

Tuesday, November 12, 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	X	Remote Participation	X	X

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

Member Gay had submitted a Remote Participation form (**See Attached**) and was contacted via the meeting room's speakerphone to participate.

There were no Citizen Comments.

ANR Plan 79-83 Lovering Street:

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

- ANR Application
- ANR Plan by Colonial Engineering dated October 2, 2019
- November 7, 2019 plan review letter from Gino Carlucci

The ANR plan was submitted by Medway Meadows LLC. This plan was prepared by Colonial Engineering, Inc. dated October 2, 2019. This plan is a second revision of a plan that was originally endorsed at the June 11, 2019 meeting. The first revision was endorsed at the August 13, 2019 meeting.

The current plan transfers the change in the previous plan that added area to Lot 3A (now 3B) to Lot 4 (now 4A). Lot 3B now has an area of 22,503 sq. ft. and Lot 4A has an area of 30,007 sq. ft. Lot 2 (now 2B) increased slightly from 2,783 to 2,786 sq. ft.

Consultant Carlucci had commented that Lot 1 may still be owned by the same owner, and is not part of this plan, but the owner should be shown as an abutter. The Board recommends that this be placed on hold until the revised plan is received. The deadline will be extended until November 30, 2019. This item will be addressed at the November 26, 2019 meeting. Applicant and property owner Michael Larkin agreed to continue this matter until the revised plan could be provided to the Board.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by Roll Call to extend the deadline to act on the ANR Plan for 79-83 Lovering St. to November 30, 2019.

Roll Call Vote:

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

CONTINUATION PUBLIC HEARING: Evergreen Village Multi-Family Housing Special Permit and Site Plan:

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

- Public Hearing Continuation Notice
- Email dated 10-21-19 from applicant Maria Varicchione requesting a continuation of the hearing to the November 26, 2019 meeting.

Susy Affleck-Childs noted that the revised plan would have had to have been submitted today to provide sufficient time for the consultants to review for the November 26th meeting. She recommended the Board continue the hearing to the December 10th meeting. This will give the applicant more time to prepare the needed plan revisions.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by Roll Call to continue the hearing for Evergreen Village to December 10, 2019 at 8:30 pm.

Roll Call Vote:

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

Informal pre-application discussion:

Medway Mills - 165 Main Street:

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

- Existing Conditions Sheet
- Site Plan dated November 1, 2019
- Project overview letter dated 11-8-19 from Amanda Cavaliere of Guerriere and Halnon

Amanda Cavaliere from Guerriere and Halnon and owner John Greene were present for the informal pre-application discussion. Mr. Greene would like to add some rental housing to the Medway Mills site at 165 Main Street. The existing site has between 7-8 acres which straddles Chicken Brook. This is within the AR2 and Adaptive Use Overlay Districts. This project aligns with the goals of the town's Master Plan for more housing options. The applicant is aware that they will need to go to the Conservation Commission for approval. The current bridge on site would need to be expanded. The site would be made walkable with a connection to Rt. 109. This would have a 5 year build out plan. There will need to be stormwater issues addressed with detention pond with infiltration and pre-treatment. The conceptual plan was shown which includes 45 more parking spaces. Mr. Greene indicated that the bylaw requires a

total of 140 parking spaces for the site. The intent would also be to have 16-18 parking spaces under the building. The applicant was advised that he will need to speak with the Fire Chief about the turning radius for emergency vehicles. Trucks will need to have adequate access to pick up the trash. The trash area will need to be screened. The applicant was made aware that the new Site Plan Rules and Regulations will apply to this project. This project would also trigger a requirement for affordable housing. The rental price point would be \$1,800.00 a month. There was a comment about the parking lot which is 25 ft. off the western boundary. This would only leave 5 ft. for screening. Member Gay commented that he did not believe this parking concept would work. The applicant thanked the Board for their time.

Public Hearing Continuation:

Marzilli Expansion Site Plan, 21 Trotter Drive:

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

- Public Hearing Continuation Notice
- 11-7-19 email from Deputy Fire Chief Mike Fasolino
- Site plan dated 10-8-19
- Revised draft decision dated 11-8-19
- Email from Fire Chief Jeff Lynch dated 11-12-19

Applicant Robert Marzilli and his representative Peter Bemis were present. Mr. Bemis provided an overview from the last meeting. It was communicated that an email from Fire Chief Lynch indicated that the access in and around the building are acceptable. The fuel storage location is also acceptable. It was indicated that Deputy Fire Chief Fasolino will need a full scale set of construction plans when finished. It was noted that the applicant will also install a Fire Hydrant inside the site and will put add this to plan set and included as a condition.

The Board reviewed the decision dated November 8, 2019. The first section reviewed was Findings.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by roll call to approve the findings as written.

Roll Call Vote:

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

The Board next discussed Waivers from the Site Plan Rules and Regulations.

- Page 14 – Section 204-5 C. 3) Existing Landscape Inventory – It was suggested to include reference that the plan dated November 12, 2019 will be revised show the requested information about existing trees.
- Page 15 – Section 205-3B.6 Internal Site Driveways – The perimeter driveway will be bounded with vertical concrete and no granite. There will be granite at the opening of the roadway.

- Page 16 – Section 205-6 G.3.b) – Parking Spaces and Stalls – The Board wants to make sure that the plan shows wider sidewalks as requested.
- Page 16 – Section 205-6 H. Curbing – Include the repeated language regarding the entrance and the inclusion of the vertical granite.
- Page 17 – Section 205-9F. F. Tree Replacement – Make sure the applicant has an inventory of the existing 18 inch diameter trees to be cleared from the site. It was communicated that it is their intent to only take down about 4 trees. There will be language about the replacement of those with new trees in the decision.
- Page 18 – Section D. Use Limitations – The land area devoted to outdoor storage shall not exceed 30% of the lot area. There will be at the most 6 conex containers which will be labeled on the plan and placed behind the building.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call to approve the Waivers as amended during discussion.

Roll Call Vote:

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

Decision and Conditions:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call to approve the Conditions and Decision as prepared for Marzilli Site Plan.

Roll Call Vote:

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

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by Roll Call to close the hearing the Marzilli Site Plan.

Roll Call Vote:

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

CONSTRUCTION OBSERVATION ESTIMATE 21 TROTTER DRIVE:

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

- Tetra Tech estimate dated 11-11-19

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call to accept the construction observation estimate for 21 Trotter Drive in the amount of \$11,861.00.

Roll Call Vote:

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

NEO-ORGANICS MARIJUANA CULTIVATION AND PROCESSING SPECIAL PERMIT AND SITE PLAN PUBLIC HEARING CONTINUATION:

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

- Public Hearing Continuation Notice
- DGT response letter dated 10-23-19
- Revised site plan dated 10-24-19
- PGC email dated 10-31-19
- Tetra Tech letter dated 10-28-19
- Acentech letter dated 9-25-19
- Review letter 10-3-19 from Ron Dempsey
- Email dated 10-8-19 from abutter John Lally
- Response email dated 10-23-19 from Ron Dempsey
- Proposed sound wall information 11-8-19

Jaime Lewis was present as the Applicant. Ron Dempsey from Noise Control Engineering was present. Mr. Dempsey is the Board's noise consultant. He reported that he had reviewed the noise plan and many of his previous comments have been addressed. The cogen equipment is identified as being selected to meet the appropriate noise requirements. The applicant has provided noise modeling and the results have been presented. The predictions show that the facility will meet the noise limits with the treatments selected. The updated plan still assumes that the post construction survey will pass, but does include potential additional mitigation measures to be taken if necessary. The prediction method used is conservative. The mitigation section is reasonable for the plan. There needs to be the inclusion of post construction testing section which does not include any procedures for identification and remediation of any measured noise excesses. This should be included in the decision to ensure that if there are noise issues, NEO will work to fix them. The applicant agrees.

Abutter John Lally noted the following concerns/requests as included in his email dated 11-12-19.

- The Town's noise consultant should assess the impact of constructive interference of the noise sources and make recommendations to mitigate as warranted.
- There should be a tolerance and margin of error analyses done to make sure noise from 4 Marc Road facility remains below Medway Noise Bylaw limits.
- There is a request that noise modeling and simulation be done and updated to include predictions and comparisons.

- Noise predictions should be done at elevations at the height of a 2nd story of a 2 story residence and at 6 ft. above ground level.
- Noise levels from the 4 Marc Road facility should not increase noise levels on his property above the quiet suburban nighttime level and daytime levels.
- Any noise predictions that result in violations should be analyzed and mitigation measures implemented to bring them into compliance.

Mr. Dempsey responded that there is not enough data which exists to perform the requested analyses. There can be conditions placed on the applicant if there are issues with the noise. The applicant communicated that their data was done under a worse-case scenario. Mr. Dempsey further explained that the manufacturer's noise data does not include tolerances or margins of error which is highly unlikely to exist for such equipment. He further explained that the AHU at the northwest corner of the building does not appear to be included in the noise model. This source will likely require a barrier as seen on the other units. The assumption is that those will meet the guidelines for acoustic barriers once designed.

The Board asked that Susy begin drafting the decision for discussion at the next meeting.

Continuation:

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted by roll call to continue the hearing to November 26, 2019 at 7:10 pm.

Roll Call Vote:

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

MILWAY AUTO – 50 ALDER STREET – PERFORMANCE SECURITY:

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

- Tetra Tech Inspection punch list and performance security estimate.

The Developer/Owner Phil Anza has indicated that he will secure an insurance bond for the performance security amount of \$41,456.00. The company has to be approved by the Town Treasurer/Collector and an agreement will need to be executed by the Board, Mr. Anza, and the Insurance Company. The Board would like the line item related to legal services increased so that the total of the performance security amount is \$50,000.00.

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted by Roll Call to set the performance security at \$50,000.00.

Roll Call Vote:

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

APPLEGATE SUBDIVISION:

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

- Email from Michael Boynton dated 11/12/19

NOTE - Chairman Rodenhiser recused himself from discussion on the Applegate subdivision. Vice Chairman Tucker took over as Chairman.

The Board was made aware that there was a meeting last week with Barbara Saint Andre, Michael Boynton, Dave D'Amico and Susy Affleck-Childs about the next steps relative to Applegate. The current available performance security funds are \$271,525.00, being held by Needham Bank. It is the understanding that this will not be enough funds to accomplish everything on the list. The Board was made aware that there has been no communication from back from Bill Rodenhiser about the Board's questions on the invoices from Rodenhiser Excavating. Susy asked the Board to consider voting its intent for next steps.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call to secure the funds from Needham Bank in the amount of \$271,525.00 and proceed to have the Town complete the work.

Roll Call Vote:

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

(Chairman Rodenhiser did not take part in voting)

The Chairman returned as acting Chairman at 10:01 pm.

MEETING MINUTES:

- The minutes from the November 4, 2019 meeting will be considered at the next meeting.

FUTURE MEETING:

- Tuesday, December 3, 2019.

ADJOURN:

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

Roll Call Vote:

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

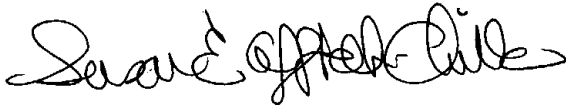
The meeting was adjourned at 10:05 pm.

Prepared by,

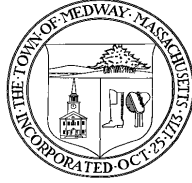


Amy Sutherland
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator

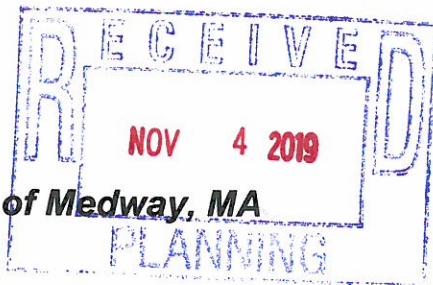
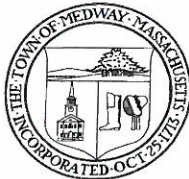


November 12, 2019
Medway Planning & Economic Development Board
Meeting

ANR Plan for 79 – 83 Lovering Street

- ANR Application
- ANR Plan by Colonial Engineering
- 11-7-19 review letter from Gino Carlucci

This is a further refinement of the boundaries of the 3 lots that were previously created at 81 Lovering Street back in August. Gino's review comments were forwarded to Michael Larkin and Colonial Engineering with a request to revise the plan accordingly. I would anticipate we will receive that revised plan on Tuesday.



Planning & Economic Development Board - Town of Medway, MA

LAND SUBDIVISION – FORM A

***Application for Endorsement of Plan
Believed Not to Require Subdivision Approval (ANR)***

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway *Subdivision Rules and Regulations*.
Please complete this entire Application.

Submit two (2) signed originals of this ANR Application, two copies of the ANR Plan, an electronic version (PDF) of the ANR plan, two Project Explanations, and the appropriate ANR application/filing fee checks to the Medway Planning and Economic Development office, 155 Village ST, Medway, MA 02053.

The Applicant certifies that the information included in this Application is a true, complete and accurate representation of the facts regarding the property under consideration.

In submitting this application, the Applicant and Property Owner authorize the Planning & Economic Development Board and its agents to access the site during the plan review process.

The Town's Planning Consultant will review the Application, Project Explanation and ANR plan and provide a recommendation to the Planning & Economic Development Board.

A copy of that letter will be provided to you. Revisions to the plan may be needed.

**You or your duly authorized agent is expected to attend the Board meeting
when the ANR Plan will be considered to answer any questions and/or submit such
additional information as the Board may request.**

Your absence may result in a delay in the Board's review and decision.

____ October 28 _____, 20 19

TO: *The Planning & Economic Development Board of the Town of Medway, MA*

The undersigned, wishing to record the accompanying plan of property in the Town of Medway and believing that the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits this Application and ANR Plan to the Medway Planning and Economic Development Board and requests its determination and endorsement that the Board's approval under the Subdivision Control Law is not required.

PROPERTY INFORMATION

ANR Location Address(es): 79-81-83 LOVERING STREET

The land shown on the plan is shown on Medway Assessor's Map # 21 Parcel(s) # 057-0000 & 0002 & 0003

Total Acreage of Land to be Divided: 3.3 ACRES

Subdivision Name (if applicable): N/A

Medway Zoning District Classification: ARII

Frontage Requirement: 150 Area Requirement: 22,500

Is the road on which this property has its frontage a designated **Medway Scenic Road**? NO

The owner's title to the land that is the subject matter of this application is derived under deed from: LENORE B. WILSON REVOCABLE TRUST to MEDWAY MEADOWS, LLC dated JULY 2, 2019 and recorded in Norfolk County Registry of Deeds, Book 36947 Page 448 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

ANR PLAN INFORMATION

Plan Title: PLAN OF LAND IN MEDWAY, MA

Prepared by: COLONIAL ENGINEERING, INC.

P.E. or P.L.S registration #: 30466 Plan Date: OCTOBER 2, 2019

APPLICANT INFORMATION

Applicant's Name: MEDWAY MEADOWS, LLC - C/O MICHAEL LARKIN

Address: 383 MAIN STREET, MEDFIELD, MA 02052

Telephone: 978-658-0333 Email: MICHAEL@LAWLARKIN.COM

PROPERTY OWNER INFORMATION

(If different than the applicant or if the plan shows a land swap between two adjacent properties)

Property Owner's Name: SAME AS ABOVE

Address: _____

Telephone: _____ Email: _____

ENGINEER or SURVEYOR INFORMATION

Name: COLONIAL ENGINEERING, INC. C/O PAUL DESIMONE

Address: 11 AWL STREET, MEDWAY, MA 02053

Telephone: 508-533-1644 Email: COLONIAL.ENG@VERIZON.NET

ATTORNEY INFORMATION

Name: MICHAEL LARKIN, ESQ.

Address: 383 MAIN STREET, MEDFIELD, MA 02052

Telephone: 978-658-0333 Email: MICHAEL@LAWLARKIN.COM

OFFICIAL REPRESENTATIVE INFORMATION

Name: MICHAEL LARKIN

Address: 383 MAIN STREET, MEDFIELD, MA 02052

Telephone: 978-658-0333 Email: MICHAEL@LAWLARKIN.COM

PROJECT EXPLANATION

Provide a cover letter with a detailed explanation of how you propose to divide the land, what land transaction will occur, and what land reconfiguration will result from the endorsement and recording of this ANR Plan.

APPROVAL NOT REQUIRED JUSTIFICATION

The Applicant believes that the Board's approval under the Subdivision Control Law is not required for the following reasons: *(Check all that apply.)*

- XX 1. The accompanying plan does not show a division of land.
- XX 2. Every lot shown on the plan has frontage as required by the Medway Zoning Bylaw. The frontage required by the Zoning Bylaw is located on LOVERING STREET (name of way(s), which is:
- XX a. A public way. Date of street acceptance: 11-3-1857
- _____ b. A way certified by the Town Clerk as being maintained and used as a public way. *(Attach Town Clerk's certification)*
- _____ c. A way shown on a definitive subdivision plan entitled _____
that was previously endorsed by the Planning and Economic Development Board on _____ and recorded at the Norfolk County Registry of Deeds on _____
Provide detailed recording information: _____
- _____ d. A private way in existence on the ground before 1952 when the Subdivision Control Law was adopted in the Town of Medway, which has, in the opinion of the Planning & Economic Development Board, adequate width, suitable grades, and adequate construction to provide vehicular access to the lot(s) for their intended purpose of _____
and to permit the installation of municipal services to serve the lot(s) and any buildings thereon.
- _____ 3. The division of land shown on the accompanying plan is not a "subdivision" for the following reasons: CHANGING OF A LOT LINE IN THE REAR - ALL ELSE TO REMAIN

SIGNATURES

The undersigned, being the Applicant as defined under Chapter 41, Section 81P for endorsement of an Approval Not Required Plan, herewith submits this application and Approval Not Required Plan to the Medway Planning and Economic Development Board for review and endorsement.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property under consideration.

(If applicable, I hereby authorize _____ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this Approval Not Required Application.)

In submitting this application, I authorize the Board, its consultants and agents, and Town staff to access the site during the plan review process.

_____ Signature of Property Owner	10-28-2018 _____ Date
_____ Signature of Applicant (if other than Property Owner)	_____ Date
_____ Signature of Agent/Official Representative	10-28-2019 _____ Date

ANR PLAN FILING FEE

\$250 plus \$100 per lot or parcel for a plan involving three (3) or more lots/parcels, not to exceed a maximum of \$750.

Please prepare two checks: one for \$100 and one for the balance.
Each check should be made payable to: Town of Medway

Fee approved 11-2-06

APPLICATION CHECKLIST – All items must be submitted

- _____ 2 signed original ANR applications (FORM A)
- _____ 2 full size prints of ANR plan
- _____ Electronic version of ANR plan – A flash drive may be provided or a PDF of the plan may be emailed to: planningboard@townofmedway.org.
- _____ 2 copies of the Project Explanation
- _____ Application/Filing Fee (2 checks) – Check with PEDB office for amounts.

ANR Application/Filing Fee Paid:

