space Committee provides for up to 9 people to serve on the Committee. As the group presently has 8 members, there is room for 1 more individual. Both the Open Space Committee and the PEDB need to do some public outreach to secure some more talent for the Open Space Committee. It would be helpful if someone from the Conservation Commission could also serve on the Open Space Committee.

Thanks.



May 28, 2019
Medway Planning & Economic Development Board
Meeting

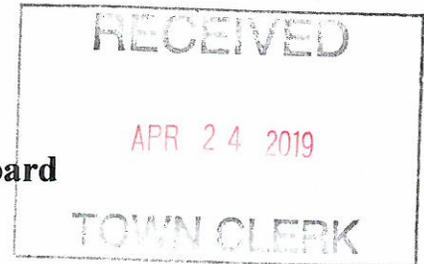
22 Evergreen Street Public Hearing
Continuation

- Public Hearing Continuation Notice

**No communication from the applicant



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



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

MEMORANDUM

April 24, 2019

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

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

RE: **Public Hearing Continuation: Evergreen Village Multifamily Development**
(22 Evergreen Street)
CONTINUATION DATE: Tuesday, May 28, 2019 at 7:15 p.m.
LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on April 23, 2019, the Planning and Economic Development Board (PEDB) voted to continue the public hearing on the applications of Sampson Pond LLC of Medway, MA for a multifamily housing special permit and major site plan approval to develop a twelve unit townhouse condominium community and associated site improvements at 22 Evergreen Street to the PEDB meeting to be held on Tuesday, May 28, 2019 at 7:15 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street. The meeting room is accessible via elevator to persons with physical disabilities.

The proposed development will include construction of six, 2-unit, 2½ story townhouse buildings; four 2-bedroom units and eight 3-bedroom units are proposed. One affordable dwelling unit will be included within the development. Access will be from Evergreen Street. A total of 24 off-street parking spaces will be provided. Sub-surface stormwater management facilities will be installed on site as will landscaping, lighting, an open space area, and a gardening area. Connections will be made to the existing Town sewer and water services in Evergreen Street. The site plan entitled *Evergreen Village*, dated March 15, 2019 was prepared by Ronald Tiberi, P.E. of Natick MA.

The applications, site plan and associated documents for the proposed Evergreen Village townhouse development are on file with the Medway Town Clerk and at the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours. The materials have also been posted to the Planning and Economic Development Board's page at the Town's web site at <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

If Town staff, boards and committees wish to provide comments on the proposed development and site plan, please do so by May 15th so that I can share them with the Board and the applicant and enter them into the public record during the hearing on May 28th.

Please contact me if you have any questions. Thanks.

Telephone: 508-533-3291 Fax: 508-321-4987
planningboard@townofmedway.org



Medway Historical Commission

Town of Medway
155 Village Street
Medway, MA 02053

May 2, 2019

John and Cynthia Shea (c/o Kenney & Kenney, Attorneys)
181 Village Street
Medway, MA 02053

Kenney@Kenney-law.com

Re: 22-24 Evergreen Street, Medway, Notice of Intent to Demolish

Dear Mr. and Mrs. Shea:

Thank you for coming to our meeting on May 1 with your attorney, Paul Kenney, to review the action taken by the Historical Commission invoking a nine-month delay of demolition of the above house, extending from August 31, 2017 to May 30, 2018, following your Notice of Intent to Demolish dated July 14, 2017. You and Attorney Kenney outlined the steps you have taken to seek alternatives to demolishing the house, which were also reflected in a letter from the buyer's attorney, William M. Pezzoni, to Medway Building Commissioner Jack Mee.

The Historical Commission voted unanimously on May 1 in agreement that you have made good-faith efforts to find alternatives to demolition during the delay period.

We will notify Building Commissioner Jack Mee of this vote, and he may issue a permit to demolish with no further objection or action by the Historical Commission.