Amount: \$250

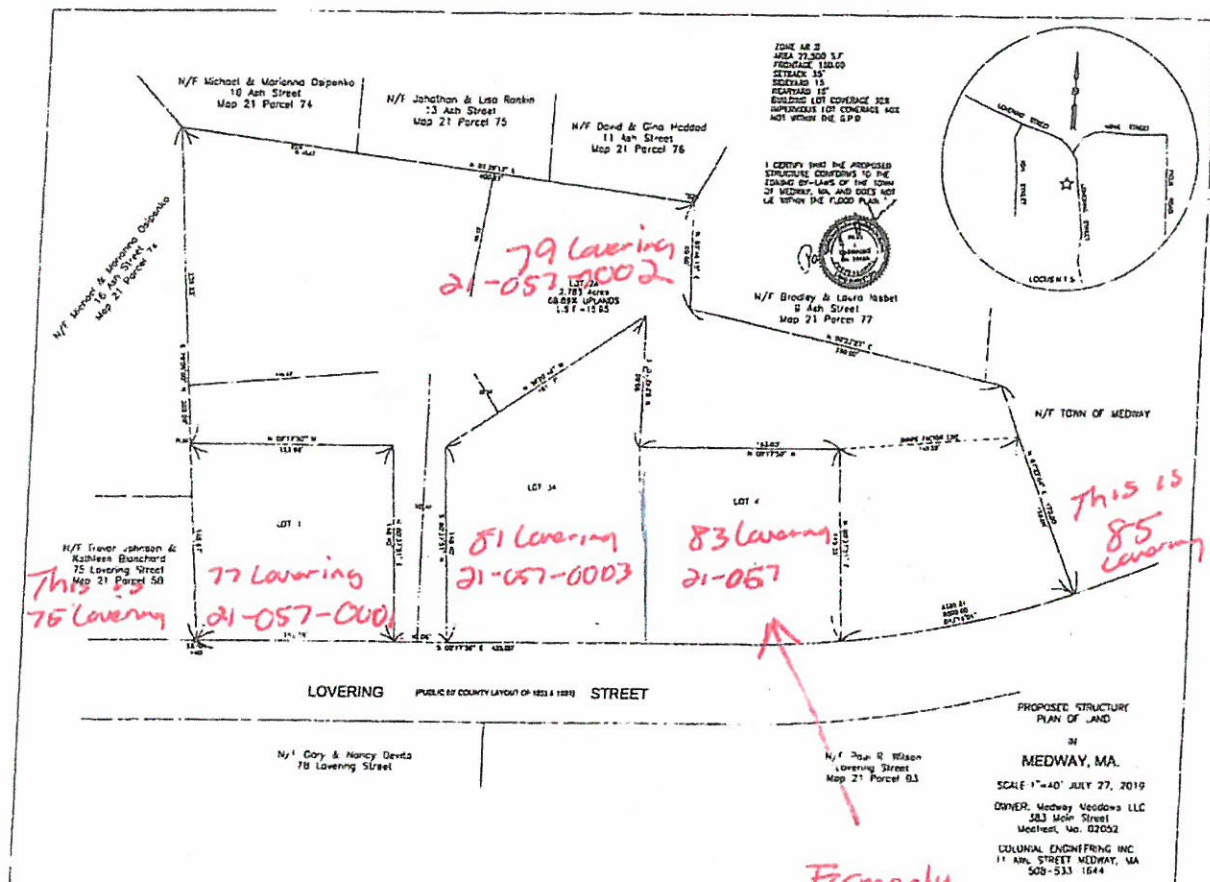
Check # 1347

- Filing Fee

Amount: \$100

Check # 1346

- Plan Review Fee

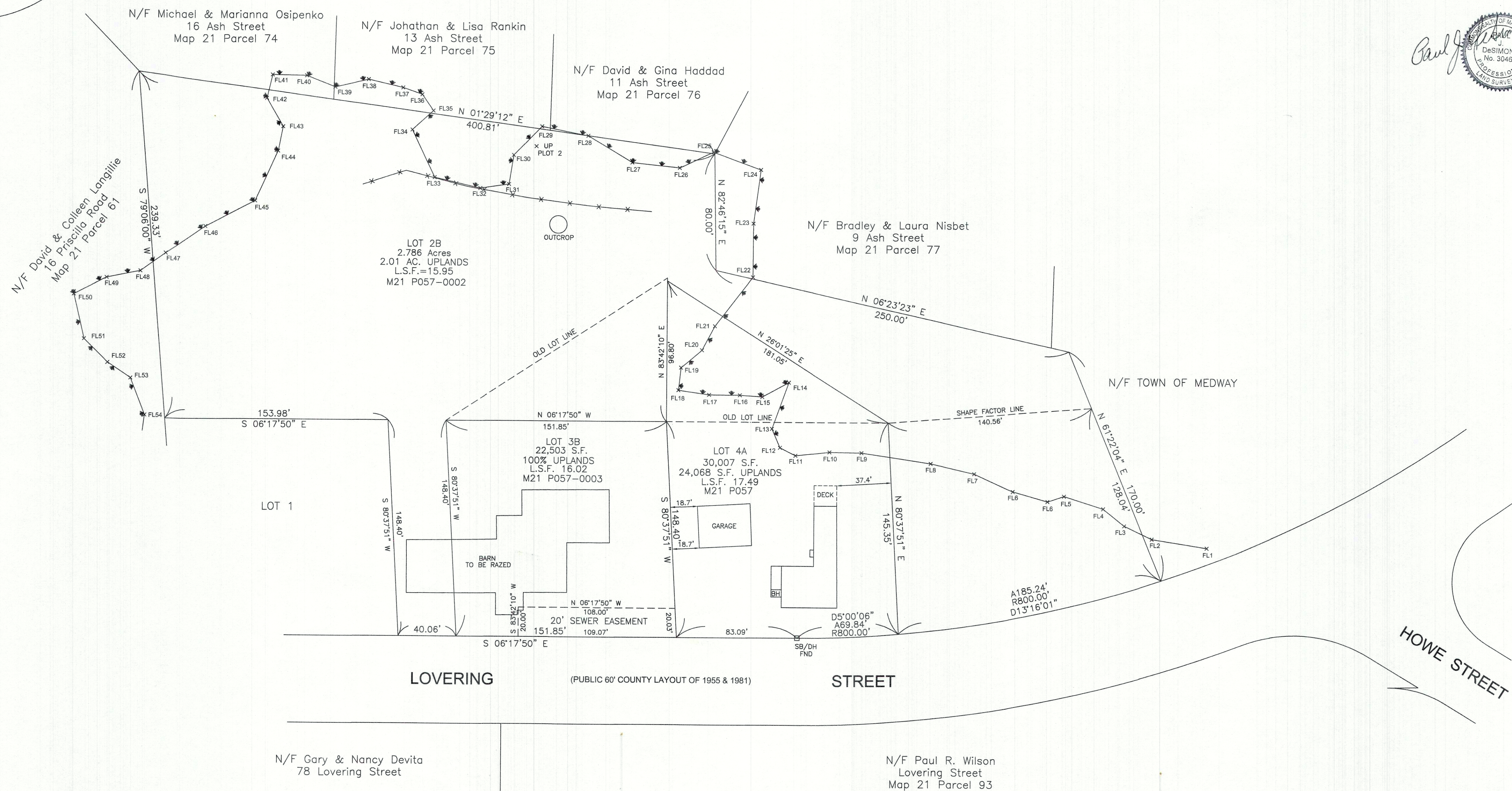
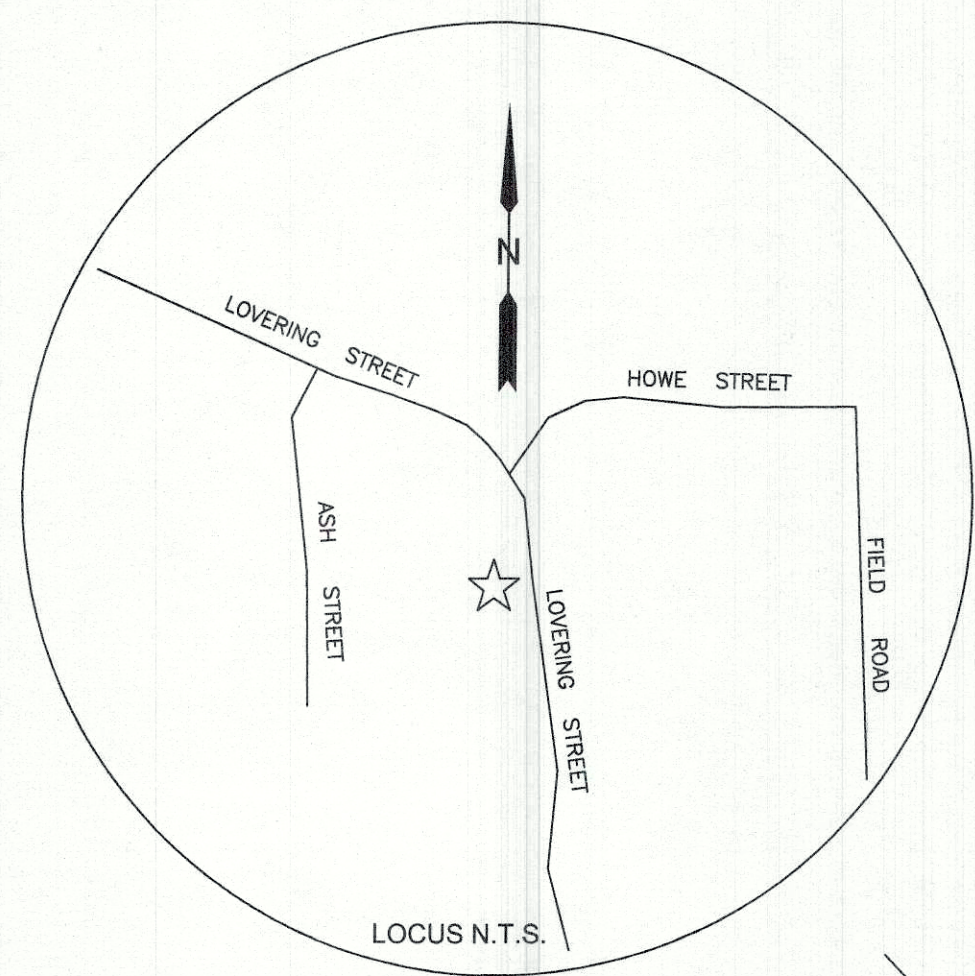


77 Laving Sheet - Lot 1

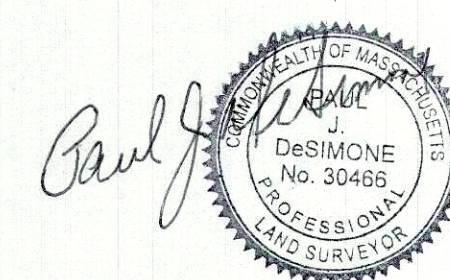
79 Laving Sheet - Lot #2

81 Laving Sheet - Lot #3

Formerly
 81
 however been
 sold to
 developer



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



DATE: OCTOBER 2, 2019

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED. DATE ENDORSED:

TOWN OF MEDWAY PLANNING BOARD

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

NOTE: SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

ZONE AR II
AREA 22,500 S.F.
FRONTAGE 150.00
SETBACK 35'
SIDEYARD 15'
REARYARD 15'
BUILDING LOT COVERAGE 30%
IMPERVIOUS LOT COVERAGE 40%
NOT WITHIN THE G.P.D.

BEING A SUBDIVISION OF LOTS 2A, 3A ON PLAN BY COLONIAL ENGINEERING INC. DATED JULY 27, 2019 AND RECORDED IN NORFOLK DEEDS PLAN BOOK 684 PAGE 91.

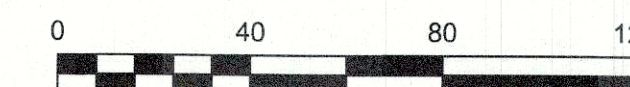
AND
BEING A SUBDIVISION OF LOT 4 ON PLAN BY COLONIAL ENGINEERING INC. DATED MAY 24, 2019 AND RECORDED IN NORFOLK DEEDS PLAN BOOK 683 PAGE 23.

PLAN OF LAND
IN
MEDWAY, MA.

SCALE: 1"=40' OCTOBER 2, 2019

OWNER: Medway Meadows LLC
383 Main Street
Medfield, MA. 02052

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



PGC ASSOCIATES, LLC.

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

MEMO TO: Medway Planning and Economic Development Board

FROM: Gino D. Carlucci, Jr.

DATE: November 7, 2019

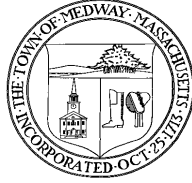
RE: 81 Lovering Street ANR

I have reviewed the ANR plan submitted for endorsement by Medway Meadows LLC. The plan was prepared by Colonial Engineering, Inc. of Medway, and is dated October 2, 2019. This plan is a second revision of a plan that was endorsed at the June 11 meeting and the first revision was endorsed at the August 13 meeting. This plan in effect transfers the change in the previous plan that added area to Lot 3A (now 3B) to Lot 4 (now 4A). Lot 3B now has an area of 22,503 and Lot 4A has an area of 30,007 square feet Lot 2 (now 2B) increased slightly from 2.783 to 2,786 acres.

I have comments as follows:

1. Lot 1 may still be owned by the same owner, and is not part of this plan, but the owner should be shown as an abutter.
2. Similarly, the map and parcel numbers of Lot 1 is not shown.

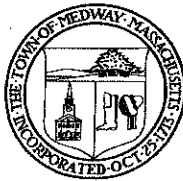
I recommend that the abutter and map and parcel numbers be added to Lot 1. With the minor change(s), I recommend the plan be endorsed by the Board.



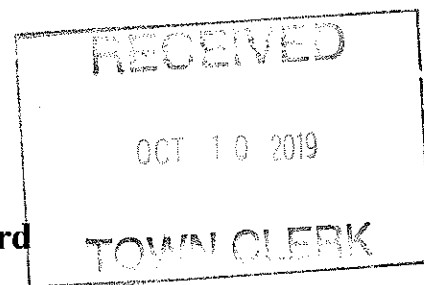
November 12, 2019
Medway Planning & Economic Development Board
Meeting

Evergreen Village Multi-Family Housing
Special Permit and Site Plan – Public
Hearing Continuation

- Public Hearing Continuation Notice
- Email dated 10-21-19 from applicant Maria Varicchione requesting a continuation of the hearing to November 26th.



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

October 9, 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, November 12, 2019 at 7:05 p.m.
LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on October 8, 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 multi-family housing special permit, major site plan approval, and a scenic road work permit to develop a seven unit, townhouse condominium community and associated site improvements at 22 Evergreen Street to the November 12, 2019 PEDB meeting at 7:05 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 one 4-unit townhouse building and one 3-unit townhouse building on the 1.44 acre site. One affordable dwelling unit will be provided. Access will be from a single curb cut from Evergreen Street. A total of 14, off-street parking spaces will be provided plus each unit will have a 2 car garage. Sub-surface stormwater management facilities will be installed on site as will landscaping, lighting, and a gardening area. Connections will be made to the existing Town sewer and water services in Evergreen Street. Construction work in the Town's Evergreen Street right-of way to create the new curb cut involves reconstructing portions of the existing stone wall. The site contains wetland resources under the jurisdiction of the Conservation Commission which will also handle the stormwater review. The site plan entitled *Evergreen Village* and dated September 5, 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>.

Town staff, boards and committees are asked to provide comments on the proposed development and site plan by November 6th so that I can share them with the Board and the applicant and enter them into the public record during the hearing on November 12th.

Please contact me if you have any questions. Thanks.

Susan Affleck-Childs

From: Maria Varrichione <dreamhomesmv@gmail.com>
Sent: Monday, October 21, 2019 4:18 PM
To: Susan Affleck-Childs
Subject: Evergreen

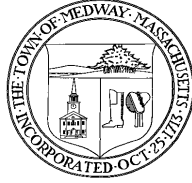
Hi Susan, I will be bringing in the check for Concom formal review tomorrow. I just heard from Ron Tiberi that we may have a new issue with Conservation and he and my Atty need time to research the Statute and definition of the town bylaw which appear to conflict. Until we have a clearer understanding we will not be able to provide the revised plan by 28th as originally requested and will not be ready for the 14th meeting. I respectfully request we be put on the following meeting which I believe would be 11/26?

In the interim, I am considering whether or not its economically prudent to continue with 7 units having one be an affordable. Is it your understanding that if I were to scale to 5 units that I would be allowed one duplex as long as I also had at least one triplex without an affordable unit requirement? Where might I find the by law language to consider whether this could be a viable option? It may solve several issues if it is.

Thank you in advance.

--

Maria Varrichione
dreamhomesmv@gmail.com
Mobile- 508-561-6048
RE/MAX Executive Realty
Platinum Club, Hall of Fame
& Lifetime Achievement Award Recipient



November 12, 2019
Medway Planning & Economic Development Board
Meeting

Informal Pre-Application Discussion
Possible Multi-Family Development at
Medway Mills, 165 Main Street

- Existing Conditions Sheet
- Site Plan dated November 1, 2019

Medway Mills developer and owner John Greene has had a long time goal of adding some rental housing to the Medway Mills site. The property is located within the Multi-Family Overlay District.

John has retained the Franklin office of Guerriere and Halnon to develop a site concept. John and Amanda Cavaliere of Guerriere and Halnon will meet with you to present and discuss their ideas.

- Project overview letter dated 11-8-19 from Amanda Cavaliere of Guerriere and Halnon
- Existing Conditions Sheet
- Proposed Site Plan dated November 1, 2019



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com
Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-3519

November 8, 2019

Department of Planning & Economic Development
Attn: Ms. Susan Affleck-Childs
155 Village Street
Medway, MA 02053

Re: **Pre-application for Medway Mills Conceptual Layout**
161-165 Main Street

Dear Members of the Board:

On behalf of the Applicant, N.R.G. Concepts, we have provided the Department of Planning & Economic Development a conceptual layout for discussion at our informal pre-application meeting on November 12, 2019 associated with the property located at 161-165 Main Street, Medway, Massachusetts, also known as the Medway Mills Complex. We have provided a brief overview of the proposed project herein for your consideration and to promote further discussion with the Department of Planning & Economic Development.

Site Description

The Medway Mills Complex ("Site") is located off Main Street within the Agricultural Residential II (ARII) Zoning District, Multi-Family Overlay District, Mill Conversion Subdistrict and Adaptive Use Overlay District (AUOD) and consists of approximately 7+ acres land that straddles Chicken Brook. The Site is currently utilized for mixed commercial and office space to the northeast of Chicken Brook, with additional parking on the western side of the brook accessible from within the Site over a narrow bridge or Lincoln Street.

Brief Overview

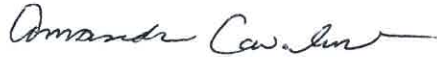
The Applicant is proposing to enhance the eastern side of Chicken Brook as well as incorporate multi-family housing opportunities to the Site and additional parking. The work will consist of constructing a 68'x108' multi-family building with (12) 1-bedroom and 2-bedroom units, as allowed by a Special Permit within the Medway Mill Conversion District, approximately 40 parking spaces on the western side of Chicken Brook, in which 16 parking spaces will be below the proposed building and incorporate stormwater management BMPs.

Additional work is proposed on the eastern side of Chicken Brook that will consist of expanding the existing bridge over Chicken Brook, within a previously disturbed area, in effort to improve site safety for pedestrians and vehicular traffic in that area, as well as add (15) striped parking spaces within the existing parking area.

A more detailed description of work will be presented on November 12th. Thank you in advance and we look forward to meeting with the Board. Should you have any questions, please contact us at our Franklin office at (508) 528-3221 if you have any questions.

Sincerely,

Guerriere & Halnon, Inc.

A handwritten signature in black ink, appearing to read "Amanda Cavaliere", with a stylized flourish at the end.

Amanda Cavaliere

Franklin Office Manager



APPROVED DATE: _____

MEDWAY PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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.

OWNER

165 MAIN STREET REALTY TRUST
JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA.

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

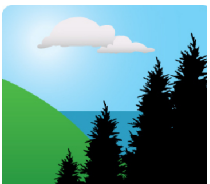
NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA.

SITE PLAN
MEDWAY MILL
161-165 MAIN ST.
MEDWAY
MASSACHUSETTS

EXISTING CONDITIONS

INITIAL DATE	
DATE	REVISION DESCRIPTION

0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

 **Guerriere & Halnon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

APPROVED DATE:

MEDWAY PLANNING BOARD

GENERAL NOTES:

1. MULTI-FAMILY UNITS = 1.5 PARKING SPACES PER UNIT
2. 62 ADDITIONAL PARKING SPACES PROPOSED FOR APARTMENT BUILDING, 15 ADDITIONAL SPACES ADJACENT TO EXISTING PARKING LOT WITHIN THE GRAVEL AREA
85 EXISTING PARKING TO REMAIN
TOTAL PROPOSED ON SITE = 162
3. BUILDING DIMENSIONS 68 X 108, 3 STORIES. EACH UNIT WILL BE 2 BEDROOM UNITS
4. ALLOWED 12 UNITS PER ACRE EXCLUSIVE OF WETLANDS— 181588 SF (4.17 ACRES)
48 UNITS ALLOWED, 12 UNITS PROPOSED.

OWNER

165 MAIN STREET REALTY TRUST
JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA.

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

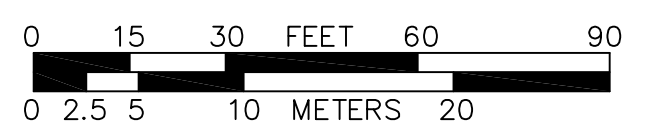
NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA.

SITE PLAN
MEDWAY MILL
161-165 MAIN ST.
MEDWAY
MASSACHUSETTS

PROPOSED SITE

NOV. 1, 2019

DATE	REVISION DESCRIPTION

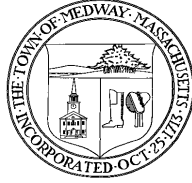


55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET
2 OF 3

JOB NO. **F3519**





November 12, 2019
Medway Planning & Economic Development Board
Meeting

Marzilli Site Plan and Groundwater
Special Permit – Public Hearing
Continuation

- Public Hearing Continuation Notice
- 11-7-19 email from Deputy Fire Chief Mike Fasolino
- Site Plan dated 10-8-19
- REVISED Draft decision dated 11-8-19

The revised draft decision has been forwarded to Bob Marzilli and project engineer Peter Bemis. I have also asked for some additional information to incorporate into the waivers.



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

November 6, 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: Marzilli Site Plan – 21 Trotter Drive**
CONTINUATION DATE: Tuesday, November 12, 2019 at 7:30 p.m.
LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on November 5, 2019, the Planning and Economic Development Board (PEDB) voted to continue the public hearing on the applications of 21 Trotter Drive, LLC of Medway, MA for approval of a major site plan and a groundwater protection district special permit for the construction of an addition to the existing building and associated site improvements for the R.P. Marzilli & Company property located at 21 Trotter Drive. The next hearing will be held on Tuesday, November 12, 2019 at 7:30 p.m. during the regular PEDB meeting to be held in Sanford Hall at Medway Town Hall, 155 Village Street.

The subject property, shown as Parcel 3 on Medway Assessors Map 64, is 11.03 acres in size. It is located in the West Industrial zoning district. R.P. Marzilli & Company is a residential landscape contractor. 21 Trotter Drive is bounded by properties owned by Medway Trotter LLC, Boston Edison/NSTAR, John and Eileen Aviza, and Marie Fortune. The site includes wetlands resources under the jurisdiction of the Medway Conservation Commission.

The proposed project includes construction of an approximately 6,900 sq. ft. addition to the existing R.P. Marzilli building and associated site improvements including stormwater management facilities, lighting, landscaping, a materials storage area, and a vehicle refueling facility. The site's access from the existing curb cut at the end of Trotter Drive will remain. The building is set back approximately 320' feet from Trotter Drive. The project includes paved parking for a total of 129 parking spaces for employees, visitors, and company vehicles. The planned improvements are shown on *21 Trotter Drive Site Plan dated August 6, 2019 prepared by Engineering Design Consultants, Inc. of Southborough, MA, last revised October 8, 2019.*

The permit applications, site plan, and other associated documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The materials have also been posted to the Planning and Economic Development Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/rp-marzilli-landscape-construction-major-site-plan-review>

A revised site plan dated October 8, 2019 has been posted to the Board's web page. If Town staff, boards and committees wish to provide comments on the proposed site plan, please do so by November 8th so I can share them with the project engineer before the November 12th hearing. I expect the Board will vote its decision at the November 12th meeting. Please contact me if you have any questions. Thanks.

Susan Affleck-Childs

From: Mike Fasolino
Sent: Thursday, November 07, 2019 10:27 AM
To: Susan Affleck-Childs
Cc: Jeff Lynch
Subject: RE: Marzilli Expansion site plan - 21 Trotter Drive

Good Morning,

I have reviewed the Marzilli site plan.

Fire Department access in and around the building are acceptable. The fuel storage location is acceptable also. I cannot make comment on the structure, canopy and tanks until a full set of engineered plans are supplied. Please note that the fuel storage must comply with 527 CMR 1 Massachusetts Comprehensive Fire Safety, specifically Chapter 66 .

Additionally, please advise Bob Marzilli when decommissioning the existing fuel storage tank that we are notified and the proper permits are pulled.

Thank you
Mike

From: Susan Affleck-Childs
Sent: Wednesday, November 06, 2019 12:30 PM
To: Mike Fasolino
Subject: RE: Marzilli Expansion site plan - 21 Trotter Drive

Hi Mike,

Yes, I do.

Can you stop by?

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

From: Mike Fasolino
Sent: Wednesday, November 06, 2019 9:05 AM
To: Susan Affleck-Childs
Subject: FW: Marzilli Expansion site plan - 21 Trotter Drive

Good Morning ,

I have reviewed most of the site plans but need a full scale set of plans to finish. Do you have a set I could review and return when I am completed?

Thanks
Mike

From: Susan Affleck-Childs
Sent: Monday, October 28, 2019 12:41 PM
To: Jeff Lynch; Mike Fasolino
Cc: Peter Bemis; Robert Marzilli
Subject: Marzilli Expansion site plan - 21 Trotter Drive

Hi Jeff,

Would you weigh in on the Marzilli site plan. See attached for the most recent version. Has the applicant provided turning radius information for fire vehicles to you?

They have also revised their fuel storage plans. They now plan to have a canopy above the fueling area with 2 tanks, each 1,100 – 1,200 gallon in size, each with a double wall tight tank.

I need your comments, both on the overall site changes and the specifics on the fuel storage.

Can you get me something soon?