Sincerely,

Medway Historical Commission
By its Chairman,
Jeanne Johnson

Cc: (by e-mail and regular mail) Jack Mee, Building Commissioner
(by e-mail and regular mail) Barbara Saint Andre,
Director, Community & Economic Development

Susan Affleck-Childs

From: Bridget Graziano
Sent: Monday, May 20, 2019 11:38 AM
To: Terrapin666888@comcast.net
Cc: Maria Varrichione; Susan Affleck-Childs; David Travalini
Subject: RE: [Town of Medway MA] RE: 22 Evergreen Street - Wetland Delineation (Sent by Debbie Anderson, Terrapin666888@comcast.net)

Hi Deb,

The wetland resources per my investigation appears to be isolated. I could not find any connection. The Conservation Commission is looking for the wetland resource itself to be delineated and then a report written on how you are classifying it based on your investigation. Our office will then review your report and make a determination if it qualifies as a protected resource under the state and/or local regulations. Additionally, this wetland resource will need to be shown on a plan as well. I am sure the Planning Board will like to see this as well since there is an open discussion on it.

Here are the options;

1. Vernal Pool - briefly discussed below in the email (still requires a report with detail) 2. ILSF - 310 CMR 10.57(2)(b) provide the calculations on wetland and qualifications under the regulations and Bylaw Regulations Section 3.04(2)(b) - this has no size regulation under Bylaw 3. Isolated Vegetated Wetland (bylaw only) - Medway General Bylaw Article XXI Section 21.2 (a) isolated wetlands must have a minimum of 5,000 sq ft to be afforded protection. This means if the wetland is great than 5, 000 sq ft it is protected. If it under then it is not subject to regulation, so technically can be filled in. As a note Ron did not understand or there was a miscommunication between you and Ron. You cannot fill in 5, 000 sq ft. The isolated wetland would have to be 4, 999 sq ft then they could technically fill it in. If it is over 5, 000 sq ft then it has a buffer zone and is regulated.

The Commission will need to complete a site visit after receipt of your report.

Please call me if you have questions.

Bridget R. Graziano
Conservation Agent
Town of Medway
155 Village Street
Medway, MA 02053
(508)-533-3292

-----Original Message-----

From: cmsmailer@civicplus.com [mailto:cmsmailer@civicplus.com]
Sent: Friday, May 17, 2019 12:38 PM
To: Bridget Graziano
Subject: [Town of Medway MA] RE: 22 Evergreen Street - Wetland Delineation (Sent by Debbie Anderson, Terrapin666888@comcast.net)

Hello bgraziano,

Debbie Anderson (Terrapin666888@comcast.net) has sent you a message via your contact form (<https://www.townofmedway.org/user/136/contact>) at Town of Medway MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofmedway.org/user/136/edit>.

Message:

Hi Bridget,

I hope you are doing well! I am working with the Engineer, Ron Tiberi, on the project located at 22 Evergreen Street. I delineated the Bordering Vegetated Wetlands at the rear of the property a few weeks ago. During that site visit I examined the small pond located within the woods for signs that it may be a vernal pool. I did not find at evidence of it being used for breeding obligate species (no egg masses or amphibian sightings besides Bull Frog tadpoles), no fairy shrimp etc...I visited the site again this past weekend to doing another investigation of the pool and had the same result. I know the pool is not identified on MassGIS as either a potential or certified vernal pool, nor is it identified as such on your local GIS. If you need further documentation regarding this, please let me know.

Ron Tiberi mentioned that the Town of Medway allows the filing of up to 5,000 square feet of wetlands without having to replicate the resource. I looked through your regulations but still had questions regarding this.

If you wouldn't mind getting back to me either through email or a phone call, I would greatly appreciate it.

Thank you,

Deb

781-603-8421

Susan Affleck-Childs

From: Barbara Saint Andre
Sent: Tuesday, May 28, 2019 3:45 PM
To: Susan Affleck-Childs
Subject: FW: [Town of Medway MA] Evergreen Village (Sent by Mark Der Garabedian, markderg@verizon.net)

Susy, I am forwarding for inclusion in comments received for 22 Evergreen pending PEDB application.

Barbara J. Saint Andre
Director, Community and Economic Development Town of Medway
155 Village Street
Medway, MA 02053
(508) 321-4918

-----Original Message-----

From: cmsmailer@civicplus.com [mailto:cmsmailer@civicplus.com]
Sent: Tuesday, May 28, 2019 3:04 PM
To: Board of Selectmen
Subject: [Town of Medway MA] Evergreen Village (Sent by Mark Der Garabedian, markderg@verizon.net)

Hello Board of Selectmen,

Mark Der Garabedian (markderg@verizon.net) has sent you a message via your contact form (<https://www.townofmedway.org/user/126/contact>) at Town of Medway MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofmedway.org/user/126/edit>.