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

21 TROTTER DRIVE

A SITE PLAN

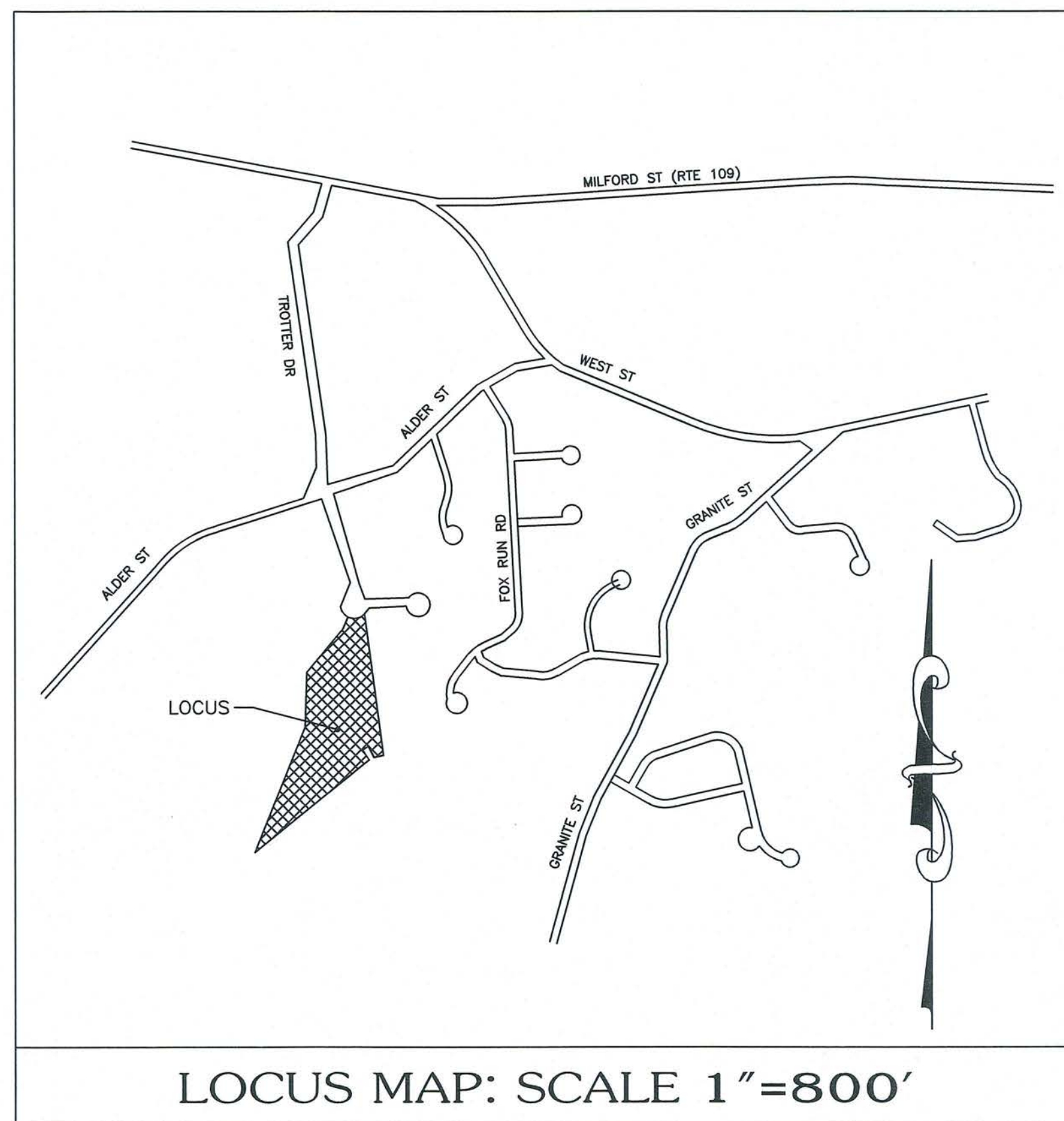
IN

MEDWAY, MASSACHUSETTS

(NORFOLK COUNTY)

OWNER/APPLICANT:
21 TROTTER DRIVE LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

ENGINEER:
ENGINEERING DESIGN
CONSULTANTS, INC.
32 TURNPIKE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772



APRIL 8, 2019
REVISED: JULY 25, 2019
REVISED: AUGUST 6, 2019
REVISED: AUGUST 28, 2019
REVISED: OCTOBER 8, 2019

LEGEND	
BIT CONC	BITUMINOUS CONCRETE
⊕	BORING
CB	CATCHBASIN
CB/PLUG	CONCRETE BOUND/PLUG
CC	CONCRETE CURB
CCB	CAPE COD BERM
CO	CLEAN OUT
CONC	CONCRETE
CONC	CONCRETE
CS	CURB STOP
CW	CROSSWALK
D	DRAINLINE
DCB	DOUBLE CATCH BASIN
DI	DUCTILE IRON
DMH	DRAIN MANHOLE
E	ELECTRIC
ECB	EROSION CONTROL BARRIER
EMH	ELECTRIC MANHOLE
FD	FOUNDATION DRAIN
FE	FLARED END
G	GAS LINE
GG	GAS GATE
GV	GATE VALVE
HC	HANDICAPPED RAMP
HCC	HAUNCHED CONCRETE CURB
HYD	HYDRANT
ID	INTERCEPTOR DRAIN
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PIV	POST INDICATOR VALVE
PPVC	PERFORATED POLY-VINYL-CHLORIDE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
S	SIGN
SB	SPEED BUMP
SB/DH	STONE BOUND/DRILLHOLE
SB/DH(TBS)	STONE BOUND/DRILLHOLE(TO BE SET)
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SWBL	SINGLE WHITE BROKEN LINE
SWSL	SINGLE WHITE SOLID LINE
⬠	TEST PIT
T24	24" TREE
TD	TRENCH DRAIN
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TS	TRANSITION STONE
UD	UNDERDRAIN
VGC	VERTICAL GRANITE CURB
W	WATER LINE
WG	WATER GATE
WF #A-50	WETLAND FLAG

SHEET LIST:

SITE PLANS

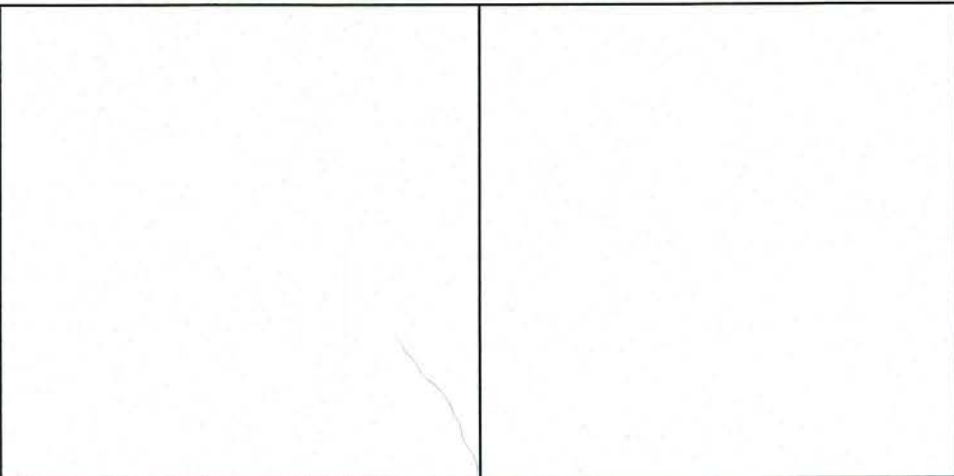
- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PROPOSED LAYOUT
- 4 GRADING & UTILITIES
- 5 LIGHTING & LANDSCAPING
- 6 DETAILS

STORMWATER PLANS

- 1 STORMWATER (SWPPP) PLAN

APPROVED BY:
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

DATE: _____



CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXXXXXXXX FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

ORDER OF CONDITIONS

SEE ORDER OF CONDITIONS FROM MEDWAY CONSERVATION COMMISSION DATED, XXXXXXXXXXXX FOR DEP FILE NO. 216-0937.

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

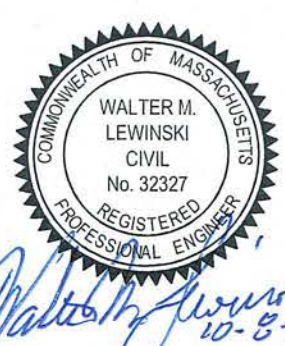


ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRAWN BY: ZRB
CHECKED BY: PSB
APPROVED BY: WML

REV	DATE	DESCRIPTION
4	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
3	8/28/19	ADDRESS TETRA TECH 8/8/19 COMMENTS
2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/8/19	SITE PLAN REVIEW

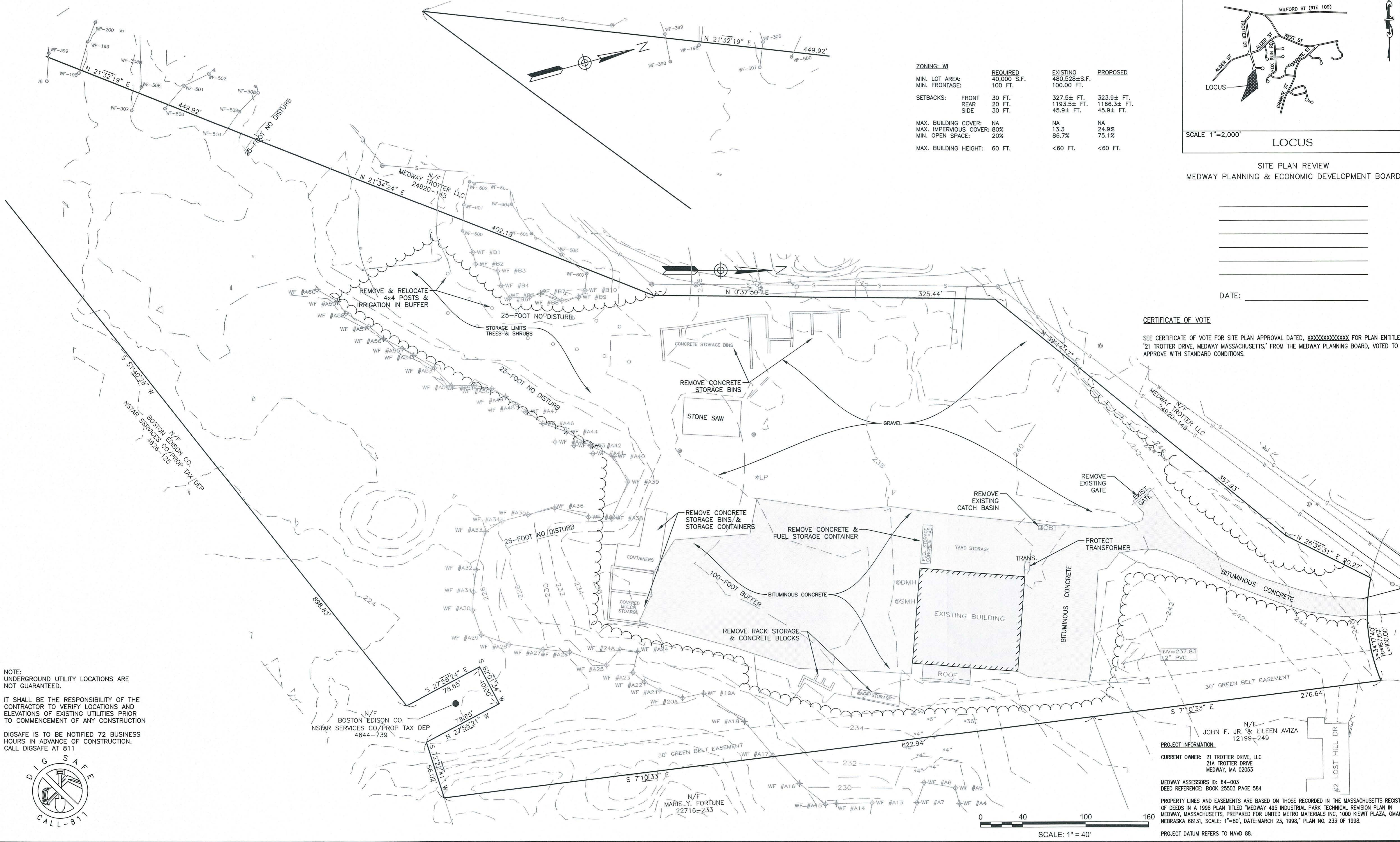


PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (800) 832-5781

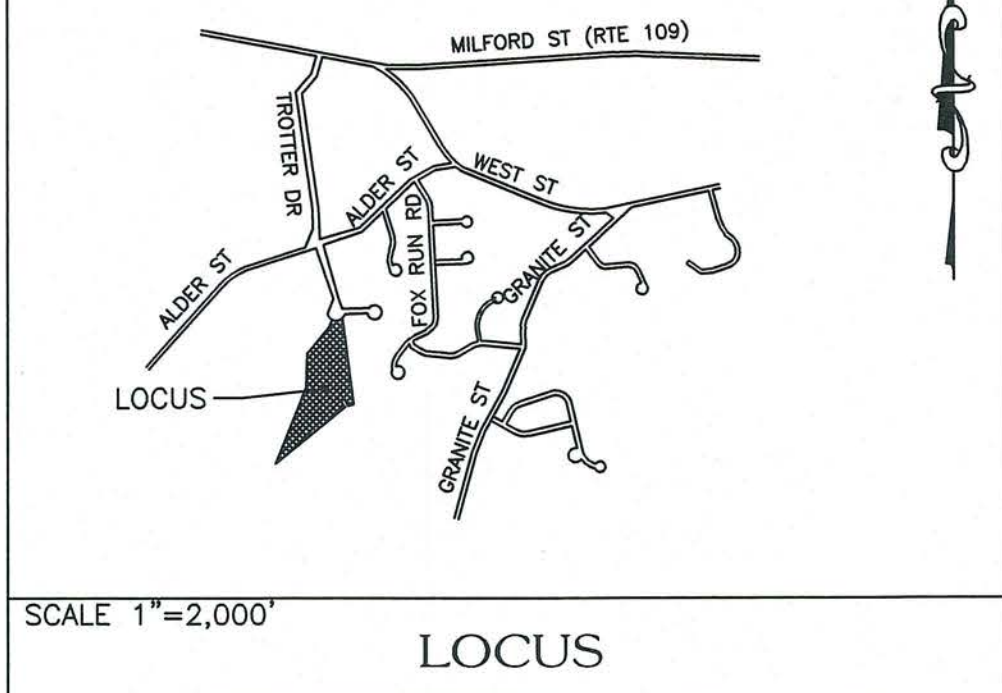
PROJECT:
SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:
EXISTING CONDITIONS
21 TROTTER DRIVE
OWNER/APPLICANT:
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
EXISTING CONDITIONS
DATE: APRIL 8, 2019
PLAN NUMBER: 2 OF 6



ZONING: W1		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:		40,000 S.F.	480,528± S.F.	
MIN. FRONTAGE:		100 FT.	100.00 FT.	
SETBACKS:	FRONT	30 FT.	327.5± FT.	323.9± FT.
	REAR	20 FT.	1193.5± FT.	1166.3± FT.
	SIDE	30 FT.	45.9± FT.	45.9± FT.
MAX. BUILDING COVER:	NA		NA	NA
MAX. IMPERVIOUS COVER:	80%		13.3	24.9%
MIN. OPEN SPACE:	20%		86.7%	75.1%
MAX. BUILDING HEIGHT:	60 FT.		<60 FT.	<60 FT.



SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: _____

CERTIFICATE OF VOTE
SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXXXXXX FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

X: MEDWAY TROTTER DRIVE 1988 -- 21 TROTTER DRIVE (MUTUAL FILES) 1988 SITE PLAN (2018-10-11) (1)

ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THEM INVALID AND UNUSABLE.

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

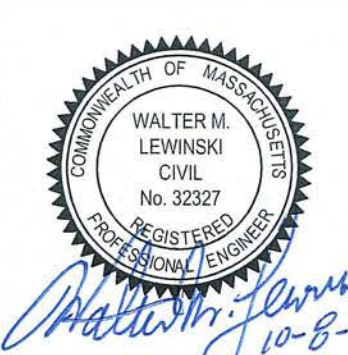


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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB
CHKD BY: PSB
APPROV BY: WML

REV	DATE	DESCRIPTION
4	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
3	8/28/19	FUEL STORAGE & DISPENSING LIMITS
2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/8/19	SITE PLAN REVIEW



PREPARED BY:



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(508)832-5781

PROJECT:

SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:

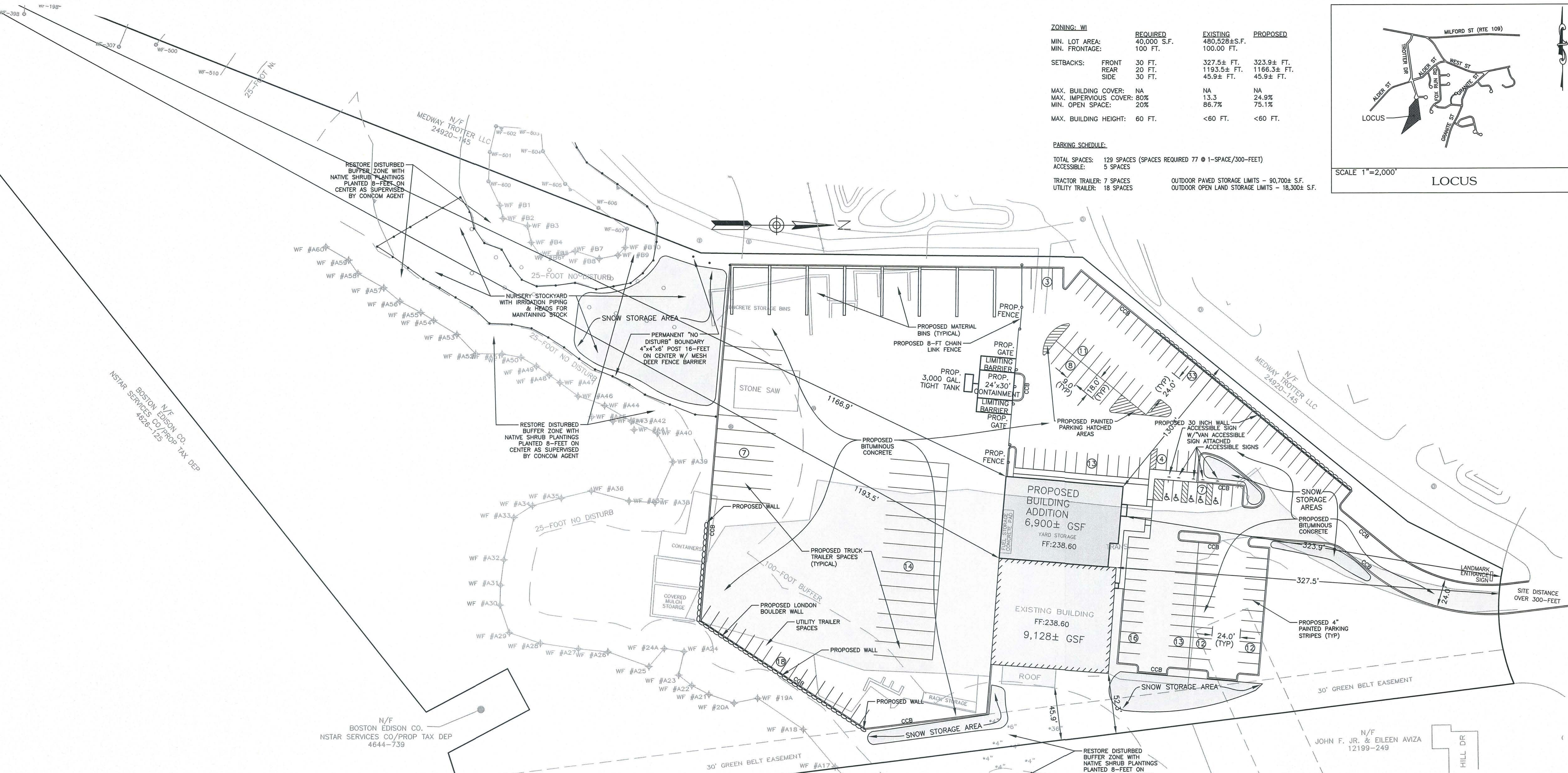
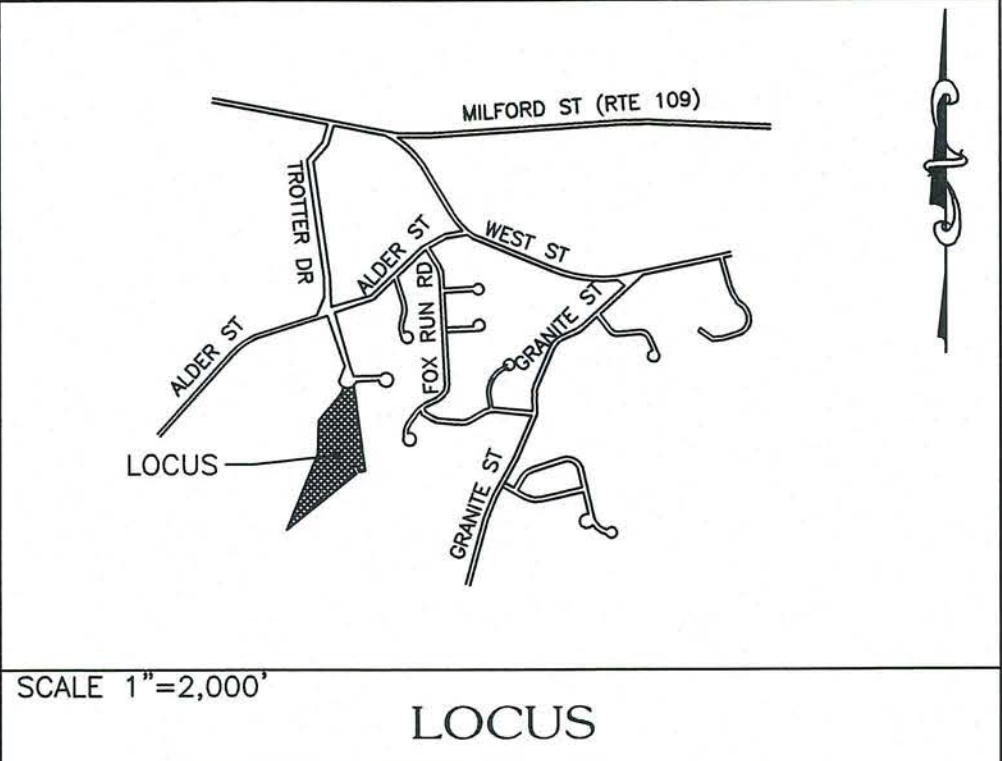
PROPOSED LAYOUT
21 TROTTER DRIVE
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

OWNER/APPLICANT:

ZONING: W1	REQUIRED	EXISTING	PROPOSED
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SIDE	30 FT.	45.9± FT.	45.9± FT.
MAX. BUILDING COVER:	NA	NA	NA
MAX. IMPERVIOUS COVER:	80%	13.3	24.9%
MIN. OPEN SPACE:	20%	86.7%	75.1%
MAX. BUILDING HEIGHT:	60 FT.	<60 FT.	<60 FT.

PARKING SCHEDULE:

TOTAL SPACES:	129 SPACES (SPACES REQUIRED 77 @ 1-SPACE/300-FEET)
ACCESSIBLE:	5 SPACES
TRACTOR TRAILER:	7 SPACES
UTILITY TRAILER:	18 SPACES
OUTDOOR PAVED STORAGE LIMITS:	90,700± S.F.
OUTDOOR OPEN LAND STORAGE LIMITS:	18,300± S.F.



N/F
MARIE Y. FORTUNE
22716-233

PROJECT INFORMATION:

CURRENT OWNER: 21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MA 02053

MEDWAY ASSESSORS ID: 64-003
DEED REFERENCE: BOOK 25503 PAGE 584

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 1998 PLAN TITLED "MEDWAY 495 INDUSTRIAL PARK TECHNICAL REVISION PLAN IN MEDWAY, MASSACHUSETTS, PREPARED FOR UNITED METRO MATERIALS INC, 1000 KIEWIT PLAZA, OMAHA NEBRASKA 68131, SCALE: 1"=80', DATE: MARCH 23, 1998," PLAN NO. 233 OF 1998.

PROJECT DATUM REFERS TO NAVD 88.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXXXXXXXX FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

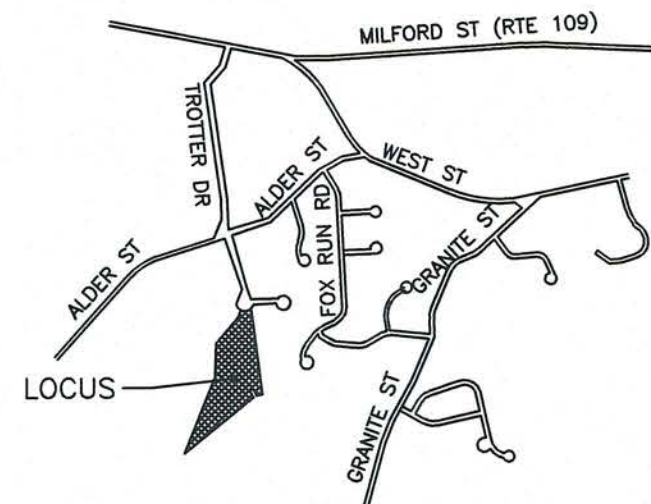
SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: _____

FILE NO: 3588
PROPOSED LAYOUT
DATE: APRIL 8, 2019
PLAN NUMBER: 3 of 6
3

X: MEDWAY TROTTER DRIVE 3588 -- 21 TROTTER DRIVE/UTILITY PLAN (2019-08-11) (1)

UTILITY SERVICES NOTE:
EXISTING BUILDING & PROPOSED ADDITION ARE SUPPLIED WITH BOTH A FIRE & DOMESTIC WATER SERVICE
NO OVERHEAD UTILITIES ARE PROPOSED AND IT IS FURTHER ACKNOWLEDGED THAT UTILITY SERVICES ARE TO BE UNDERGROUND.



SCALE 1"=2,000'

LOCUS

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION.
CALL DIGSAFE AT 811



SOILS TEST PIT DATA		
EL=234.3	TP#1	
A	FILL 2.5'	
Bw	SL 3.0'	
C	LS 9.0'	
SHGW	8.3'	

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
- THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
- AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
- AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN.
- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- ALL REINFORCED CONCRETE PIPE IS TO BE CLASS III WHEN GREATER THAN 36" OF COVER EXISTS. LESS THAN 36" SHALL BE CLASS V RCP. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35, ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL. EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
- THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON TROTTER DRIVE.
- STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M1.031, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
- STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 2" BINDER COURSE AND 1" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.

- ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
- EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

TYPE OF SEED	% BY WEIGHT
CREeping RED FESCUE	
30 TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10
SEED AT THE RATE OF 2#/2,000 SF	
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSH/acre OF WINTER RYE	

- ALL DISTURBED AREAS ARE TO BE LOAMED AND SEED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
- ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.

N/F
BOSTON EDISON CO.
NSTAR SERVICES CO/PROP TAX DEP
4644-739

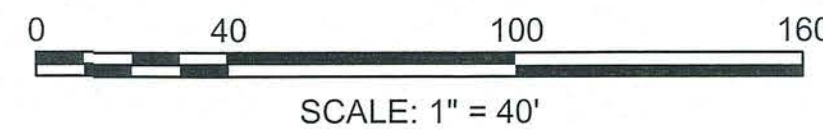
PROJECT INFORMATION:

CURRENT OWNER: 21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MA 02053

MEDWAY ASSESSORS ID: 64-003
DEED REFERENCE: BOOK 25503 PAGE 584

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 1998 PLAN TITLED "MEDWAY 495 INDUSTRIAL PARK TECHNICAL REVISION PLAN IN MEDWAY, MASSACHUSETTS, PREPARED FOR UNITED METRO MATERIALS INC, 1000 KIEWIT PLAZA, OMAHA NEBRASKA 68131, SCALE: 1"=80', DATE:MARCH 23, 1998," PLAN NO. 233 OF 1998.

PROJECT DATUM REFERS TO NAVD 88.



CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXXXXXXXX FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

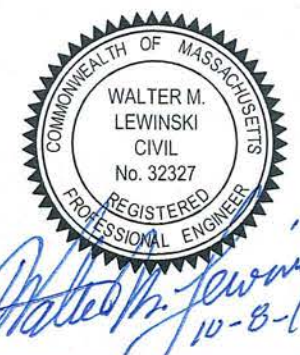
DATE: _____

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DESIGN BY: ZSB
CHECKED BY: PSB
APPROVED BY: WML

REV#	DATE	DESCRIPTION
5	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
4	8/26/19	ADDRESS TETRA TECH 8/8/19 COMMENTS
3	8/6/19	REVISED INFILTRATION/DETENTION BASIN
2	7/25/19	ADDRESS CONCOM COMMENTS
1	7/7/19	MEDWAY WETLAND DELINEATION
0	4/8/19	SITE PLAN REVIEW



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:

OWNER/APPLICANT:

GRADING & UTILITIES
21 TROTTER DRIVE
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588

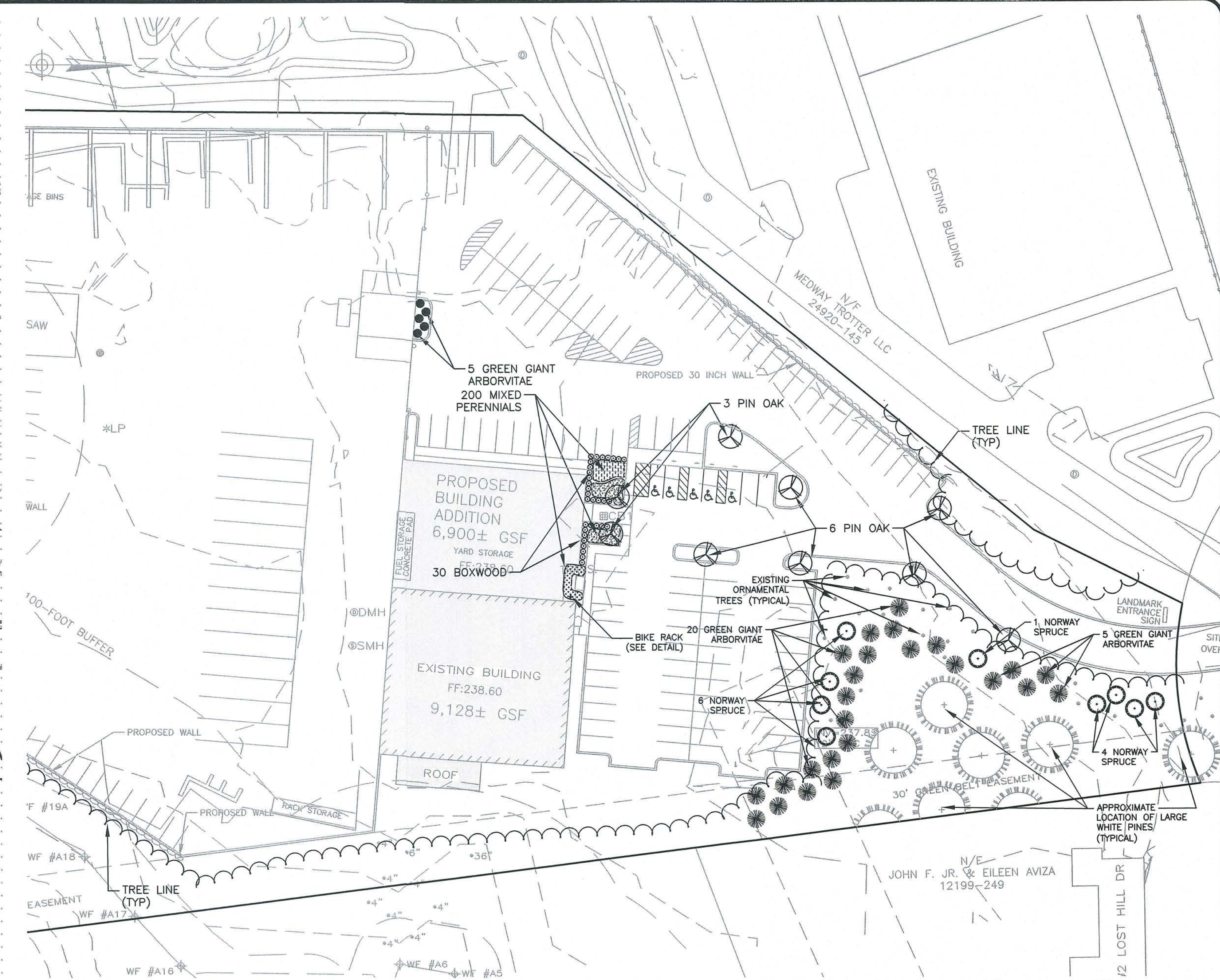
GRADING & UTILITIES

DATE: APRIL 8, 2019

PLAN NUMBER:

4 of 6

4



LANDSCAPING

PLANT LIST			
QUANTITY	COMMON NAME	LATIN NAME	SIZE
TREES			
9	PIN OAK	QUERCUS PALUSTRIS	2.5"–3.0" CAL.
30	GREEN GIANT ARBOVITAE	THUJA PLICATA	14'–20'
12	NORWAY SPRUCE	PICEA ABIES	14'–20'
SHRUBS			
37	BOXWOOD	BUXUS SEMPERVIRENS	18"–24" B/B
PERENNIALS			
200	MIXED PERENNIAL		2 GALLON

NOTES:

1. SOIL MIX SHOULD BE A MIXTURE OF SAND, COMPOST AND SOIL

- 40% SAND
- 20-30% TOPSOIL
- 30-40% COMPOST

SAND COMPONENT

Sieve Size	Percent Passing
2-inch	100
3/4-inch	70-80
1/4-inch	50-80
U.S. No. 40	15-40
U.S. No. 200	0-3

DATE: _____

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, OCTOBER 24, 2017 FOR PLAN ENTITLED, 'SITE PLAN, COUNTRY COTTAGE CHILDREN'S CENTER, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD. VOTED TO APPROVE WITH STANDARD CONDITIONS.

BALL AND BURLAP SHRUB PLANTING

REGISTERED PROFESSIONAL ENGINEER
Matthew Lewandowski
10-8-19

ECC

Engineering Design Consultants
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