Message:

Dennis Crowley
Town of Medway
Chairman
Board of Selectman

We live on Royal Heights Drive and opposed to the building of Evergreen Village. I just reached out to Jeanne Johnson of the Historical Commission re any demolition for 22-24 Evergreen. In 2017 it was deemed historically significant with no demo approved. However, I am unclear on the latest status and understand that the BOS could override and approve the demo of that property.

We have lived in Medway 19 years. We moved here not only for its great school system and community involvement but for its small town feel. The Evergreen Village development would change that for our family and many others in this area.

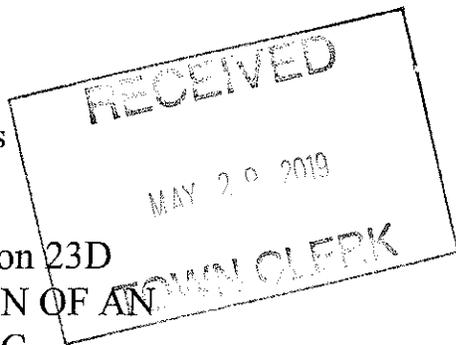
Let me know your thoughts including any assistance you can offer.

Regards,

Mark Der Garabedian
508 776 9426



Town of Medway, Massachusetts



CERTIFICATION
PURSUANT TO G.L. c. 39, Section 23D
OF PARTICIPTION IN A SESSION OF AN
ADJUDICATORY HEARING
WHERE THE UNDERSIGNED MEMBER MISSED
A SINGLE HEARING SESSION

Note: This form can only be used for missing a single public hearing session.
This cannot be used for missing more than one hearing session.

I, Matthew J. Hayes (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of Planning and Economic Development Board

2. I missed a public hearing session on the matter(s) of: Evergreen Village
Multifamily Development

which was held on April 23, 2019

3. I have reviewed all the evidence introduced at the hearing session that I have missed which included a review of (initial which one(s) is/are applicable):

- a. audio recording of the missed hearing session; or
b. [checked] video recording of the missed hearing session; or
c. a written transcript of the missed hearing session.

This certification shall become part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 28 day of May, 20 19.

[Signature of Matthew J. Hayes]
(Signature of Board Member)

Received as part of the record of the above matter:

Date: May 28, 2019

By: Susan E. Affleck Childs

Position: Planning & Economic Development Coordinator



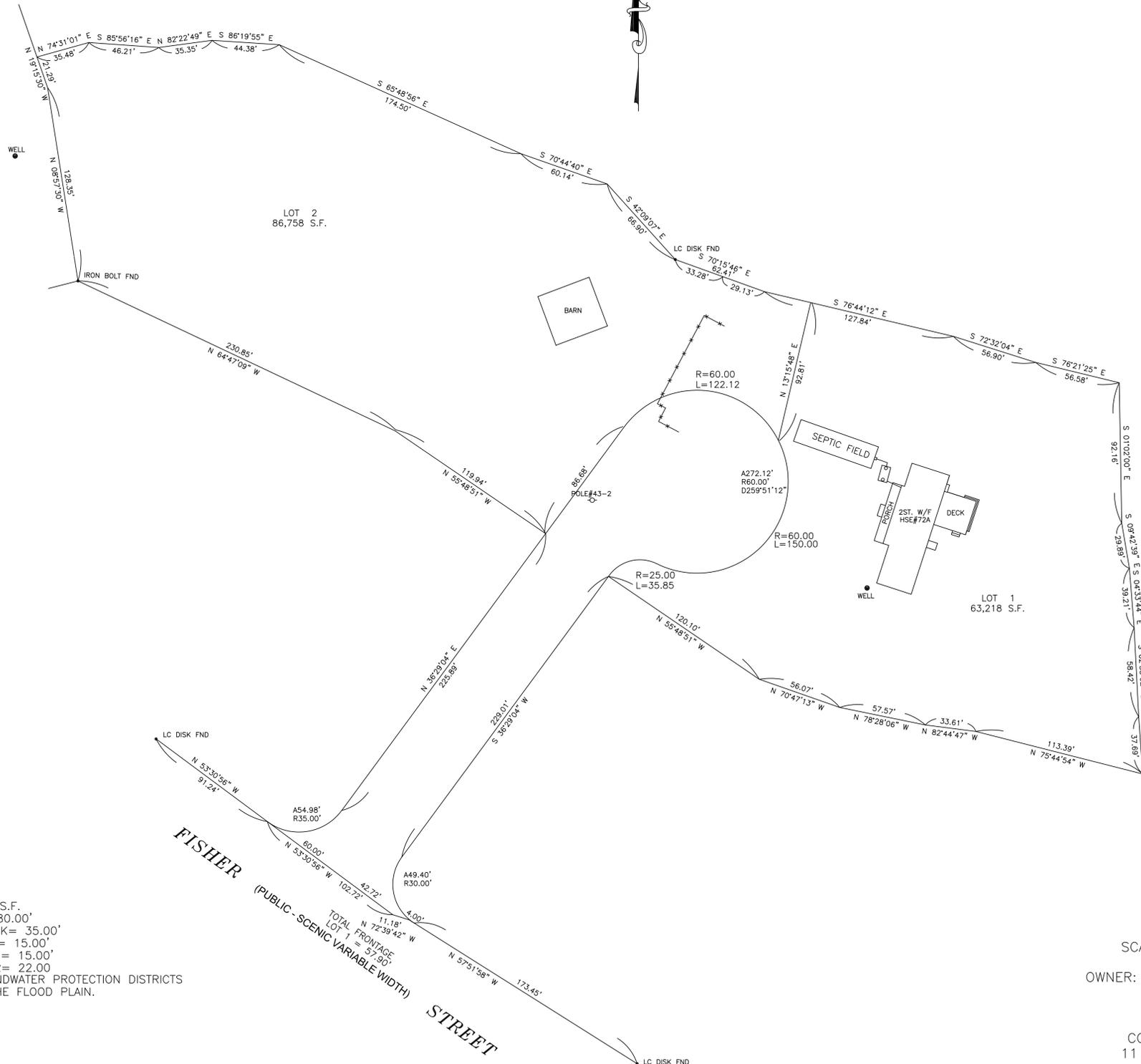
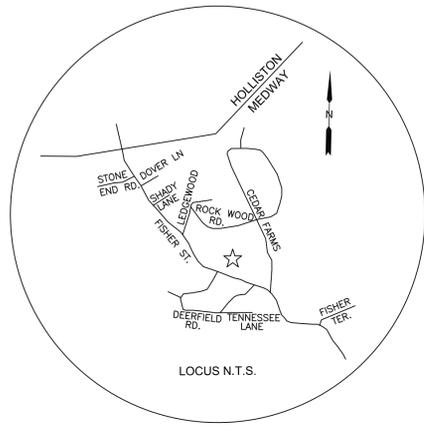
May 28, 2019

**Medway Planning & Economic Development Board
Meeting**

72A Fisher Street – Informal Discussion
– Private Way Subdivision

- Concept Plan for 2 lot subdivision dated March 11, 2019
- PEDB letter to the ZBA dated 4-30-2019

NOTE – Attorney Steve Kenney will attend on behalf of the property owner. This is the site that is the subject of the property owner's petition to the ZBA for frontage variances for 2 lots.



ZONE AR I
 AREA=44,000 S.F.
 FRONTAGE= 180.00'
 FRONT SETBACK= 35.00'
 SIDE SETBACK= 15.00'
 REAR SETBACK= 15.00'
 SHAPE FACTOR= 22.00
 NOT IN GROUNDWATER PROTECTION DISTRICTS
 NOT WITHIN THE FLOOD PLAIN.

PLAN OF LAND
 IN
MEDWAY, MA.

SCALE:1"=40' MAR. 11, 2019
 OWNER: Patrick & Kathleen McSweeney
 72A Fisher Street
 Medway, Ma. 02053

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





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

April 30, 2019

Mr. Rori Stumpf
Medway Zoning Board of Appeals
155 Village Street
Medway, MA 02053

RE: Variance Application for 72A Fisher Street

Dear Rori and Members of the Zoning Board of Appeals,

At its meeting on April 23, 2018, the Planning and Economic Development Board reviewed and discussed the petition of Patrick and Kathleen McSweeney of 72A Fisher Street for a frontage variance. The property is 4+ acres in size and includes a single family home constructed in 1998 according to the Medway Assessor's records. The property's current frontage on Fisher Street is 116.9', well below the required minimum of 180' for the AR-I zoning district. Construction of the existing home on the premises was authorized by a frontage variance granted by the ZBA in July 1997. A copy of that variance decision was included with the application information submitted to the ZBA.