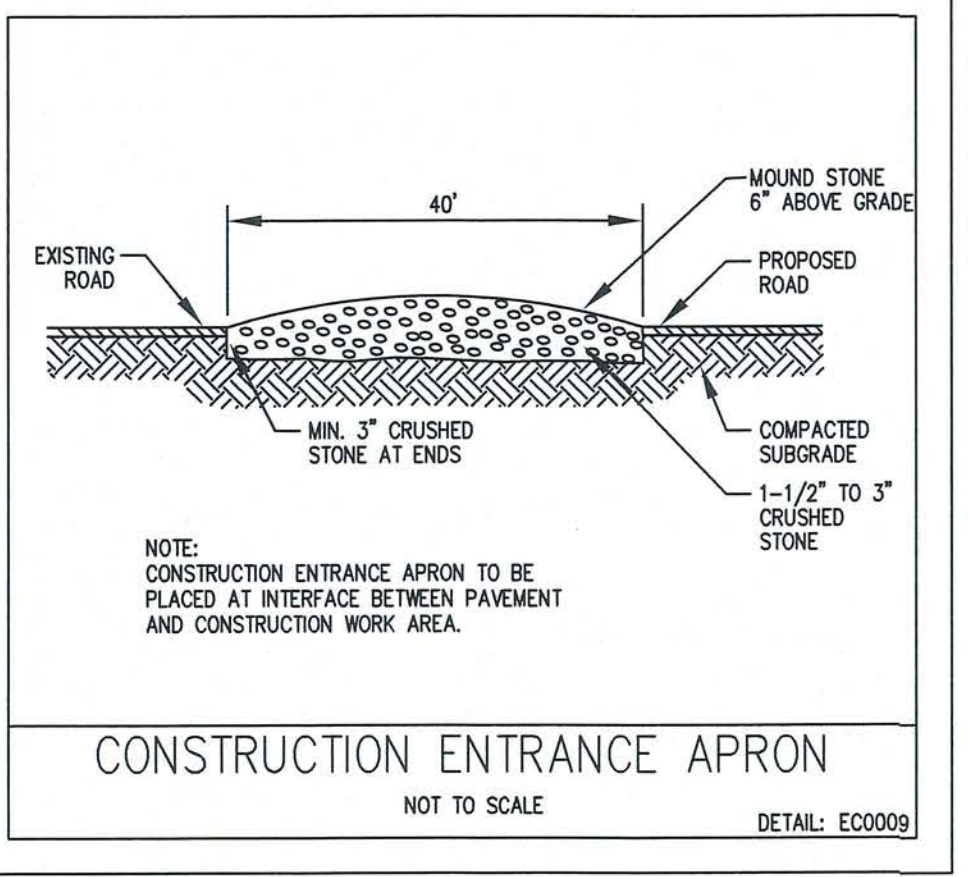
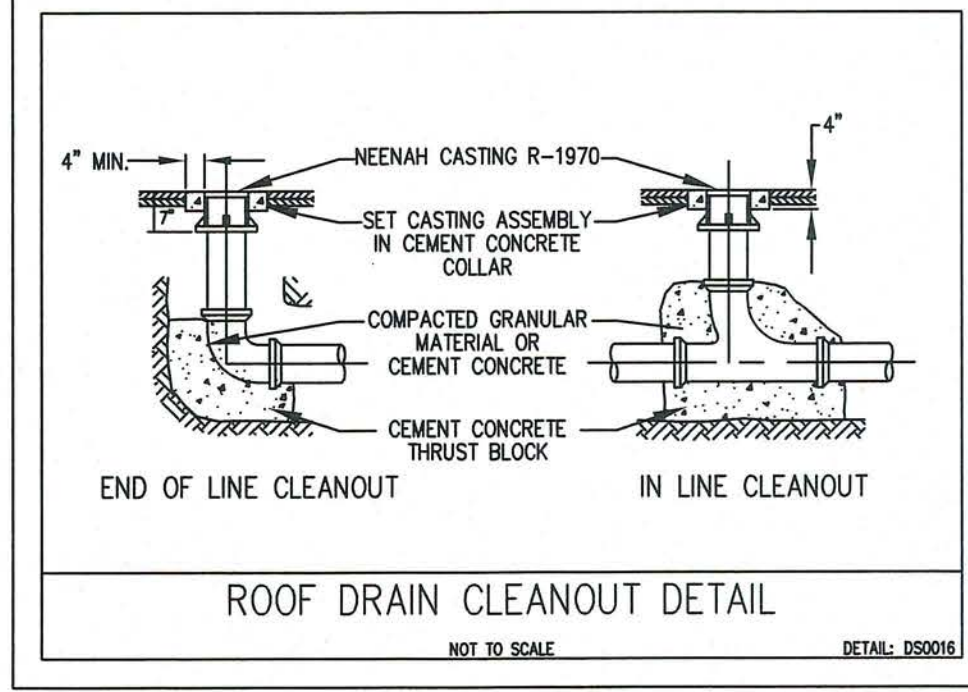
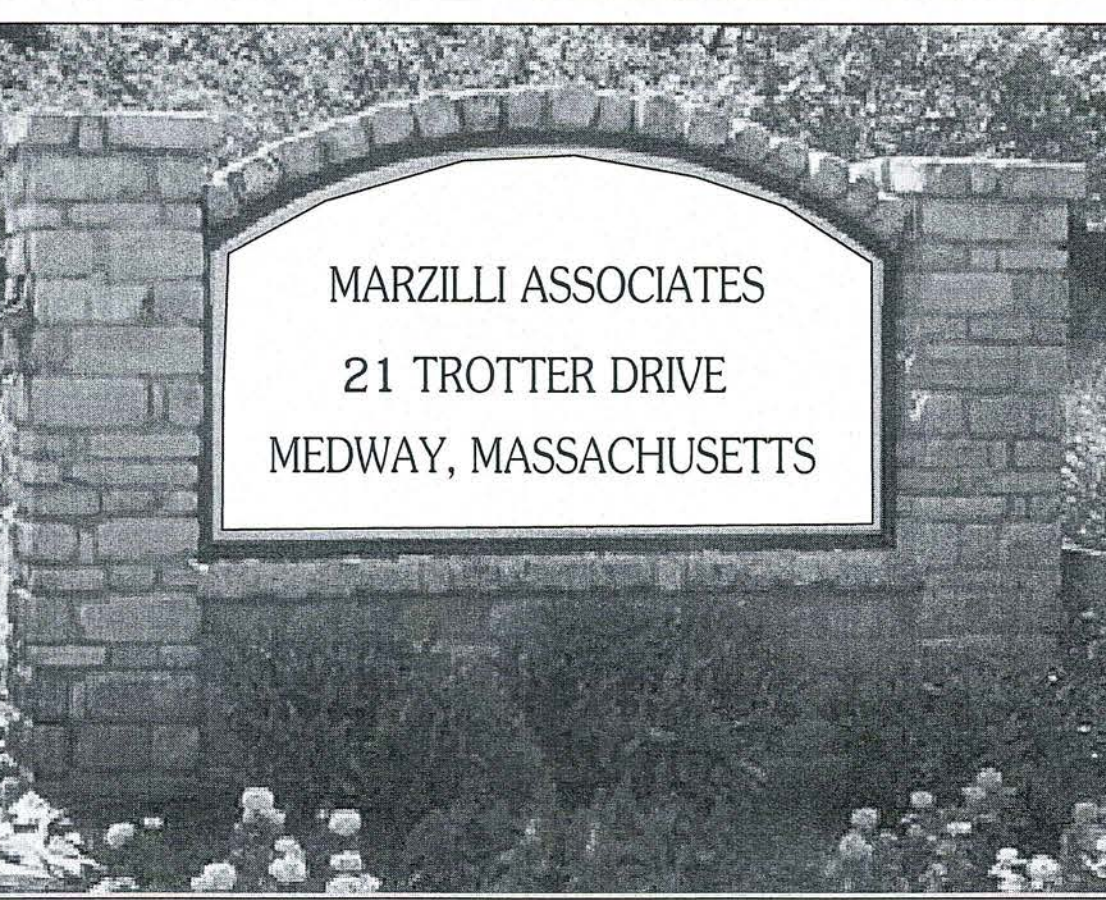
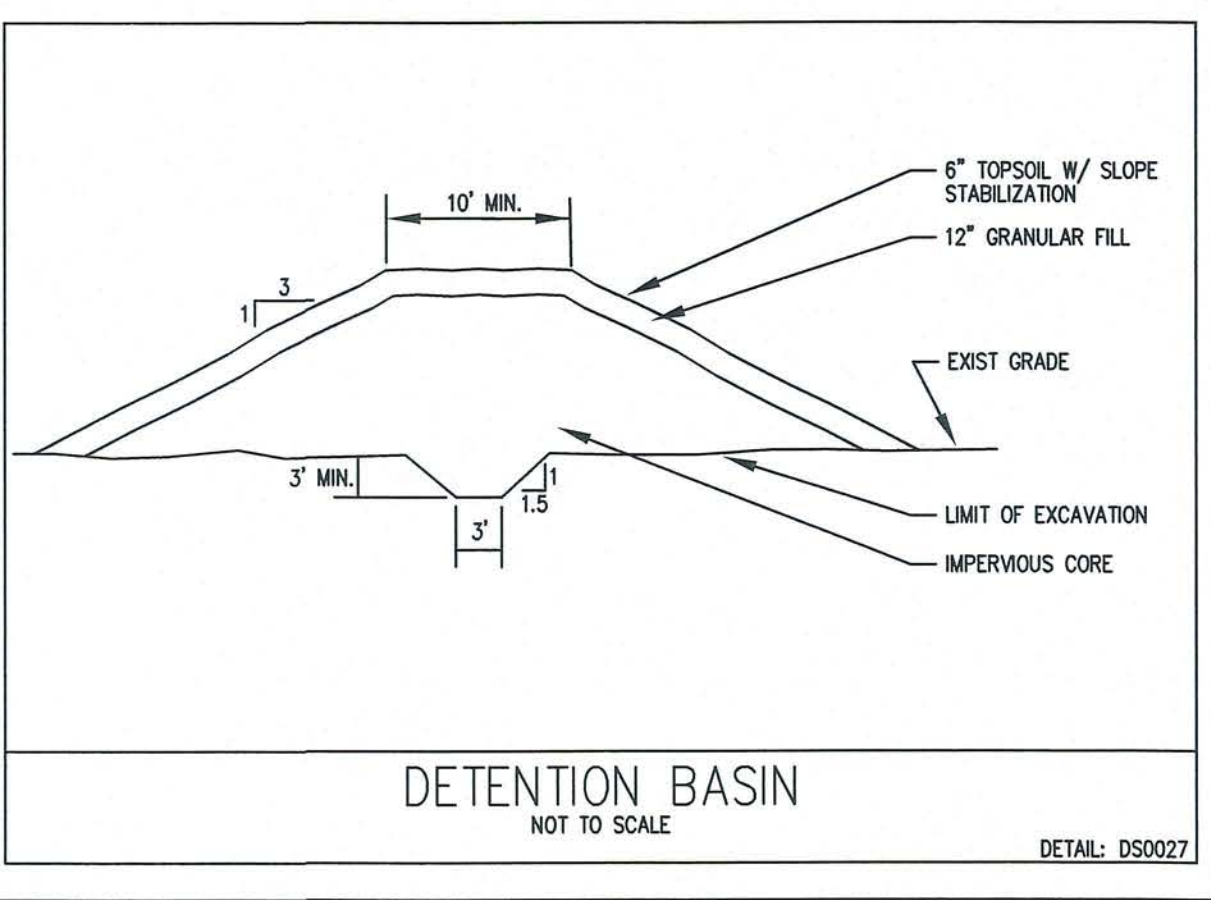
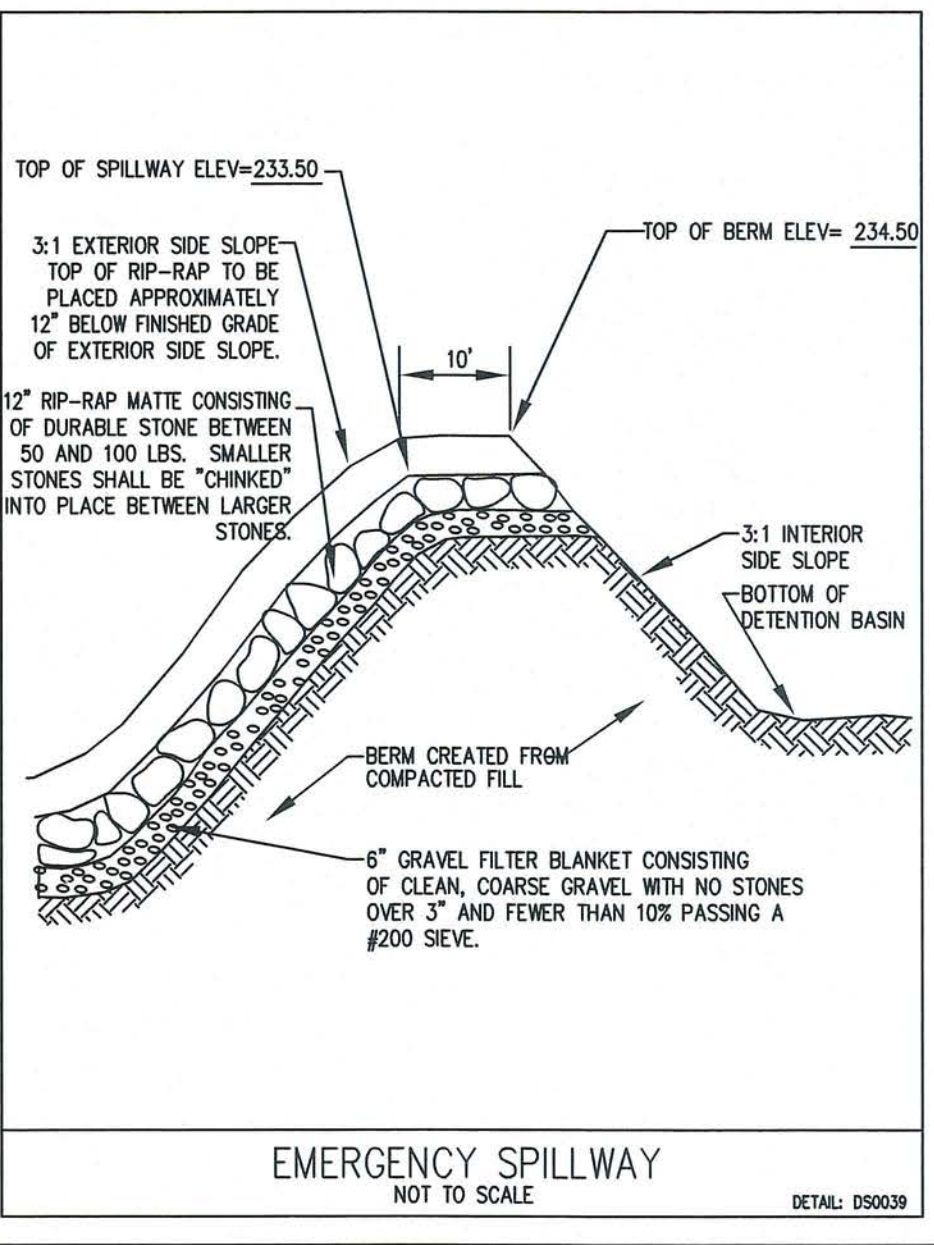
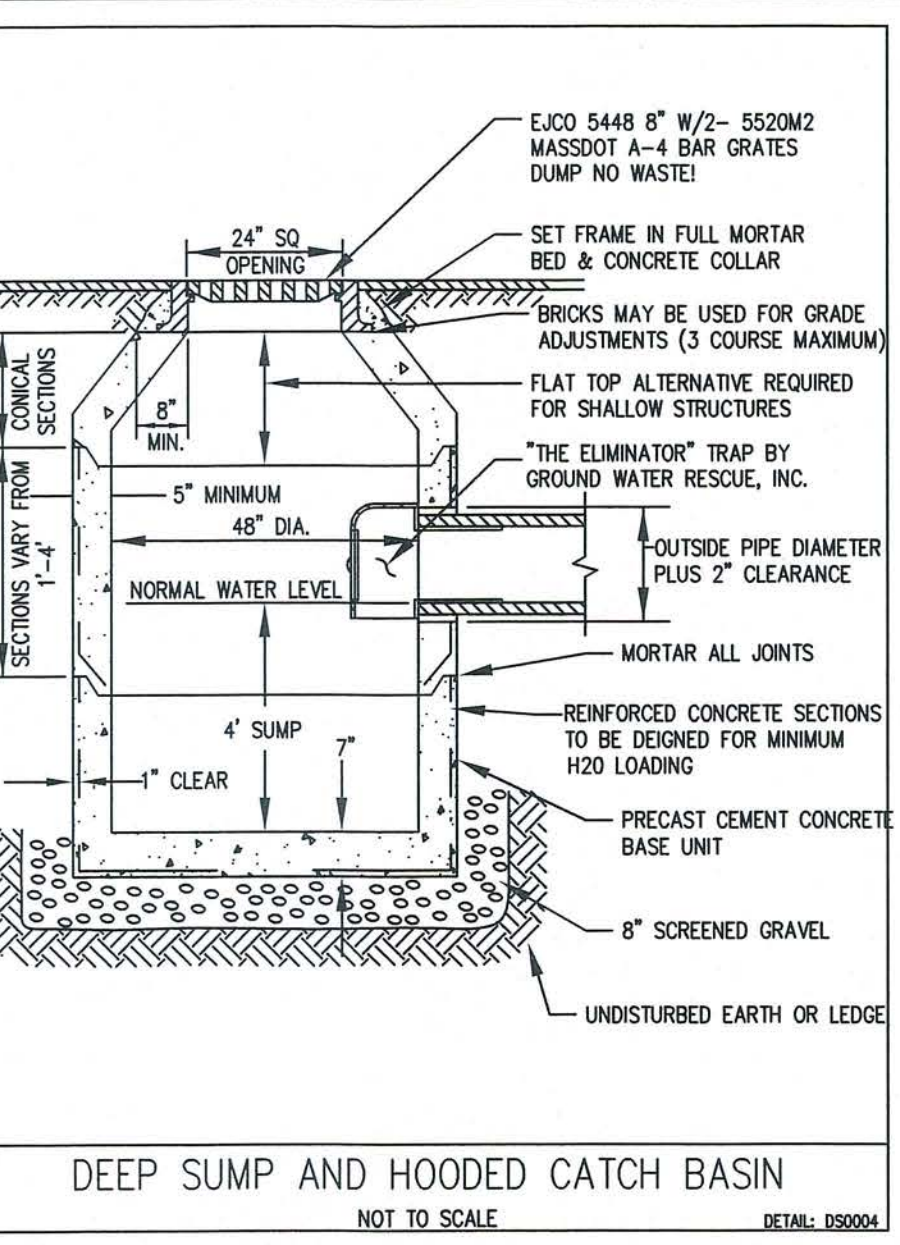
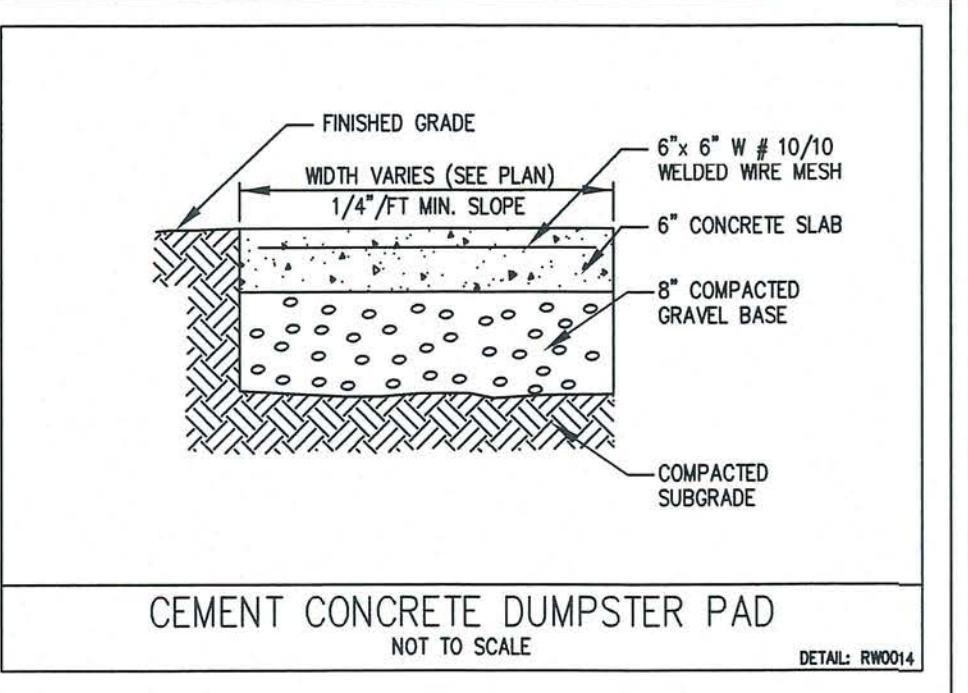
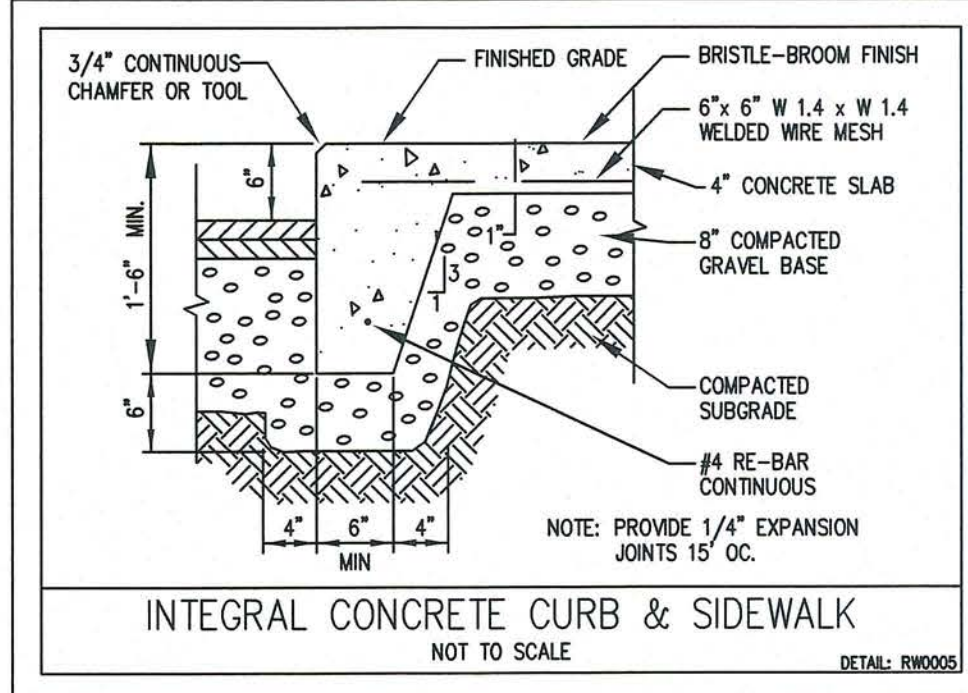
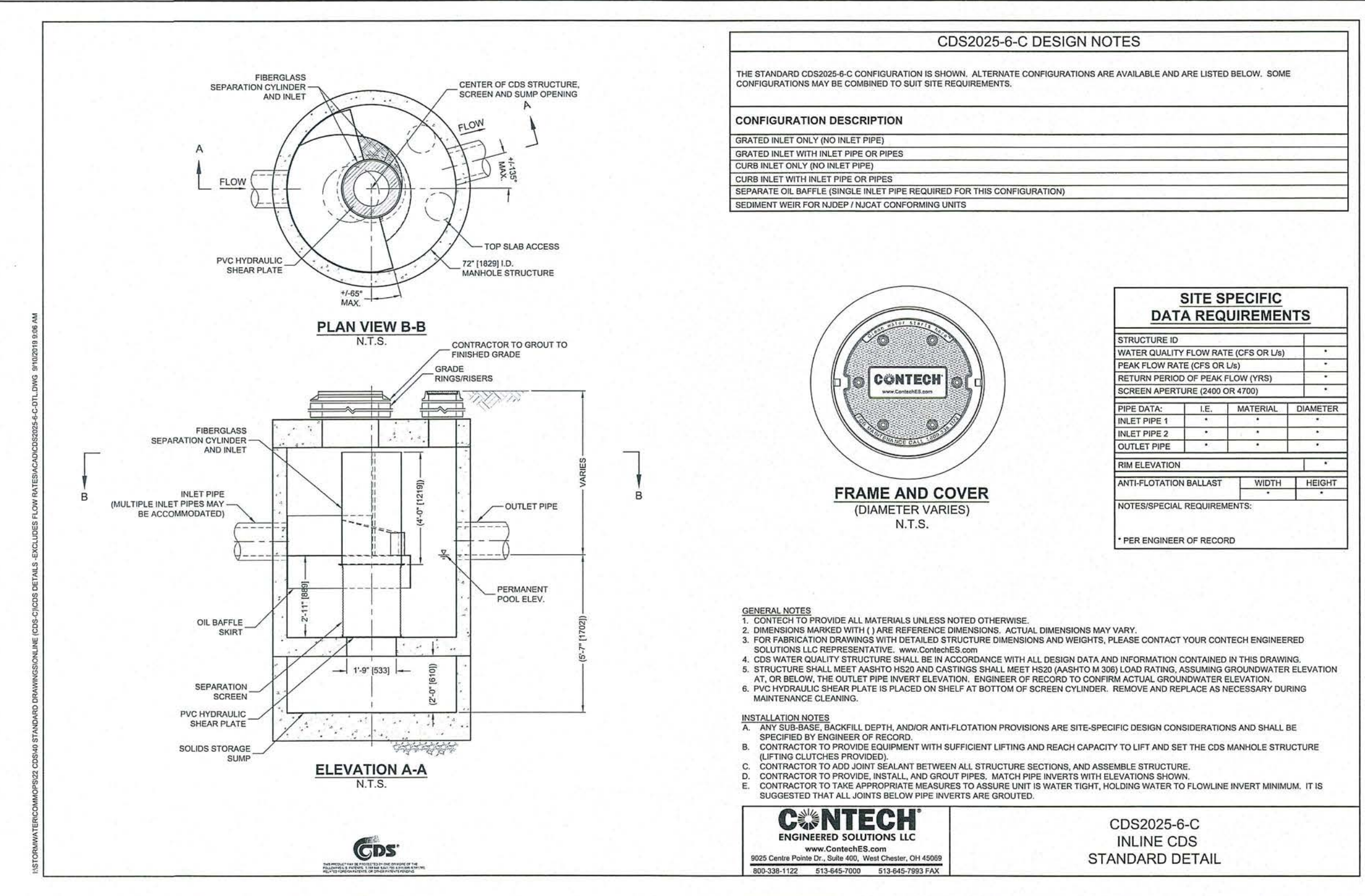
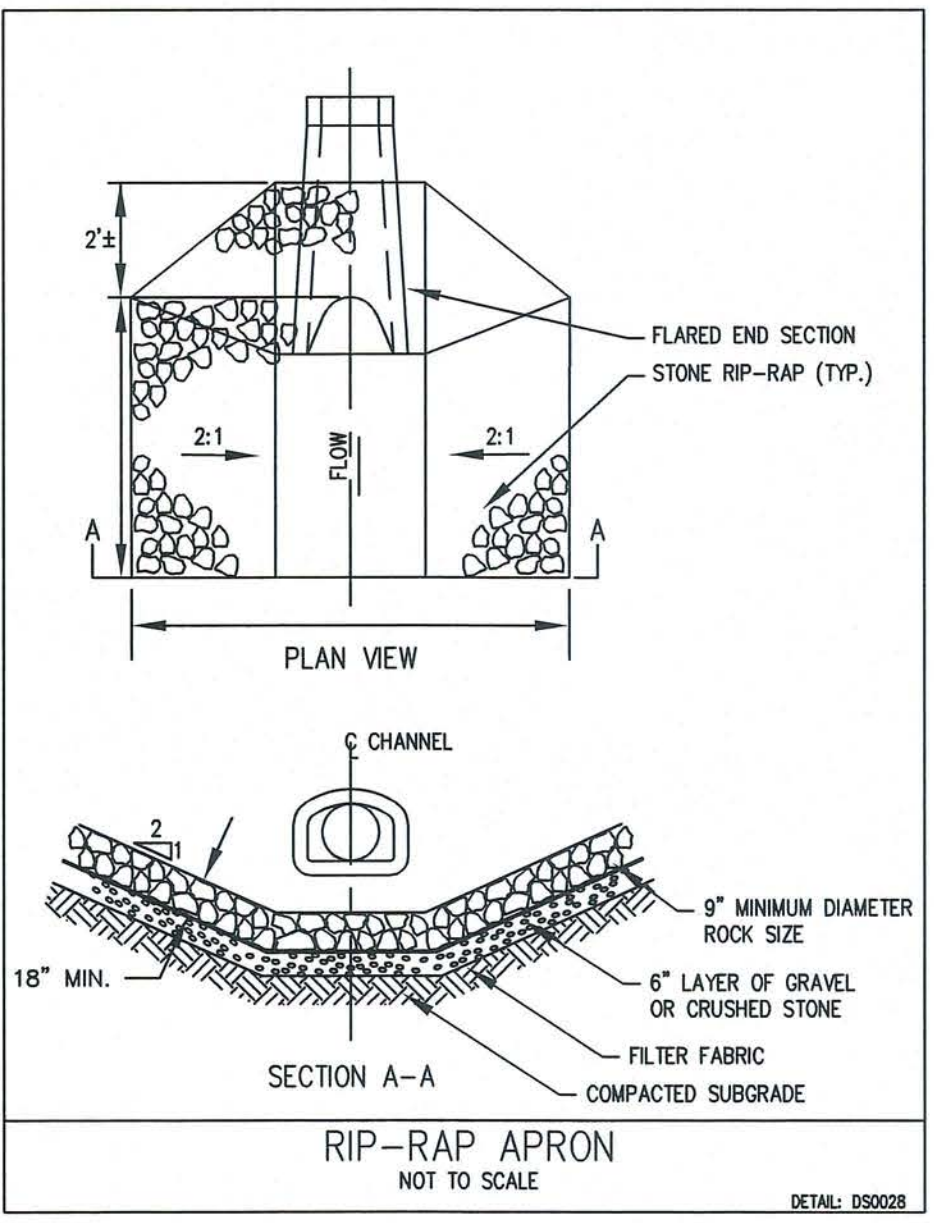
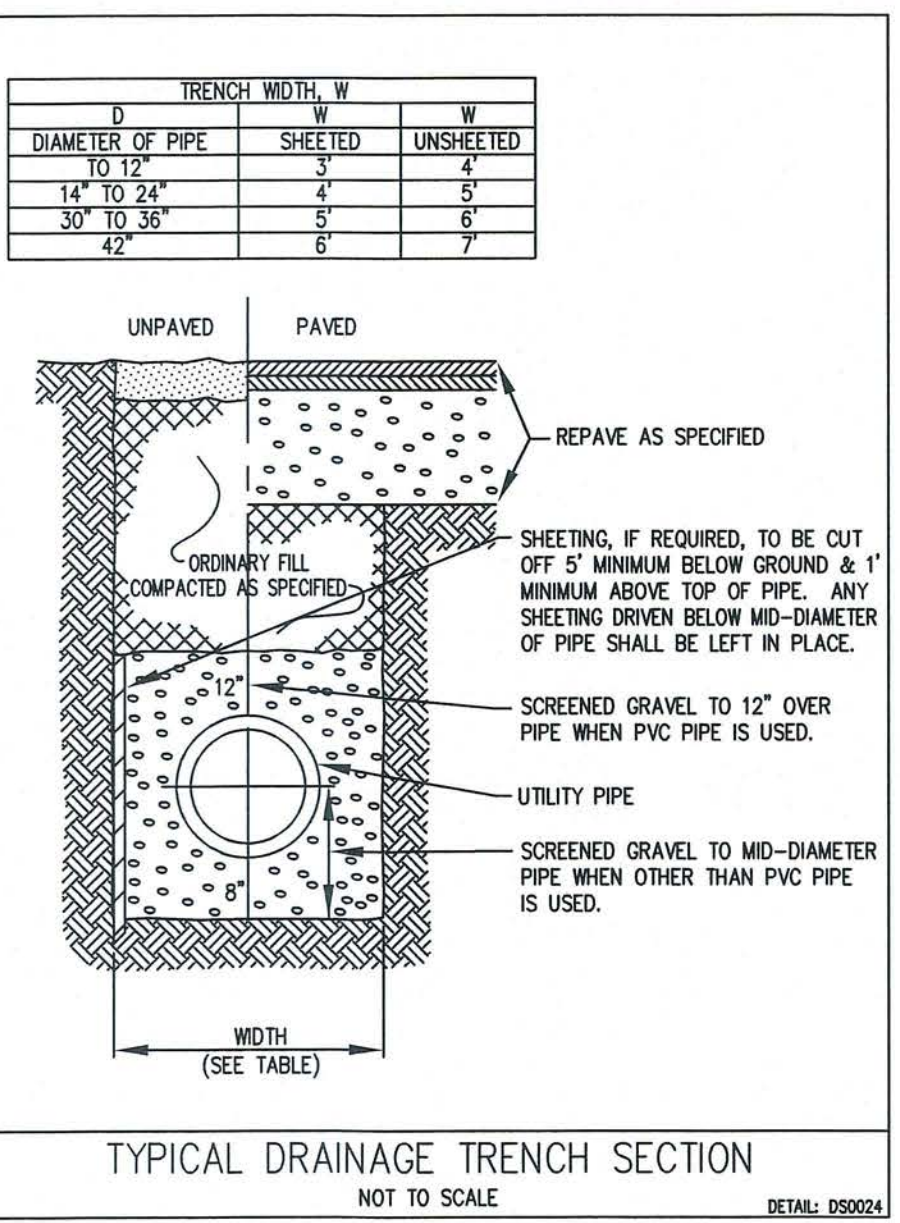
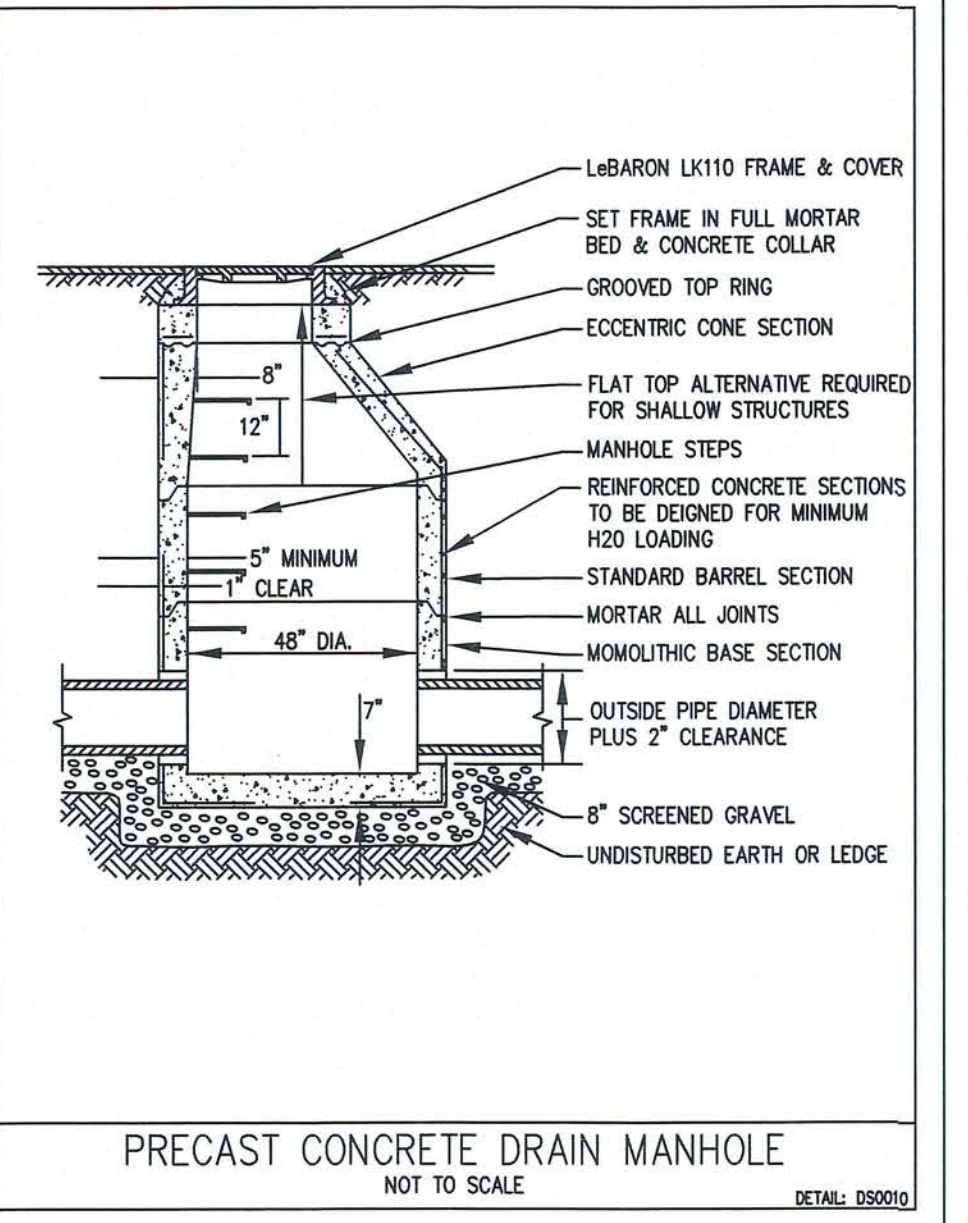
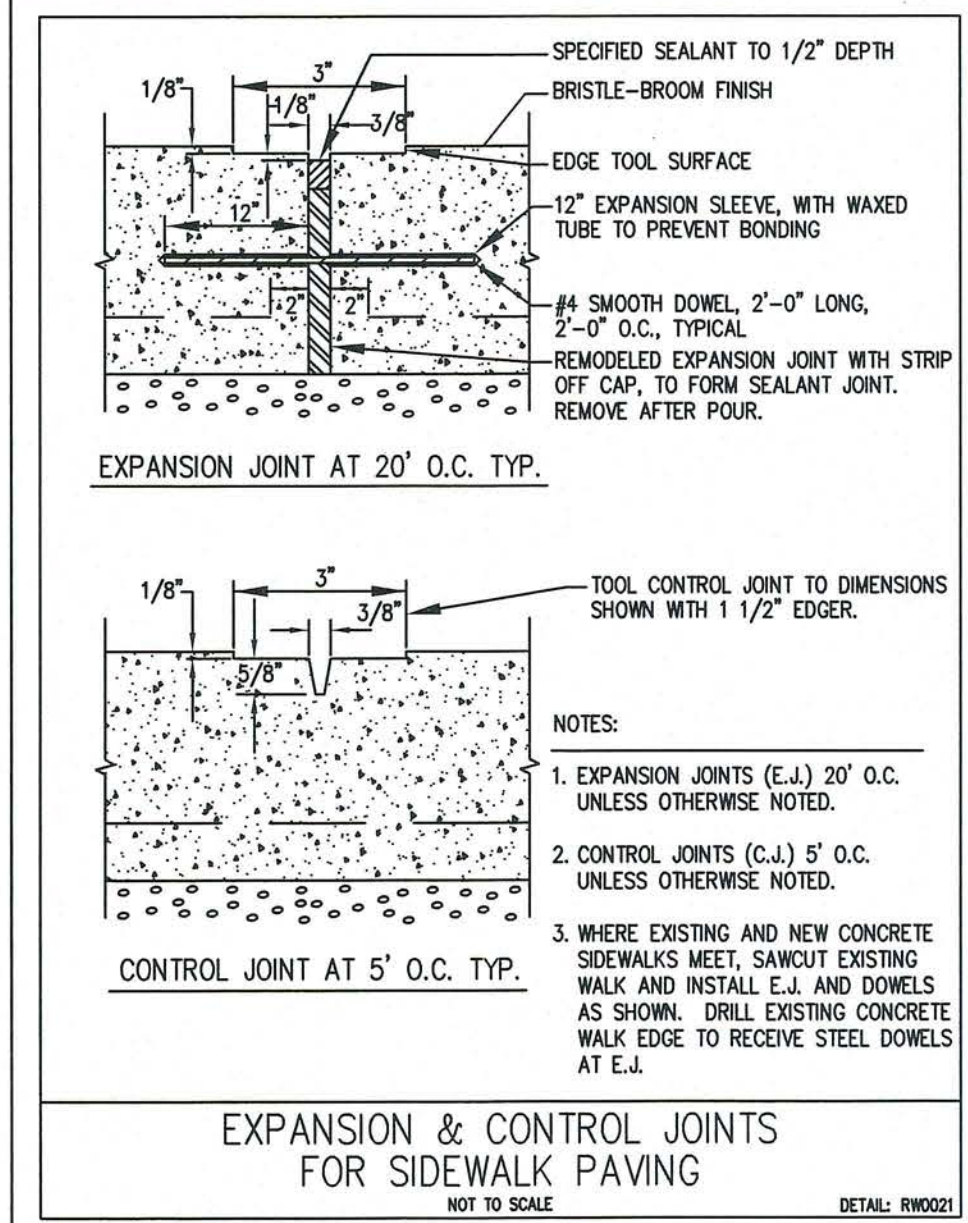
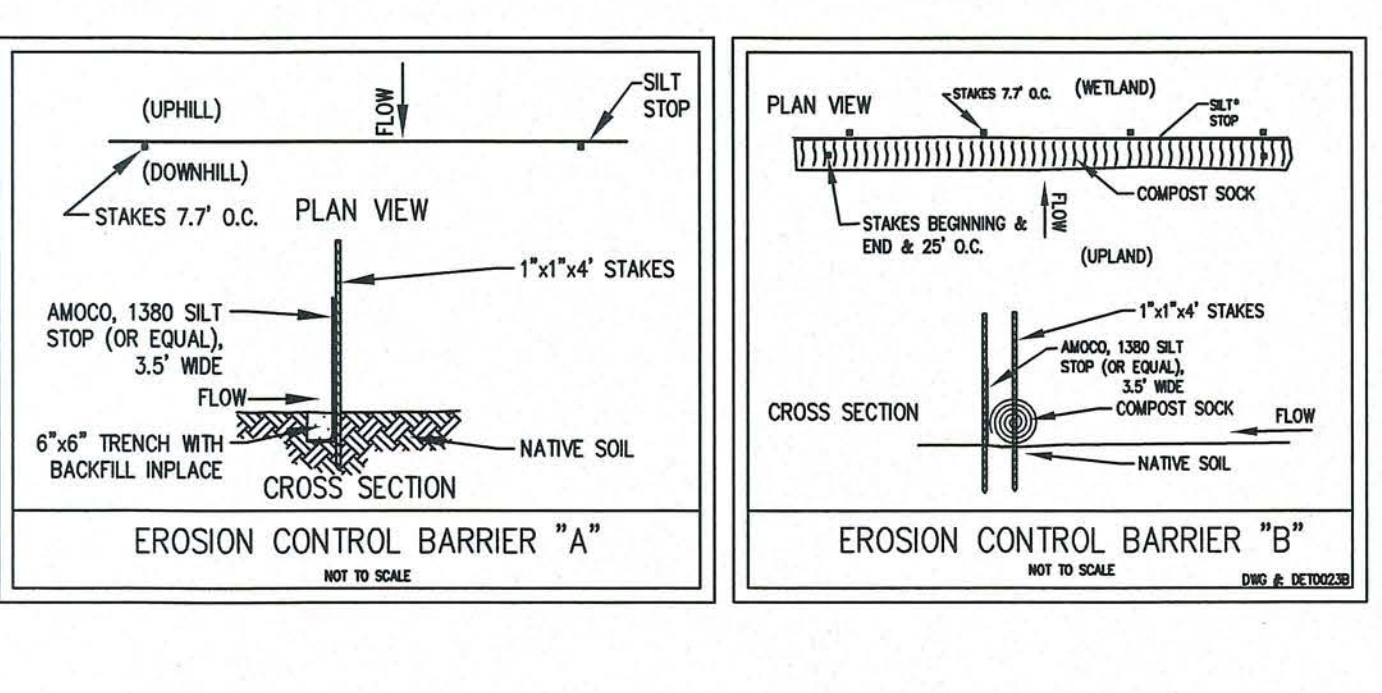
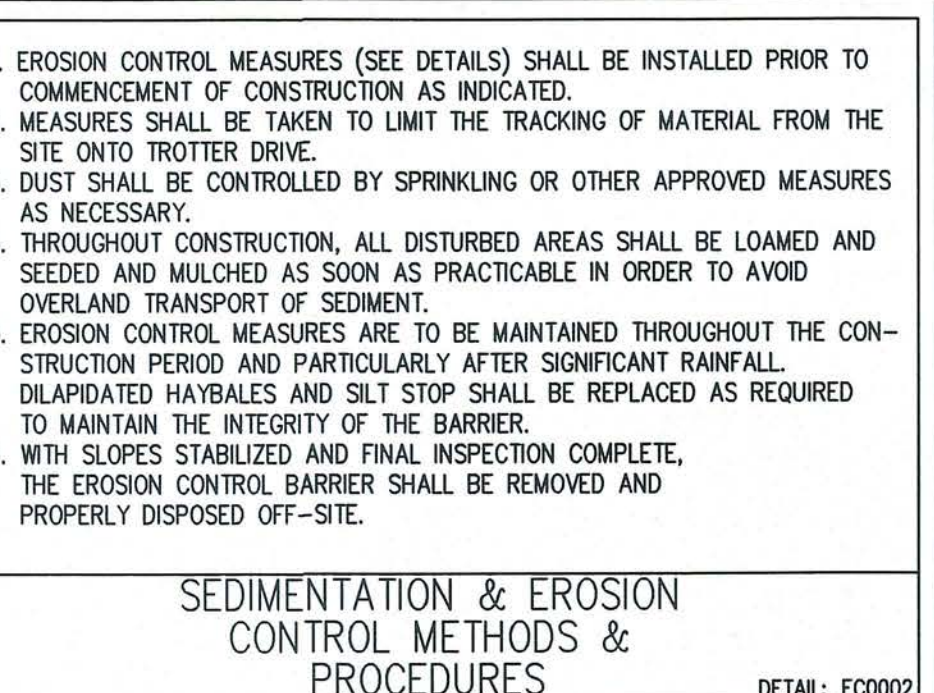
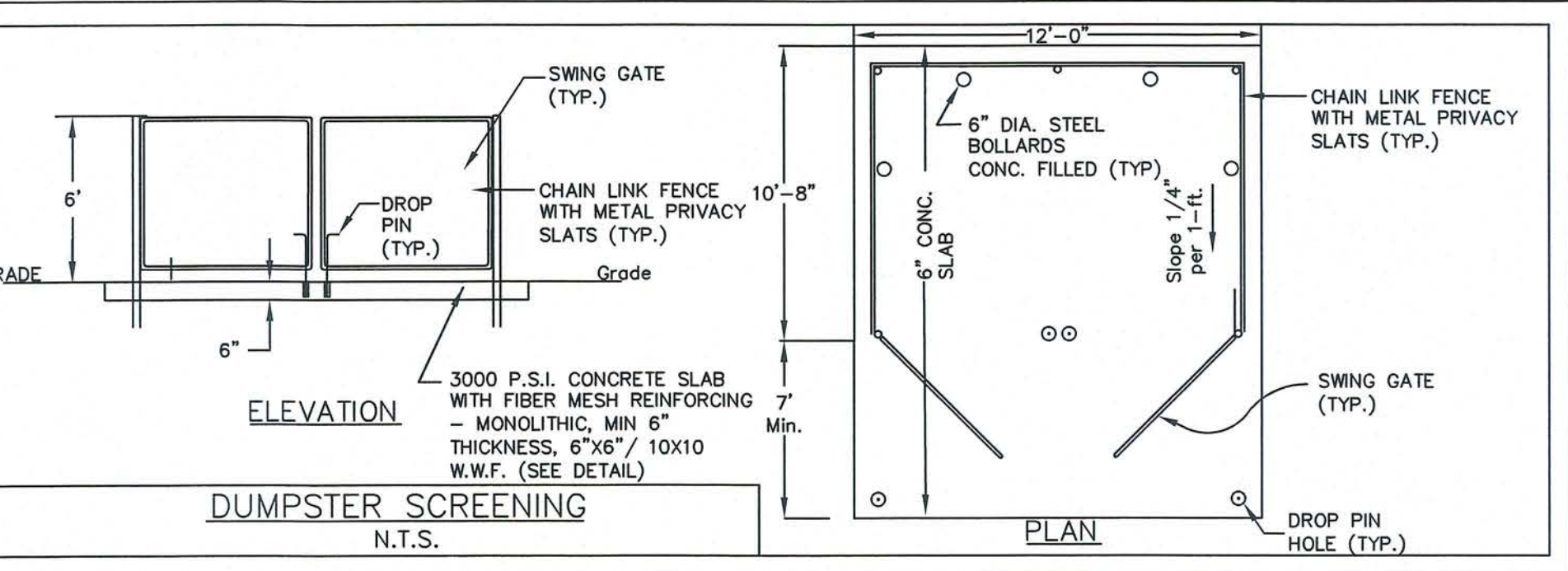
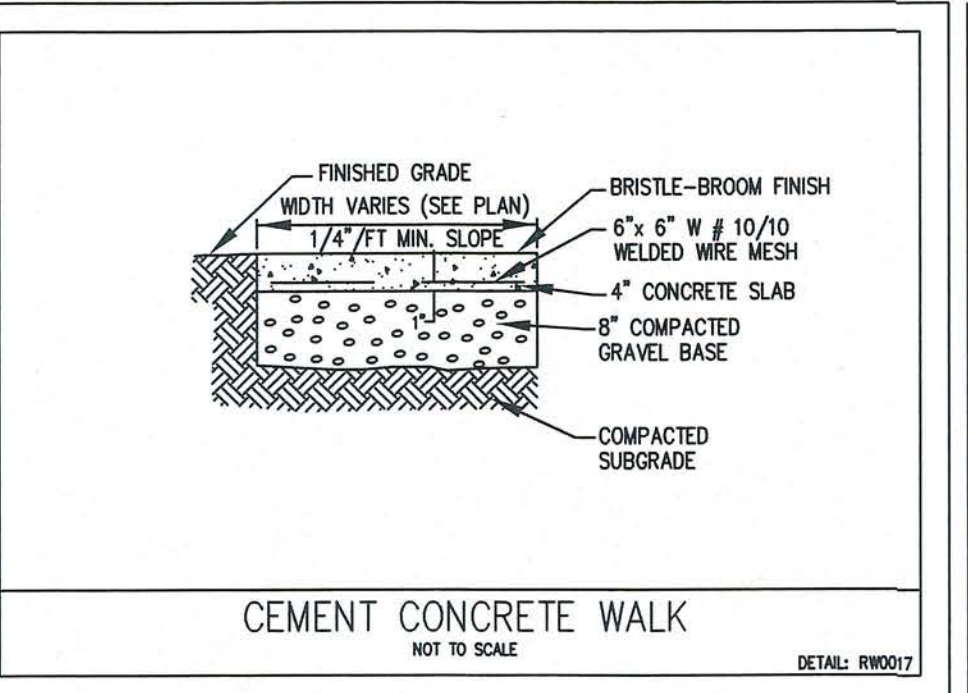
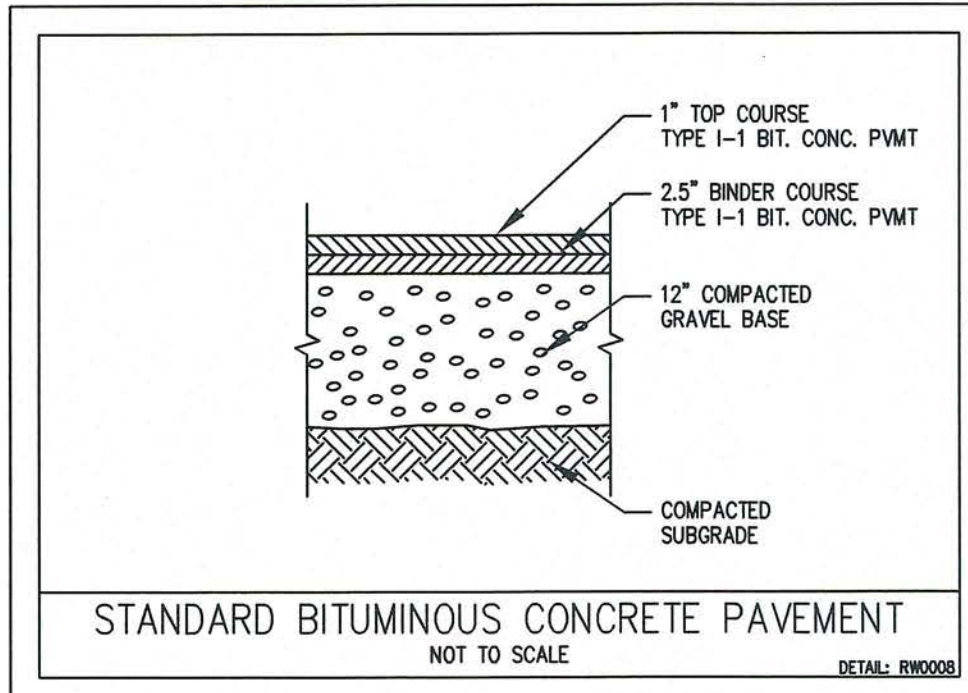
SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