The applicant is now requesting another dimensional variance to allow the property to be split into two lots. Lot 1 would have 57.9' of frontage and Lot 2 would have 60' of frontage on Fisher Street. Both lots would have more than enough area.

The Planning and Economic Development Board strongly recommends that the ZBA deny the requested dimensional variance for the following reasons:

1. That 1997 variance decision included specific language as follows:
 - Only one single-family dwelling was to be constructed upon the lot
 - The applicant was to include a specific condition in any deed of the premises that the premises is not to be subdivided and is to be used for only one single-family dwelling. This condition would exist as a covenant and run with the land.
 - The positioning of the single-family dwelling on the lot was to come no closer than 50 feet from any property line.

The most recent McSweeney deed from 2009 is recorded at the Norfolk County Registry of Deeds in Book 26487, Page 262. That deed references the above noted variance and includes language that “. . . the premises are not to be subdivided and are to be used for a single family dwelling.”

It would seem that granting the recently requested variance would be in direct contradiction to the conditions included in the 1997 variance decision.

2. The current proposal to split the property into two lots with such highly reduced and non-conforming frontages is also a circumvention of the Subdivision Control Law. Even if the above noted deed restriction against further dividing the property can be overcome in some fashion, the ZBA should still deny the variance and direct the applicant to pursue the standard subdivision process through the Planning and Economic Development Board. There is room for the current driveway to become an official “roadway” that would extend well into the middle of the property to establish a legal right of way and provide the minimum 180’ of legal frontage per lot to create two conforming lots.

The Planning and Economic Development Board amended the *Medway Subdivision Rules and Regulations* to add an option for small, private way subdivisions with different road construction and utility standards. In this manner, both lots would be conforming and stormwater management facilities would be designed and installed to accommodate stormwater runoff on both properties. This has been the avenue pursued by other developers of small, private way subdivisions during the past few years – Summer Valley Lane, Franklin Creek Lane, Trail Drive, Nirvana Way, Dover Lane, Bunny Lane, Sorrento Lane, and Bedelia Lane.

Thank you for considering our comments. We would be pleased to discuss this letter further with the ZBA.

Best regards,



Andy Rodenhiser
Chairman



May 28, 2019

**Medway Planning & Economic Development Board
Meeting**

Future Zoning Work

Barbara Saint Andre, Jack Mee and Susy Affleck-Childs met recently to review the master list of possible and/or needed zoning bylaw amendments and general bylaw work as well. **See attached spreadsheet.** Staff's recommended High priority items for the fall 2019 town meeting are highlighted in light blue.

What are your priorities? Is anything missing from this list?

Barbara Saint Andre recommends that the Board identify some medium and lower priority items as well.

Ideas for Zoning & General Bylaw Work - UPDATED 5/9/19

| | | Comments/Notes | PRIORITY |
|-----------------------------------|--|---|----------|
| ZONING BYLAW IDEAS | | | |
| DEFINITIONS - Section 2 | | | |
| 1 | Refine definition of "outside storage" to also include conex type containers or other form of storage structures | Also establish special regulations in a new Section 7.1.4 to address screening, % of parcel to be used for outdoor storage, etc. | HIGH |
| 2 | Add definition for "bulk storage" | How is bulk storage similar or different than outdoor storage. Determine where such uses would be allowed if at all. Amend Table 1 accordingly. | HIGH |
| 3 | Refine definition of 2 family/duplex | Are a 2 family and duplex the same thing? Do we want/need to distinguish between the two? Horizontal vs. vertical separation? Should there be some measure of the extent of connection between the two units?? Must have a shared wall of at least ___% Clean up definition of 2 family/duplex or eliminate. Also establish special regulations in a new Section 8.15 to address appearance, parking, open space, curb cuts, height, etc. Eliminate the requirement in the Use Table that a 2 family has to look like a 1 family. | |
| 4 | Kennel - Differentiate between animals as pets and/or home based business vs. a full commercial operation | Further discussion needed with Animal Control Officer and Board of Health. ZBA mentioned this as something of interest to them. | |
| 5 | Add definitions for taxi service, limousine service, and other business uses as may be recommended by the EDC | Check with the EDC to see if/how they want to pursue this. Also determine where such uses would be allowed. Amend Table 1 accordingly. | |
| ADMINISTRATION - Section 3 | | | |