LIGHTING & LANDSCAPING
21 TROTTER DRIVE

21 TROTTER DRIVE, LLC

21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO: 3588
LIGHTING & LANDSCAPING
DATE: APRIL 8, 2019
PLAN NUMBER:
5 OF 6
5



SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
DATE: _____

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REV	DATE	DESCRIPTION
4	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
3	8/26/19	ELIMINATED FUEL STORAGE DETAIL
2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/8/19	SITE PLAN REVIEW

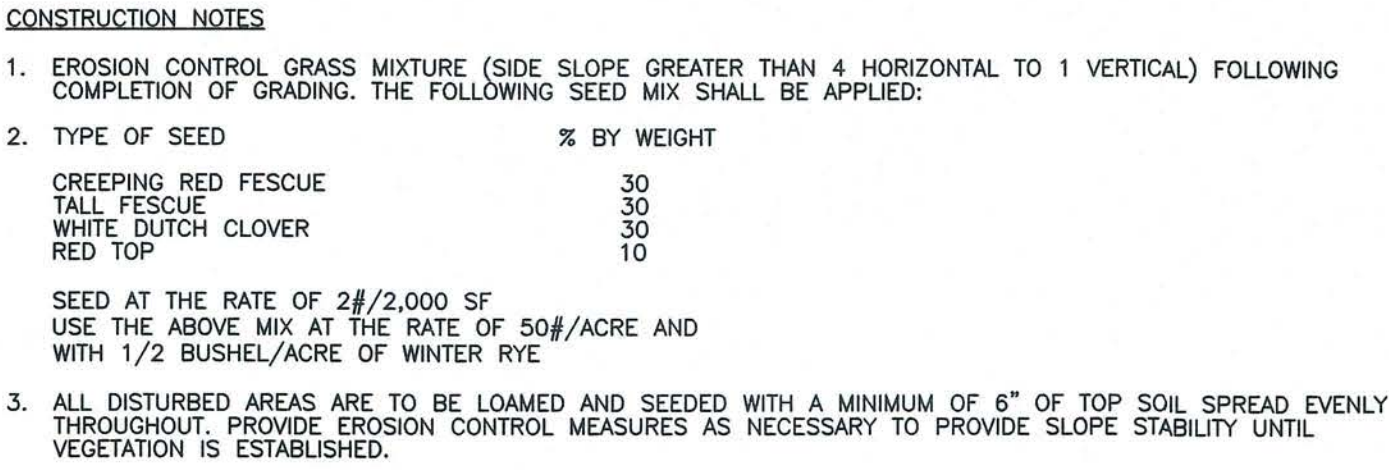
ENGINEERING DESIGN CONSULTANTS, INC.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:
SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:
OWNER/APPLICANT:
21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

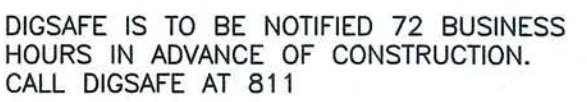
CERTIFICATE OF VOTE
SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, XXXXXXXXXX FOR PLAN ENTITLED, '21 TROTTER DRIVE, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

FILE NO: 3588
DATE: APRIL 8, 2019
PLAN NUMBER: 6 of 6

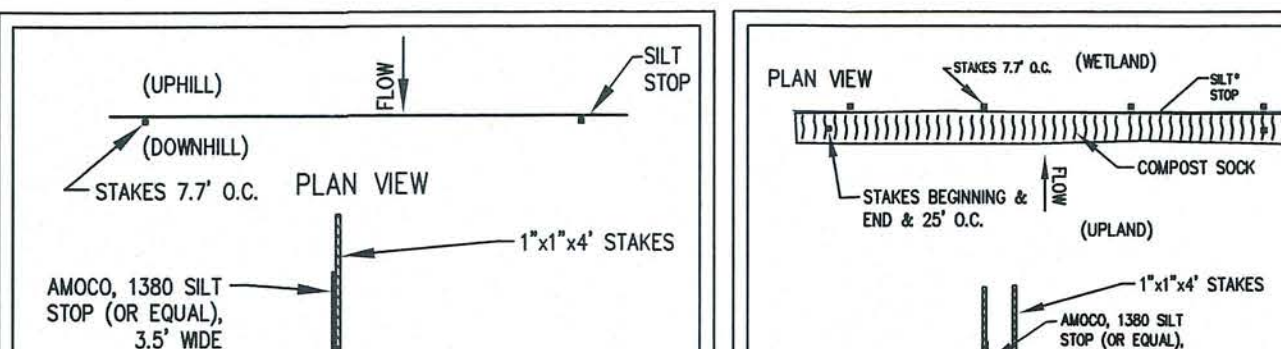


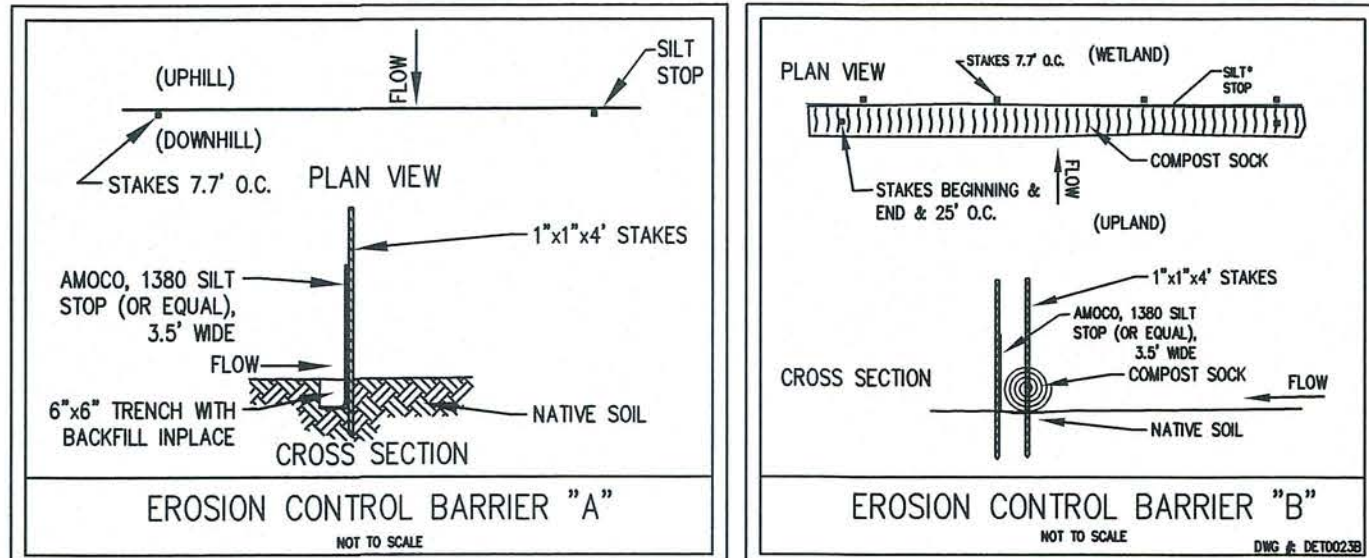
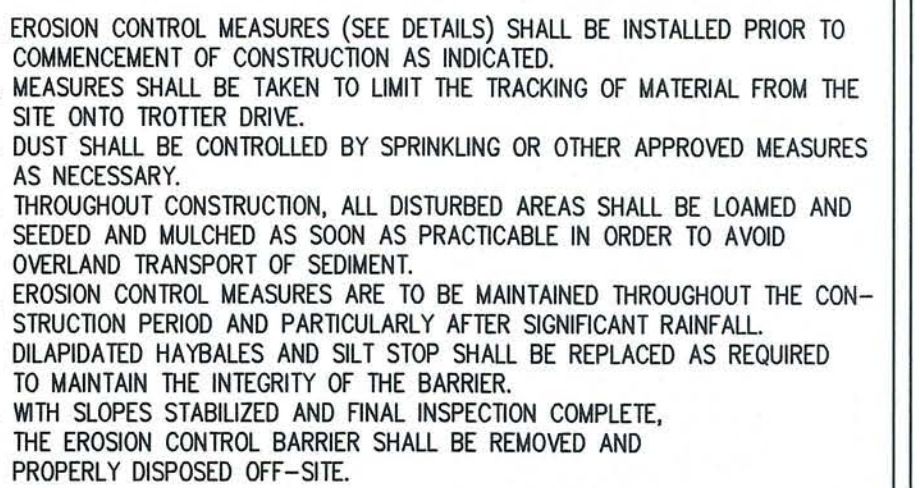
- NOTE:
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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