| | | Comments | PRIORITY |
|----|---|--|----------|
| 6 | ZBA - Section 3.2 - Do we want to continue to allow USE variances? | Discuss with ZBA. One approach is to keep Use Variances but establish some limitations on their use or only allow in non-residential districts. | |
| | | | |
| | SITE PLAN REVIEW - Section 3.5 | | |
| 7 | Refine triggering activities for major, minor and administrative site plan review | PEDB wants to discuss this | HIGH |
| | | | |
| | POSSIBLE NEW SECTIONS | | |
| 8 | Establish a new sub-section for a Certificate of Zoning Compliance | Discuss pros/cons of this with PEDB and Jack Mee. Gino has done some work on this. What is the process for reviewing building permit applications for zoning compliance? How do we know if a lot is exceeding the maximum lot coverage or impervious coverage standards? Jack will research what Norfolk does. | |
| 9 | Add a new sub-section to reference Design Review Guidelines | | |
| | | | |
| | ESTABLISHMENT OF DISTRICTS - Section 4 | | |
| 10 | ZONING DISTRICT BOUNDARIES - Section 4.4 | Are streets zoned? Question raised by Fran and Mackenzie | |
| | | | |
| | USE REGULATIONS - Section 5 | | |
| | | | |
| | SCHEDULE OF USES - Section 5.4 (Table 1) | | |
| 11 | New industrial/business district for west side of West ST | Discuss with EDC. If created, determine by-right and special permit uses. | |

| | | Comments | PRIORITY |
|---|--|--|----------|
| 12 | Change adult uses from by-right to special permit | If changed to a special permit, we will also need to develop the associated regulations and special permit criteria. This would be a new sub-section in SECTION 8 - SPECIAL REGULATIONS | |
| 13 | Outside storage as an accessory use in the various zoning districts. Address use of tractor trailers/conex type containers for product storage (permanent and seasonal) | Establish some limitations tied to % of lot. Certain % of lot by right; anything over by special permit. Then add some special regulations to address screening of outside storage. Barbara Saint Andre is interested in this. | HIGH |
| 14 | Move 5.4.1 re: special permits in Commercial I to a new Section 8.14 Mixed Use | | |
| 15 | Determine where newly defined use terms would be allowed by right, by special permit, or prohibited. | | |
| 16 | Add 2 family/duplex by special permit in the Village Commercial District | | |
| ADAPTIVE USE OVERLAY DISTRICT (AUOD) - Section 5.6.2 | | | |
| 17 | What do we mean by residential scale lighting?? | Height limitations, style, no risers | |
| 18 | Remove reference to payment in lieu of sidewalk construction. | | |
| 19 | Revise to provide that existing commercially used properties within the AUOD district could have the allowed ARCPUD commercial uses by right with adm. site plan review. This is in lieu of having to go through a full special permit process. This would apply only to properties which presently have business operations, most likely on a pre-existing, non-conforming basis. | | |
| | | | |
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| | | Comments | PRIORITY |
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| | MULTIFAMILY HOUSING - Section 5.6.4 | | |
| 20 | Add language to have a 3 year look back on demolition of historic properties. | Barbara Saint Andre is very interested in this. What other refinements are needed? | HIGH |
| 21 | Add requirement for sidewalks along property frontage | | |
| 22 | Add option to allow for a multi-family housing special permit on properties that are not in the MFHOD but which meet certain size & locational criteria | | |
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| | DIMENSIONAL REGULATIONS - Section 6 | | |
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| | Section 6.2 General Provisions | | |