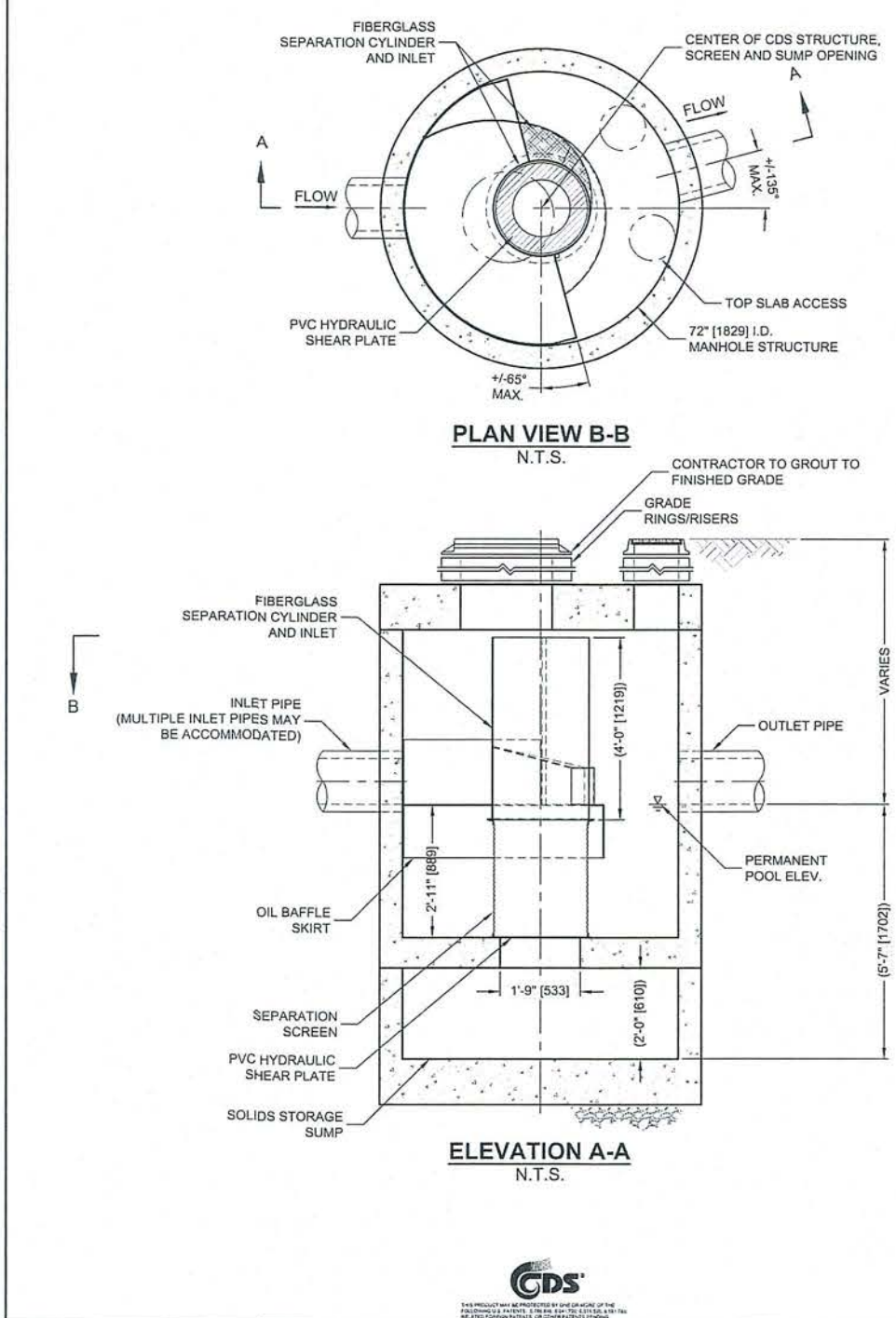


21 TROTTER DRIVE – OPERATION AND MAINTENANCE PLAN:

1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):
- erosion control barrier: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY, PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REMEDIATED AS NECESSARY TO PREVENT EROSION.
 - CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE PROPERLY CLEANED AND THE SILT REMOVED.
2. MAINTENANCE AGREEMENT/SCHEDULE FOR LONG-TERM OPERATION AND MAINTENANCE (POST CONSTRUCTION)
- OWNER OF THE STORMWATER SYSTEM: _____
OWNERS SIGNATURE: _____ DATE: _____
 - PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS: _____
 - CDs UNIT INSPECTIONS: INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. POLLUTANT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR, AND REGULAR INSPECTIONS WILL HELP INSURE THAT THE SYSTEM IS CLEANED OUT AT THE APPROPRIATE TIME.
AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED FOUR TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS TO INLET AND/OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO IDENTIFY ACCUMULATIONS OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT. IT IS USEFUL AND OFTEN REQUIRED AS PART OF A PERMIT TO KEEP A RECORD OF EACH INSPECTION. (SEE THE INSPECTION AND MAINTENANCE GUIDE PROVIDED BY THE MANUFACTURER AND INCLUDED IN THE STORMWATER REPORT)
 - CLEANING OF THE CDs SYSTEM SHOULD BE DONE WHEN SEDIMENT ACCUMULATES AT A DEPTH OF TWO FEET WITHIN THE UNIT AND SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM. CLEANOUT OF THE CDs WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVERS AND INSERT THE VACUUM HOSE INTO THE SLUMP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE SLUMP FULLY EVACUATED OF SEDIMENT. THE AREA OUTSIDE THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.
 - CATCH BASINS INSPECTIONS AND CLEANINGS AT A MINIMUM, SHOULD BE PERFORMED TWO TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES.
 - BUILDING GUTTERS: THE PROPOSED BUILDING WILL CONTAIN GUTTERS. THE DOWNSPOUTS WILL BE DIRECTED TO THE MANHOLES THROUGH ROOF LEADER PIPES. GUTTERS SHALL BE CLEANED PERIODICALLY AS NEEDED AND/OR AT LEAST TWICE PER YEAR, AFTER LEAVES HAVE FALLEN IN THE FALL SEASON AND IN THE SPRING SEASON AFTER NEW LEAF GROWTH. IT MAY BE DETERMINED UPON INSPECTION THAT CLEANING MORE OFTEN MAY BE NECESSARY. DOWNSPOUT STRAINERS SHALL BE USED AT DOWNSPOUT LOCATIONS WITHIN THE GUTTERS.
 - INFILTRATION/RETENTION BASIN: INSPECTIONS SHOULD BE DONE AFTER EVERY MAJOR STORM DURING THE FIRST 3 MONTHS OF OPERATION AND NORMALLY TWICE A YEAR. MOW THE SIDE SLOPES AND RAKE THE BOTTOM TO REMOVE TRASH, DEBRIS, GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATERIAL TWICE A YEAR.
 - THE ESTIMATED ANNUAL MAINTENANCE COST OF THIS STORMWATER MANAGEMENT SYSTEM IS \$1,500.
3. MAINTENANCE REPORTS SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS OPERATION & MAINTENANCE PLAN AND CONSTRUCTION PHASE. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:
- INSPECTION DATE;
 - NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
 - WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
 - DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
 - LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
 - LOCATION OF BEST MANAGEMENT PRACTICES (STRUCTURE), "BMPs" THAT NEED TO BE MAINTAINED;
 - LOCATION OF "BMPs" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
 - LOCATIONS WHERE ADDITIONAL "BMPs" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
 - CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
4. ALL REPORTS SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT ON A MONTHLY BASIS DURING CONSTRUCTION PERIOD.
5. REPORTS AFTER CONSTRUCTION SHALL BE RETAINED FOR TEN YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE AND SUBMITTED TO THE CONSERVATION COMMISSION UPON REQUEST.
6. ILLICIT DISCHARGES: ALL ILLICIT DISCHARGES TO THE STORMWATER SYSTEM ARE PROHIBITED.
IF AN ACCIDENTAL SPILL OCCURS (OIL AND/OR CHEMICAL SPILLS, RADIATION EMERGENCIES, AND BIOLOGICAL DISCHARGES) THE NATIONAL RESPONSE CENTER MUST BE CALLED AT 1-800-424-8802.
- 



SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES



CDS2025-6-C DESIGN NOTES
THE STANDARD CDS2025-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION GRADED INLET ONLY (NO INLET PIPE) GRADED INLET WITH INLET PIPE OR PIPES CURB INLET ONLY (NO INLET PIPE) CURB INLET WITH INLET PIPE OR PIPES SEPARATE OIL/SANITABLE SINGLE INLET PIPE REQUIRED (FOR THIS CONFIGURATION) SEDIMENT WEIR FOR RISE/PEAK/NUCANT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA	I/E	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES:

1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MATCHED WITH 1 (ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. CONTRACTOR TO PROVIDE ALL DETAILS AND MATERIALS UNLESS NOTED OTHERWISE. CONTACT YOUR CONTROL ENGINEERING SOLUTIONS LLC REPRESENTATIVE. www.ControlEs.com
4. CONTRACTOR TO PROVIDE ALL INFORMATION WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET ASHTO H20-44 AND CANTHRAV SHALL MEET H20-44 TO 300 LBS/FT RATING, ASSUMING CROWN LOADS AT 100 FT SPACING.
6. CONTRACTOR TO PROVIDE ALL INFORMATION REGARDING THE DESIGN OF THE STRUCTURE TO BE CONSTRUCTED.
7. PAVEMENT HYDRAULIC SLEAK PAVE IS PLACED ON SLAB AT BOTTOM OF SCREW TO PROTECT. REMOVE AND REPLACE AS NECESSARY DURING ALL FUTURE MAINTENANCE OF THE ROAD.

INSTALLATION NOTES:

- A. ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE DETERMINED BY THE LOCAL ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTS AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE PROPER INSTALLATION AND FINISHING OF THE STRUCTURE.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE, INITIAL MINIMUM 12" WATER HEAD.

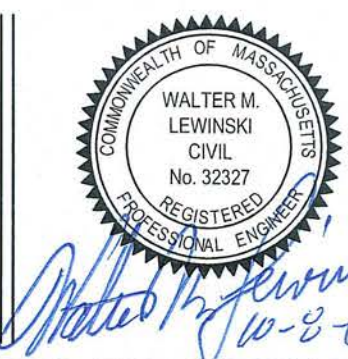
CNTECH[®] ENGINEERED SOLUTIONS LLC www.CntechES.com 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 603.938.1177 613.845.7090 613.845.7093 FAX	CDS2025-6-C INLINE CDS STANDARD DETAIL
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CDS2025-6-C
 INLINE CDS
 STANDARD DETAIL

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

		REVIEWS	
		3	8/28/19
DRWN BY:	ZRG	2	8/6/19
QC'D BY:	PSD	1	8/25/19
APPR BY:	MM	0	4/8/19
		REV #	DATE
			DESCRIPTION
			ADDRESS TETRA TECH 8/8/19 COMMENTS
			REVISED INFILTRATION/DETENTION BASIN
			ADDRESS CONCOM COMMENTS
			SITE PLAN REVIEW



PREPARED BY:



Engineering Design Consultants
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:

SITE PLAN
21 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

STORMWATER POLLUTION PREVENTION PLAN
21 TROTTER DRIVE

OWNER/APPLICANT:

21 TROTTER DRIVE, LLC
21A TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

FILE NO.: 3588
STORMWATER POLLUTION
PREVENTION PLAN

DATE: APR 8 2012

APRIL 8, 2019

DEFINITIVE PLAN NO.: 1 1

1 of 1

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

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

REVISED DRAFT – November 8, 2019

**Major Site Plan Review and Groundwater Protection District
Special Permit
Trotter Drive LLC – 21 Trotter Drive
with Waivers and Conditions**

Decision Date:

**Name/Address of Applicant:
And Permittee** Trotter Drive LLC
21 Trotter Drive
Medway, MA 02053

Name/Address of Property Owner: Trotter Drive LLC
21 Trotter Drive
Medway, MA 02053

Engineer: Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, MA 01772

Site Plan: 21 Trotter Drive Site Plan
Dated April 8, 2019, last revised October 8, 2019

Location: 21 Trotter Drive

Assessors' Reference: 64-003

Zoning District: West Industrial and Groundwater Protection District

Telephone: 508-533-3291

Fax: 508-321-4987

Revised DRAFT

I. PROJECT DESCRIPTION – The proposed project includes construction of an approximately 6,900 sq. ft. addition to the existing building at 21 Trotter Drive occupied and used by R.P. Marzilli & Company for its professional offices and installation of associated site improvements including parking for 129 vehicles, stormwater management facilities, lighting, landscaping, an outside materials storage area, and a vehicle refueling facility. R.P. Marzilli & Company is a full service landscape contractor which has operated at this site since 1998. The property is 11.03 acres in size. The site's access from the existing curb cut at the end of Trotter Drive will remain in place. The existing building is set back approximately 320' feet from Trotter Drive. The project also includes paved parking for a total of 129 parking spaces for employees, visitors, and company vehicles. The planned improvements are shown on *21 Trotter Drive Site Plan dated August 6, 2019, last revised October 8, 2019, prepared by Engineering Design Consultants, Inc. of Southborough, MA.*

The site includes wetland resources under the jurisdiction of the Medway Conservation Commission and is located within Medway's Groundwater Protection District. Pursuant to Medway General Bylaws, Article XXVII – Stormwater Management and Land Disturbance, the Conservation Commission also has jurisdiction over the stormwater management of the site.

The proposal requires site plan review and approval subject to Section 3.5 of the Medway Zoning Bylaw (the "Bylaw"), and a groundwater protection district special permit pursuant to Sections 5.6.3 and 3.4 of the Bylaw.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board (the "Board"), on _____, 2019, on a motion made by _____ and seconded by _____, **voted to GRANT with CONDITIONS a groundwater protection special permit and to APPROVE with WAIVERS and CONDITIONS** as specified herein, a site plan for the construction of an approximately _____ sq. ft. building addition and site improvements at 21 Trotter Drive as shown on 21 Trotter Drive Site Plan prepared by Engineering Design Consultants, Inc. of Southborough, MA dated August 6, 2019, last revised October 8, 2019, to be further revised as specified herein.

The motion was _____ by a vote of _____ in favor and _____ opposed.

Planning & Economic Development Board Member	Vote
Richard Di Iulio	
Matthew Hayes	
Thomas A. Gay	
Andy Rodenhiser	
Robert Tucker	

III. PROCEDURAL HISTORY

- A. August 15, 2019 - Site plan application and associated materials filed with the Board and the Medway Town Clerk on August 19, 2019.
- B. August 19, 2019 – Groundwater protection district special permit application filed.
- C. August 19, 2019 – Public hearing notice filed with the Town Clerk and posted at the Town of Medway web site's master meeting calendar.

- D. August 19, 2019 – Site plan information distributed to Town boards, committees and departments for review and comment.
- E. August 20, 2019 - Public hearing notice mailed to abutters by certified sent mail.
- F. August 26, and September 3, 2019 - Public hearing notice advertised in *Milford Daily News*.
- G. September 10, 2019 - Public hearing commenced. The public hearing was continued to October 1, October 22, November 5, November 12, 2019 and to [REDACTED] when the hearing was closed and the *Decision* rendered.

IV. INDEX OF SPECIAL PERMIT AND SITE PLAN DOCUMENTS

- A. The site plan and special permit applications for the proposed R.P. Marzilli & Company building expansion and site improvement project included the following plans, studies and information that were provided to the Board at the time the applications were filed:
 - 1. Site Plan Application dated August 15, 2019, project description letter, certified abutters' list, development impact statement, and requests for waivers from the *Site Plan Rules and Regulations*
 - 2. *21 Trotter Drive – A Site Plan in Medway, MA* dated April 8, 2019, revised August 6, 2019 prepared by Engineering Design Consultants, Inc. of Southborough, MA
 - 3. Groundwater Protection District special permit application dated August 19, 2019 with Memorandum in support of the special permit application.
 - 4. Stormwater Calculations for 21 Trotter Drive prepared by Engineering Design Consultants, Inc. of Southborough, MA
 - 5. Building improvement and addition floor plans and elevations by Arch Consulting, Inc. of Norwell, MA, Sheet A-1, dated January 16, 2019
 - 6. Building improvement and addition elevation options by Spencer Beebe, Sheet L1.01, dated August 15, 2019.
- B. During the course of the Board's review, a variety of other materials were submitted to the Board by the Applicant and its representatives:
 - 1. *21 Trotter Drive – A Site Plan in Medway, MA* dated April 8, 2019, last revised October 8, 2019 prepared by Engineering Design Consultants, Inc. of Southborough, MA
 - 2. Groundwater Protection District special permit Supplemental Memorandum in support of the special permit application, received September 30, 2019
 - 3. Email dated October 24, 2019 from Peter Bemis, Engineering Design Consultants
 - 4. Revised building elevations and renderings, undated and unattributed, received September 23, 2019
 - 5. Revised building elevations and renderings, undated and unattributed, received October 7, 2019.
 - 6. Revised building elevations and renderings, undated and unattributed, received October 30, 2019.

7. R.P. Marzilli Building Addition – REVISED Perspectives and Section, dated September 4, 2019 by Spencer Beebe.
8. Letter dated October 30, 2019 from Walter Lewinski, P.E. of Engineering Design Consultants, Inc.
9. Letter dated November 1, 2019 from Robert P. Coluccio, P.E. of Web Engineering Associates, Inc.

C. During the course of the Board's review, a variety of other materials were submitted to the Board by its staff, consultants, and other Town Boards and Committees.

1. Medway Zoning Board of Appeals variance and special permit decision for R.P. Marzilli & Company issued August 13, 1998.
2. Conservation Commission Order of Conditions and Land Disturbance Permit dated September 30, 2019

V. **TESTIMONY** - In addition to the site plan and special permit application materials as submitted and provided during the course of the Board's review, the Board also received verbal or written testimony from:

- Steve Bouley, P.E. of Tetra Tech, Inc., the Town's Consulting Engineer – Site plan review letter dated September 5, 2019, site plan review letter dated November 5, 2019, stormwater review letter for Conservation Commission dated September , 2019, and commentary throughout the public hearing process.
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Site plan review letter dated September 5, 2019, email dated October 1, 2019 re: groundwater protection requirements, and commentary throughout the public hearing process.
- Robert Marzilli, owner of R.P. Marzilli & Co.
- Peter Bemis of Engineering Design Consultants, Inc. the Applicant's engineering consultant
- Zoning review letter from Medway Building Commissioner Jack Mee dated September 5, 2019
- Review letter from the Medway Design Review Committee dated October 28, 2019
- Email note from Deputy Fire Chief Michael Fasolino dated September 10, 2019.
- Email from deputy Fire Chief Michael Fasolino dated November 7, 2019
- Memorandum from Police Sergeant/Safety Officer Jeff Watson dated _____ (requested)
- Greg Bliss, 26 Fox Run Road
- John Aviza, 2 Lost Hill Road
- Shirley Bliss, 26 Fox Run Road
- Bruce Carbone, 24 Fox Run Road

VI. **FINDINGS** – The Board, at its meeting on _____, on a motion made by _____ and seconded by _____ voted to approve the following **FINDINGS** regarding the site plan and special permit applications for 21 Trotter Drive. The motion was _____ by a vote of ____ in favor and ____ opposed.

Site Plan Rules and Regulations Findings – The Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in

the *Site Plan Rules and Regulations*, as amended December 3, 2002, unless specifically waived.

In making its *Decision*, the Board shall determine the following:

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

The proposed use is an expansion of an existing operation. The project will not change traffic patterns to access the site which is located at the cul-de-sac terminus of Trotter Drive, the major roadway within the 495 Business Park. Access is from Trotter Drive so traffic on minor side streets is not necessary. However, subject to Condition ____, employees, company vehicles, delivery companies and customers will be directed to use Trotter Drive from Route 109 to access the site instead of Alder Street to Trotter Drive. Internal site circulation is improved with a rebuilt driveway and better organized parking for employees, visitors and construction vehicles used in the business. The site plan has been carefully evaluated for truck maneuverability and has been found to be satisfactory. The site includes turnaround areas so there will be no backing out onto a public way. Neighborhood residents identified speeding traffic on Trotter Drive as a concern. The Applicant has agreed to install reduced speed signs on Trotter Drive to address this concern; see Condition ____.

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

The proposed building is in an industrial/office building style; its scale and materials are suitable for the site and use. The design has been positively reviewed by the Design Review Committee and is acceptable for its location. The building and on-site operations are located well off Trotter Drive and are mostly not visible from the public way. Existing vegetation at the front of the site is being retained. There are no distinguishing buildings in the vicinity with which the proposed buildings would conflict in terms of character, materials and scale.

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

The proposed addition to the building and the upgrading of the site is almost entirely not visible from the public way or from nearby residential premises. Additional landscape buffering has been provided to screen the site from the adjacent residential property at 2 Lost Hill Drive. Therefore, the proposal is reasonable.

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

Access for fire and service equipment is provided with paved surfaces on three sides of the combined existing building and planned addition. The Fire

Department has reviewed the plan and determined that access in and around the building is acceptable as is the location of the planned fuel storage facility.

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

The proposed stormwater drainage system has been reviewed by the Town's Consulting Engineer and the Conservation Commission; an Order of Conditions and Land Disturbance Permit were issued September 30, 2019. Appropriate soil pollution and erosion controls have been incorporated into the plan. No extraordinary noise will be generated by the operation of the facility. Visibility is minimal from Trotter Drive. No stone walls are being removed. The construction area was previously disturbed and the portion of the site close to wetlands is being restored to its natural state. Since the site is located within a Groundwater Protection District, this approval also includes a special permit that ensures it will not adversely affect groundwater.

- (6) Is pedestrian and vehicular safety both on the site and egressing from it maximized?

The entrance and egress to the site and its parking and loading facilities have been designed for safe operation and to minimize conflict. Walkways are provided from the parking area adjacent to the building to the building entrances. Due to the nature of the site and its uses, pedestrian access to the site is not desired or encouraged. The site plan shows the provision of bicycle racks to accommodate employees who may wish to cycle to work.

- (7) Does the design and will the construction incorporate, to the maximum extent possible, the visual prominence of natural and historic features of the site?

There are no visually prominent natural or historic features on site.

- (8) Does the lighting of structures and parking area avoid glare on adjoining properties and minimize light pollution within the town?

The lighting plan was reviewed by the Board's consulting planner and engineer. The planned site lighting minimizes light pollution by using cut off lenses and there is no light spillage off site.

- (9) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could

be avoided or ameliorated through an alternative development plan or mitigation measures.

The limit of work is reasonable and it protects sensitive environmental resources. The project has been reviewed by the Conservation Commission and an Order of Conditions has been issued. The installation of a stormwater management system reduces the current impacts of presently untreated stormwater discharge to sensitive environmental resources located on the property.