| 23 | Revisit requirement included in recodified bylaw - "An owner shall provide a means of access for vehicles from the frontage to a principal building for emergency services, for deliveries and for off-street parking." | Do you want to require that access to a parcel has to be from its frontage?? What about from a common driveway? | |
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| | Section 6.3 Accessory Structures/ Buildings/Appurtenances | | |
| 24 | Specify what accessory structures/buildings and incidental accessory objects can be included in the standard setback areas and what setbacks would apply | Items to be considered - fences, bus shelters, sheds, mailboxes, light posts, flagpoles, driveways, etc. Review this list. | |
| 25 | Require that sheds and stored boats, trailers, swimming pools, etc. cannot be located within the front setback area of any lot | Suggested by Jack Mee. See Walpole bylaw. | |
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| | | Comments | PRIORITY |
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| 26 | Specify minimum distance of edge of driveway to property line or a minimum distance between driveways | | |
| 27 | NEW Section 6.4 - ???? | To address overbuilding on sites, primarily residential, when new construction is out of character with existing neighborhood. Look at floor/area ratio and other ways to address. | |
| GENERAL REGULATIONS - Section 7 | | | |
| 7.1 Site Development Standards | | | |
| | OFF STREET PARKING and LOADING REGULATIONS - Section 7.1.1 | | |
| 28 | Update parking standards especially for industrial uses | | |
| 29 | Add parking provisions for future reserve parking | | |
| 30 | Add provisions for electric vehicle charging stations in parking areas over a certain size. | | |
| | FENCES - New Section 7.1.3 | | |
| 31 | Fences - Require shorter fence height (3') in front to at least the front setback line or a certain distance if there are no minimum setbacks | Recommended by Jack Mee | |
| 32 | Refer to General Bylaw | | |
| 33 | Regulations to address safety and sight lines | | |
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| | | Comments | PRIORITY |
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| 34 | OUTSIDE STORAGE - New Section 7.1.4 | Add special regulations to address screening of outside storage areas and dumpsters. Establish some limitations tied to % of lots. A certain % of lot by right; anything over that by special permit. Include regulations to address screening of outdoor storage. | HIGH |
| 35 | BUFFERING - New Section 7.1.5 | Suggested at 4-2-19 PEDB mtg | |
| 36 | SIGN REGULATIONS - Section 7.2 | Simplify, streamline, make more user friendly, eliminate duplication. Look at window signs, temporary signs, signs required by state law - Lottery, Auto Inspection, etc. Adjust amount of allowed sign surface area for wall signs to correspond to distance from street. Add text re: removal of old, pre-existing nonconforming signs before new sign permits are issued for replacement signs. Tom, Barbara and Susy are working on this now. ' | HIGH. Fall Town Meeting!?!? Not sure this is a good idea if also doing Oak Grove then. Maybe this is more suitable for May 2020. |
| | ENVIRONMENTAL STANDARDS - Section 7.3 | | |
| 37 | Remove/update many of the outdated environmental standards | \$15,000 funding article on warrant for 5-13-19 town meeting. Who to hire to help us? | HIGH |
| 38 | Revisit noise | Revise noise language in ZBL to apply to business settings. Add GBL language for residential noise issues | |
| SPECIAL REGULATIONS - Section 8 | | | |
| | INFILL HOUSING - Section 8.1 | | |
| 39 | Infill Affordable Housing - Revise to allow for splits of land to create a nonconforming lot that could only be used for affordable housing | Need to discuss with Town Counsel. ?? on legality | |

| | | Comments | PRIORITY |
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| 40 | ADULT USES - New Section 8.11 | Change from by right to special permit. | |
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| | COMMON DRIVEWAYS - New Section 8.12 | | |
| 41 | Add regulations for Common Driveways. Allow by right or special permit? Anywhere!?!? NOTE - Common driveways are NOT private roadways. They provide access only, not frontage. | New sub-section to address criteria and basic standards for common driveways (length, width, stormwater, etc.) We already have a definition for common driveways and they have been used in ARCPUD and OSRD developments. OR . . Should this go in 7.1 Site Development Standards? | |
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| 42 | BACK LOT ZONING - New Section 8.13 | New sub-section to provide special permit option to allow a house to be built on an oversized parcel with insufficient frontage - include "driveway standards". This option would remove need for a full subdivision process. We could include provisions for stormwater management. | |
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| 43 | MIXED USE - New Section 8.14 | Move Section 5.4.1 Special Permits in Commercial I to this location and revise. | |
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| 44 | TWO-FAMILY - New Section 8.15 | Establish special permit criteria for two-family special permits in ARII. | |
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| 45 | DRIVE-THRU FACILITIES - New Section 8.16 | Establish special permit criteria for drive-thrus. See language provided by Ted Brovitz. NOTE - Drive-thrus are only allowed by special permit in the BI zone. | |
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| 46 | GROUND MOUNTED SOLAR - New Section 8.17 | New sub-section to provide a special permit option for large scale solar on undeveloped back lands in ARI. Need to discuss with Energy Committee | |
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| 47 | ADULT USES - New Section 8.18 | If decision is made to change this from by-right to special permit | |
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| Comments | | PRIORITY |
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| NOTE - What other minor "housekeeping" ZBL amendments are needed? | | |
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| | NEW ZONING DISTRICTS | |
| A. | Zoning for Oak Grove | Part of Urban Renewal Plan. New mixed use overlay district. Will also need to amend the Use Table. Oak Grove Zoning Task Force has been working on this. |
| | | HIGH. Goal is to submit for consideration at the November 2019 Town Meeting. |
| B. | Create a new Traditional Neighborhood Development overlay district for new construction that would allow for more dense, Smart Growth type neighborhood. Not the same level of density as required by a 40R district but denser than what we allow now. | This would be good for the Cassidy property behind Medway Commons. Look at Smart Growth report by Gino Carlucci from several years ago. Recommend waiting until the Town's sewer/capacity issues are resolved. Also need to talk with the Cassidy family to see about their long term ideas for their property. |
| C. | Create an Early Suburban Zoning District with dimensional requirements to more closely match what exists on the ground. | This would be suitable for Brentwood and other smaller lot, early post WWII sub- divisions. Most of these areas are currently zoned AR11. Reduce minimum lot size, frontage and setbacks to better match what is actually on the ground. |
| D. | Create a new industrial zone for west side of West ST | Need to discuss with EDC. Not to include ground mounted solar. Boundaries? Similar to Industrial I (East Medway Industrial Park or Business Industrial District for uses?) Allow for contractor's yards? |
| E. | Look at a new Cottage Community option | Draw guidance from Living Little/Tiny Houses research report by MAPC issued in late June 2018. |
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| | ZONING MAP REVISIONS | | |
| | Rezone a portion of the west side of West Street north of Route 126 from ARII to some form of industrial. | Need to discuss with EDC. EDC has previously indicated it does not want ground mounted solar to be allowed in this area. | |
| | Expand boundaries of East Industrial zoning district | Get input from EDC on this. | |
| | Establish another Village Commercial district on Main Street/Route 109 from Medway Mill west toward the Community Church | | |
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| | GENERAL BYLAW IDEAS | | |
| A | Establish some stronger property maintenance regulations to address junk, dilapidation, blight, accumulated unregistered vehicles, collections of debris, etc. | Need input from Jack Mee. Property maintenance is an optional part of the Building Code but it pertains to structures, not sites. Is BOS interested in something like this? What do we presently have to address this? What is the statute that allows the BOH to act?? Staff recommends the PEDB discuss this with Jack Mee, Health Agent Beth Hallal, and the TA/BOS to gauge interest. | |
| B | Establish start and stop times for construction work | We have a draft. Needs work. | |
| C | Regulate the amount of and quality of fill being brought onto development sites. | Of interest to Bridget Graziano and Jack Mee. Bob Tucker says there are state laws that already address this. Difficult to enforce. Testing is expensive. We have a draft based on the Salisbury bylaw. Needs thorough discussion and vetting. | |
| D | Revise general bylaw to decrease required fence height around pools to 4' to be consistent with state law. | Suggested by Jack Mee. Discussed with PEDB. Jack to take lead on this. | HIGH |
| E | Revise EDC bylaw to allow for non-resident property owners to be members of the EDC | Discuss with EDC | |
| F | Noise bylaw | Interface with noise section of ZBL. Do we need a separate GBL to address noise in residential areas? | |
| G | Scenic Road bylaw | Take part of the <i>Scenic Road Rules & Regs</i> and turn into a bylaw. Broaden scope beyond the limited scope of the state statute. | |
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| H | Establish bylaw to promote universal accessibility and visitability of dwelling units | Suggested by Sue Rorke at 7/20/15 meeting. Something for a Disability Commission to consider. | |
| I | Tree Preservation | This would be new. Suggested by Bridget Graziano. Conservation is working on this. Will need to coordinate with PEDB. | |
| J | Stormwater Management/Land Disturbance | Amendments needed - NOAA rainfall standards and provisions to require installation of stormwater facilities on sites where there are none. Require roof drains for anything! | HIGH |
| K. | Zoning Compliance | Require that issuance of certain Town permits such as business licenses and liquor licenses is dependent on property being in compliance with applicable zoning requirements, especially regarding use. | |
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| | Priorities for Fall 2019 Town Meeting | | |
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| <i>Updated 5-10-2019</i> | | | |