Miscellaneous Findings

1. *The Zoning Board of Appeals authorized the use of the property at 21 Trotter Drive for a landscape construction business in a special permit and use variance granted August 13, 1998. This approval included a new building for offices, equipment and garage and the temporary storage of trees, shrubs, mulch, and stone products.*
2. *The Groundwater Protection Overlay District and the corresponding provisions of the Zoning Bylaw were adopted in 2004. 21 Trotter Drive is located within the Groundwater Protection District.*
3. *Installation of a diesel fueling system on the premises at 21 Trotter Drive occurred in 1999 as documented by Northeastern Petroleum Service and Supply Inc. Further, Holliston Oil Service has provided documentation that it has delivered diesel fuel to the property since April 2000.*
4. *Outdoor Storage – As indicated on Sheet 3 of the October 8, 2019 site plan, 90,700 sq. ft. of the site will be used for outdoor storage on a paved surface; 18,300 sq. ft. of the site will be used for outdoor storage on land. Combined, this comprises 109,000 sq. ft. (2.5 acres).*

Groundwater Protection District Findings – Section 5.6.3 of the Zoning Bylaw

- E. 1. **Permitted Uses** – *The proposed use shown on the site plan is an expansion of the existing use of the premises which includes a building for professional offices for R.P. Marzilli & Company and the accessory outdoor storage of landscape materials and parking of vehicles and equipment associated with the business operating on the premises. This use was initially authorized by decision of the Zoning Board of Appeals on August 13, 1998. Enlargement of an existing structure and new construction are permitted uses, subject to certain restrictions, within the Groundwater Protection District. As conditioned herein, the project will comply with those restrictions.*
- E. 2. **Prohibited Uses** – *“Storage of liquid petroleum products” is a prohibited use and a new fuel storage tank system is proposed for the site. However, a diesel fuel storage and dispensing system has existed on the site since 1999 for fueling. The new system is a replacement and upgrade of a previously allowed use. The Town’s Groundwater Protection District regulations did not go into effect until 2004. Further, Section 5.6.3 E.3.a. of the Bylaw allows for the alteration or expansion of existing uses that do not conform to the Groundwater Protection District regulations by special permit. The Bylaw authorizes the Board to exercise*

its discretion to allow for an enlargement or alteration of existing uses that do not conform to the Bylaw's current language.

The proposed new fueling facility includes two, fixed mounted, above ground fuel storage tanks with a concrete pad underneath to accommodate containment for 5,300 gallons. One tank will have a 2,500 gallon capacity and the other has a 2,000 gallon capacity. The system includes double walled tight tanks, a concrete containment dike, concrete limiting barrier, overhead canopy, and other safety measures that represent a significant improvement over the existing fueling operation which has been in place since 1999. There is no increase in fuel storage capacity above that for the existing system. During the course of the public hearing, the location of the proposed fuel storage facility was moved approximately 80' to the north placing it approximately 260' away from the closest wetland limit and significantly outside the wetland buffer area. Pursuant to the Conservation Commission Order of Conditions, item #23, the Applicant shall submit information to the Conservation Agent and/or Commission, prior to the commencement of operations of the fueling facility, showing that the proposed fueling operation meets the requirements of the Massachusetts Stormwater Management Handbook and submit a Spill Prevention, Control, and Countermeasure (SPCC) Plan for the fueling station in accordance with US EPA requirements for a Tier II facility. The Applicant has retained Web Engineering of Scituate, MA to prepare the SPCC. See Condition _____.

E.3. Uses and Activities Requiring a Special Permit – Specific to this project, the following uses and activities are allowed only upon the issuance of a special permit.

- a. Enlargement or alteration of existing uses that do not conform to the Groundwater Protection District. The installation of a new fueling system for the company's vehicles does not conform to the list of permitted uses. However, the proposed new system is an improvement over the pre-existing fueling system which has been in place since 1999, well before the establishment of the Groundwater Protection District by the Town in 2004.
- b. Any use which will render impervious more than 15% or 2,500 square feet of any lot, whichever is greater. The proposed building expansion and site improvements at 21 Trotter Drive would increase the extent of impervious surface from 13.3% to 24.9%, thus triggering the need for a Groundwater Protection special permit.

F. Special Permits

1. The Board of Appeals is the designated special permit granting authority for the Groundwater Protection District. However, the Bylaw (Section 3.5. Site Plan Review, 4. a.) provides that authority to the Planning and Economic Development Board when both site plan approval and a special permit are needed so as to consolidate the review process. The Board has notified the Board of Health, the Conservation Commission, and the Medway Department of Public Works of the groundwater special permit application and sought their counsel and input as required by the Bylaw.

1. a. The proposed use must not adversely affect the existing or potential quality or quantity of water that is available in the Groundwater Protection District.

The project has been reviewed by the Conservation Commission and the Town's Consulting Engineer to ensure that the planned stormwater management facilities and the associated groundwater recharge does not degrade groundwater quality. The Commission approved an Order of Conditions and Land Disturbance Permit on September 30, 2019 which specifies suitable measures to protect groundwater. This includes a requirement that the proposed addition and fueling station shall not include any form of untreated metal roofing and that any metal roof on the existing building shall be pretreated and painted with protective coating so as to prevent stormwater runoff from a metal roof of a building location in a Zone II watershed area. Further, a comprehensive stormwater management system has been approved for this site where there are currently no stormwater facilities whatsoever. The stormwater design provides for the required reduction of total suspended solids off of the paved surfaces through the use of sub-surface drainage structures, deep sump catch basins and an infiltration detention basin for treatment, infiltration and recharge; the total suspended solids removal rate will be 95%. Peak stormwater flows will now be managed for all peak storm events. This is a considerable improvement over current conditions where untreated stormwater is presently flowing to the receiving wetland areas on the site.

To further protect groundwater, the project is conditioned as included herein; see Condition ____.

1. b. The proposed use shall be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

The location of the proposed addition to the west of the existing building is in an area that has historically been used primarily for yard storage of plant materials and vehicles. A significant portion of the site will remain in its natural state; after construction, 75.1 % of the property will remain impervious. This is considerably more than the 20% minimum impervious requirement of the Bylaw.

2. *The Board finds that the Applicant has provided sufficiently detailed, definite, and credible information to support positive findings in relation to the standards for a Groundwater Protection special permit as documented in the application materials and additional information provided during the course of the public hearing.*

3. *The submission requirements and public hearing procedures have been conducted in accordance with Section 3.4 of the Bylaw and the Board's Site Plan Rules and Regulations including the posting of a public hearing notice with the Town Clerk, abutter notification, and legal advertisement. Information about the project has also been posted to the Board's web page and review and comments have been sought from the Board of Health, Conservation Commission, Sewer and Water Commission and the Department of Public Works.*

The Board finds that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or neighborhood.

Special Permit Findings - Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In making its determination, the special permit granting authority, in addition to any specific factors that may be set forth in other sections of the Bylaw, shall make findings on all of the applicable criteria specified below:

- (1) The proposed site is an appropriate location for the proposed use.
The site is an appropriate location for the proposed use since it is an expansion of an existing building and is located in the 495 Business Park within the West Industrial zoning district where the proposed uses are allowed by right and by special permit.

- (2) Adequate and appropriate facilities will be provided for the operation of the proposed use.
As documented in the Findings pursuant to the Site Plan Rules and Regulations, adequate and appropriate facilities have been provided for the operation of the expanded facility. The proposed stormwater management system has been reviewed by the Board's Consulting Engineer and found to be adequate.

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

The existing office and tool, equipment and landscape materials storage uses have operated on the premises for many years without creating a hazard to abutters, vehicles, pedestrians or the environment. The proposed building expansion and site improvement project will not materially change that operation but will improve operational efficiency in terms of movement of equipment and fueling. There is no planned increase in the number of employees. The planned improvements will positively impact the environment through the installation of a stormwater management system where none present exists. There will also be improved safety measures at the new fuel storage facility as compared to the present operation. Primary access to the site is from Route 109 and Trotter Drive and Condition # [REDACTED] requires the business owner to take steps to discourage use of Alder Street by its employees, suppliers, and customers to access the site.

- (4) The proposed use will not cause undue traffic congestion or conflicts in the immediate area.

The driveway entrance to the site already exists and will be upgraded as part of the planned site improvements. The industrial park's roadway system is adequate to handle the small increase in traffic resulting from this expansion. MORE NEEDED HERE

- (5) The proposed use will not be detrimental to the adjoining properties due to lighting, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.

The Board considered the comments of abutters in the adjoining residential neighborhood. The plans document that there is no light trespass. The landscaping plan shows landscape buffering provided at the northeast corner of the property to screen the adjacent residential property at 2 Lost Hill Drive. No extraordinary noise, vibration dust or other operational attributes are expected from the proposed expanded use and no evidence of such impacts from the existing operation has been suggested. In addition to the new addition, the façade of the existing building is also being improved and overall, these changes will present a more positive visual appearance.

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

As conditioned, the proposed building expansion on the site will not adversely affect the surrounding neighborhood or change the character of the West Industrial zoning district. The use is allowed by right in the district, and the building addition is in character with other industrial buildings in the area. There is no change in use of the property from what presently exists. Adequate measures have been taken to reduce the impacts on nearby residential neighbors.

- (7) The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.

The proposed use is an expansion of an existing use within the West Industrial District where such uses are allowed so the character of the district will not change as a result of this planned expansion. The West Industrial district is designed to accommodate this type of use subject to certain conditions to limit any adverse impacts.

- (8) The proposed use is consistent with the goals of the Medway Master Plan.

The proposed facility is in compliance with the Economic Development Goals of the Medway Master Plan – “to encourage commercial/industrial development” and “attract new (and retain existing) businesses and increase the industrial/manufacturing tax base”.

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

As documented in the application, plan and associated materials submitted during the public hearing process, the proposed use helps achieve the goals the Medway Master Plan by providing an expanded tax base and preserving and increasing jobs while incorporating measures to protect the environment and neighboring residences. The Applicant has been contributing to the tax base of Medway for more than 20 years and the granting of the special permit will provide further financial benefit to the Town. For all of these reasons, the project is not detrimental to the public good.

VII. WAIVERS – At its _____ meeting, the Board, on a motion made by _____ and seconded by _____, voted to grant waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002*. The Board's action and reasons for granting each waiver are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section.

The motion was _____ by a vote of ____ in favor and ____ opposed.

Site Plan Submittal Requirements/Plan Contents

1. **Section 204-5 B. Site Context Sheet is required as part of the plan set.** The Site Context Sheet shall include the following information:

- A locus plan showing the site and its boundaries in relation to all surrounding streets within two thousand (2,000) feet of the perimeter of the site. The plan shall be at a maximum scale of one (1) inch equals one thousand (1,000) feet. Scenic roads shall be noted.
- Abutters' names and addresses with assessor's reference.
- Lot lines with dimensions and easement areas.
- Existing topography at two (2) foot intervals from USGS survey maps or actual land survey.
- All easements (*utility, conservation and other*) and rights-of-way.
- Zoning district boundaries including groundwater protection district, wetlands, and flood plain zones.

A separate Site Context Sheet has not been provided as part of the plan set. However, the information specified to be included on a Site Context Sheet is included on the Cover Sheet and Existing Conditions Sheet. For the foregoing reason, the Board APPROVES this waiver as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

2. **Section 204 – 3. A. 7.a. Traffic Impact Assessment** – A traffic impact report is required if a development project involves the addition of 30 or more parking spaces.

The Applicant has requested a waiver from this requirement. The site plan shows paving to accommodate 129 parking spaces for the site, many of which are for company vehicles and has requested that the requirement for a traffic impact assessment be waived. As the current parking is neither paved nor striped, it is difficult to determine if there will be a net increase of 30 or more parking spaces. The nature of the business does not generate much consumer traffic and the proposed building expansion will not translate into an increased number of employees over current conditions. The preparation of a traffic impact assessment is not expected to reveal any useful information related to the site or the project's impacts. For the foregoing reasons, the Board APPROVES this waiver as being consistent with the purpose and intent of the Site Plan Rules and Regulations

which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

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

The Applicant has requested a waiver from this requirement as the site has been used for many years by R.P. Marzilli & Company (landscape construction) and is already considerably disturbed. The Board has requested and the Applicant has agreed to identify trees with a diameter of 18 inches or more at 4 feet above grade only within the limit of work area, not throughout the entire 11 acre site. The revised site plan dated October 8, 2019 reflects that information. For the foregoing reasons, the Board APPROVES this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

Commented [SA1]: Check with Peter Bemis on this. Was this done??

3. **Section 204-5 D. 3) The Site Plan** shall show the location and dimensions of proposed improvements such as . . . facilities for waste disposal and storage . . .

R.P. Marzilli & Company relies upon dumpsters and containers for storing and handling materials both long and short term onsite and this takes place behind the building and throughout the rear portion of the site. Outside storage bins for landscape materials are located along a portion of the western edge of the site as shown on the plan. The Applicant has requested that strict interpretation of this provision be waived. However, this requirement also pertains to the provision of facilities for the standard collection and storage of office waste and trash from routine office operations. The Board finds that an enclosed dumpster facility should be provided and located on the plan. For the foregoing reason, the Board denies this waiver.

4. **Section 204-5 D. 7) Landscape Plan** – A Landscape Architectural Plan shall be prepared by a Landscape Architect licensed in the Commonwealth of Massachusetts. This Plan shall be prepared as an overlay of the existing conditions sheets and shall incorporate, whenever possible, the significant features of the existing site and topography, particularly existing trees with a diameter of one (1) foot or greater at four (4) feet above grade. The Landscape Architectural Plan shall indicate the areas slated for excavation; any woodlands, trees or other existing features or structures to be retained; all new plantings by common and Latin name including their proposed locations and sizes at the time of installation. Plan graphics for tree canopies shall reflect, as closely as possible, the actual canopy dimension of proposed tree plantings at the time of installation with a “lesser” intensity graphic used to represent potential canopy at maturity.

The landscape plan, included on Sheet 5 of the plan set, was prepared by personnel from R.P. Marzilli & Company, an experienced and highly regarded

landscape construction company. **NOTE – Doesn't R.P. Marzilli & Co have an LA on staff who could stamp the Landscape Plan?**

Site Plan Development Standards

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

The Applicant has requested a waiver from this requirement and has proposed to use bituminous berms along all travel and parking limits.

MORE NEEDED HERE to justify waiver.

6. **Section 205-3 C. 1 Traffic Flow** - The entrance shall be clearly delineated by granite curbing or other approved material along the entire radius of the opening and extend at least twelve (12) feet beyond each side along the gutter line of the road, and sloped at the end to prevent a vertical obstruction to exist.

The Applicant has requested a waiver from this requirement and has proposed to use bituminous berms along all travel and parking limits.

MORE NEEDED HERE to justify waiver.

7. **Section 205-6 Parking. G. Parking Space/Stalls, 3. a)** Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet, except that handicap stalls shall be in accordance with the current ADA standards.

The Applicant has requested waiver from this regulation and has proposed parking space stalls at a size of 9' by 18'. This is the allowed standard parking space size per Section 7.1.1. E. 3. a. of the Medway Zoning Bylaw and is suitable for 24' wide two-way traffic aisles. Smaller sized parking spaces reduces the amount of impervious coverage which is appropriate in a Groundwater Protection District. For the foregoing reasons, the Board APPROVES this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

8. **Section 205-6 G. 3. b) – Parking Spaces and Stalls** - Wheel stops are required at the head of each car stall where a space/stall abuts a walkway, pedestrian way, or special site feature such as an abrupt change in grade. Acceptable materials include pre-cast concrete, granite, or like materials. All wheel stops shall be

properly anchored into the ground and located approximately twenty-four (24) inches from the head of a car space/stall.

The Applicant has requested a waiver from this requirement for the spaces abutting the walkways and has proposed use of Cape Cod berm, and integrated concrete walks and curbing. The installation of wheel stops creates obstructions within the parking area and makes snowplowing difficult. In lieu of using wheel stops, the Board asked for wider sidewalks to be provided where the parking areas abut a sidewalk to accommodate the overhang of vehicles and provide sufficient space for pedestrians. For the foregoing reasons, the Board APPROVES this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

Commented [SA2]:

Has this been done?? Does the revised plan show the wider sidewalks?

9. **Section 205-6 G. 4. b) – Parking Spaces and Stalls** - Stalls shall not be located within 15' of the front, side or rear property lines.

The Applicant has requested a waiver from the full extent of this requirement for the parking area located within 15' along the western edge of the site. An approximately 10' setback is proposed for the 36 parking spaces in this area instead of the standard 15' setback. This area abuts the driveway for Merrimack Building Supply at 20 Trotter Drive for about 300'. A retaining wall along that boundary is proposed to provide some screening to the abutting property. For the foregoing reasons, the Board APPROVES this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

10. **Section 205-6 H. Curbing** – The perimeter of the parking area shall be bounded with vertical granite curb or similar type of edge treatment to delineate the parking lot.

The Applicant has requested a waiver from this requirement and has proposed to use bituminous berms along all travel and parking limits.

MORE NEEDED HERE to justify waiver.

11. **Section 205-9. B. Landscape Buffers** - The use of proportionally sized landscaped buffers and berms between the street and structures, between the street and parking fields, between the site and its neighbors, and throughout parking lot islands is encouraged to provide for more immediate visual screening and improved topographical variation.

Landscape buffering has not been proposed along the western property line with 20 Trotter Drive (Merrimack Building Supply). Portions of the area along the western boundary are to be used for parking and outdoor materials storage.

MORE NEEDED HERE to justify waiver.

12. **Section 205-9 C. Parking Area Landscaping** - Internal landscape planted divisions (*islands and peninsulas*) shall be constructed within all parking lots to provide shading and buffering. At least one deciduous tree of a minimum two and one-half (2 1/2) inches caliper in diameter shall be provided for every six (6) parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement. This requirement may be waived in lieu of the preservation of existing trees subject to approval by the Planning Board.

With 129 parking spaces, 21 trees are required. The plan shows 13 trees around the main parking area in front of the building and 2 trees proposed for the parking areas to the side of the building. MORE NEEDED HERE to justify why 6 more shade trees cannot be incorporated into the parking areas.

13. **Section 205-9 F. F. Tree Replacement** – The total diameter of all trees over ten (10) inches in diameter that are removed from the site shall be replaced with trees that equal the total breast height diameter of the removed trees. The replacement trees may be placed on or off site as recommended by the Planning Board.

MORE NEEDED HERE – Is there an inventory of the existing 18” diameter trees to be cleared from the work area as requested by the Board? We need that for making the tree replacement calculation.

VIII. CONDITIONS The *Special and General Conditions* included in this *Decision* shall assure that the Board's approval of this site plan is consistent with the *Site Plan Rules and Regulations*, the Bylaw (Section 3.4 Special Permits) and (Section 5.6.3 Groundwater Protection District), that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered. The Board's issuance of a special permit and site plan approval is subject to the following conditions.

SPECIFIC CONDITIONS OF APPROVAL

- A. **Plan Endorsement** - Within sixty (60) days after the Board has filed the *Decision* with the Town Clerk, the site plan for the R.P. Marzilli & Co building expansion project at 21 Trotter Drive dated April __, 2019, last revised October 8, 2019, prepared by Engineering Design Consultants, Inc. of Southborough, MA and _____ shall be further revised to reflect all Conditions and required revisions, including those as follows, and shall be submitted to the Board to review for compliance with the Board's *Decision*. (*Said plan is hereinafter referred to as the Plan*). The Applicant shall provide a Mylar set of the revised

Plan in its final form to the Board for its signature/endorsement. All Plan sheets shall be bound together in a complete set.

- B. **Cover Sheet Revisions** – Prior to plan endorsement, the cover sheet of the October 8, 2019 site plan set shall be revised as follows:
1. Add a list of the approved requests for waivers from the *Site Plan Rules and Regulations*.
 2. Add a line with the signature box for Endorsement Date
 3. Expand the Sheet List to include the architectural drawings and elevations
- C. **Other Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the November 22, 2019 Site Plan set.
1. Include sufficient bicycle racks pursuant to Section 7.1.1. 1. Bicycle Parking of the Bylaw. Note on Layout Sheet and add a bike rack detail.
 2. Addition of notes to indicate regular locations of outdoor storage trailers and Conex type containers.
 3. Show a location and detail for a dumpster and suitable enclosure acceptable to the Board.
 - 4.
- D. **Use Limitations**
1. Parking or use of the parking areas at 21 Trotter Drive shall be limited only to vehicles for R.P. Marzilli & Co. employees, deliveries and customers. The parking area shall not be leased or made available to any other businesses for any purposes.
 2. Outdoor storage shall be limited only to materials, vehicles and equipment actively used by R.P. Marzilli & Co. The outdoor storage areas shall not be leased or made available to any other business or organization for any purposes. The land area devoted to outdoor storage shall not exceed 30% of the lot area. LIMITS # of trailers and conex containers.
- E. **Conditions Pertaining to Groundwater Protection District Special Permit**
1. Storage of hazardous materials and other hazardous materials is prohibited unless in a free-standing container within a building. Any hazardous materials that will be used at the facility shall be identified and a list provided to the Board. Any accidental spillage shall also be contained within the building and any that enters the sewer system shall be treated prior to being discharged to the municipal sewer system.
 2. Any fertilizers used on landscape material anywhere on the site shall be the slow-release organic granular type, and only the absolute minimum necessary. All storage of fertilizers must be in a free-standing container within a building, have adequate secondary storage capacity or be within a facility designed to prevent the generation and escape of contaminated runoff or

leachate. Application of fertilizers on site must be done in a manner to minimize adverse impacts on groundwater.

3. Outdoor storage anywhere on the site shall consist only of non-hazardous materials. Metal materials stored outside shall be under cover of a building or structure to prevent leaching of the metal into the groundwater.
 4. There shall be no use of pesticides, herbicides, fungicides or insecticides anywhere on the site.
 5. Deicing materials shall be limited to calcium chloride or other deicer material approved by the Medway Department of Public Services.
 6. Plowed snow for the site shall be stored only in the designated areas shown on the plan or taken off site in times of substantial storms. No snow shall be disposed of in the stormwater detention basin.
 7. All vehicles shall be parked/stored on the paved surface to ensure treatment of any leaks of fluids from the vehicles. There shall be no outdoor maintenance or cleaning of vehicles.
 8. There shall be no earth removal within six feet of the historical high groundwater level.
 9. The Town reserves the right to periodically inspect the site to ensure compliance with these conditions.
- F. **Site Access** – Vehicular access to the site is provided from Route 109 and Trotter Drive. The Permittee shall instruct employees, delivery companies and customers to use Route 109/Trotter Drive and not Alder Street to access the property. Any printed or electronic company materials that provide directions to the site shall indicate the Route 109/Trotter Drive route.
- G. **Fueling Facility**
1. The Permittee shall submit the *Spill Prevention, Control, and Countermeasure (SPCC) Plan* prepared by Web Engineering of Scituate, MA to the Board before an occupancy permit is issued for the building addition.
 2. As specified by the Medway Fire Department, the fuel storage facility shall comply with 527 CMR 1 Massachusetts Comprehensive Fire Safety, specifically Chapter 66.
 3. The Permittee shall secure the necessary permits from the Medway Fire Department for the decommissioning of the existing fuel storage tanks prior to the installation of the new fueling facilities.
- H. **Buffer Zone** – The Permittee shall maintain the 30' greenbelt easement along the eastern edge of the property as shown on the site plan and as required by the Bylaw for the West Industrial zoning district.

- I. **Signage** – Any changes to the existing monument sign for R. P. Marzilli & Company and any new building signage shall comply with Section 7.2 of the Bylaw.
- J. **Fire Hydrant** – Prior to plan endorsement, the Permittee shall provide written communication from the Medway Fire Department indicating that the fire hydrant installation located at the Trotter Drive cul-de-sac has been installed to its satisfaction.
- K. **Utilities** – All electric, telephone, cable TV and other utilities shall be located underground. No overhead utilities are permitted.
- L. **Snow Storage** – Snow storage areas as shown on the plan are located within the 100 foot buffer zone to a wetland resource area. Prior to plan endorsement, the Permittee shall provide the Board with written authorization from the Conservation Commission to do so or show an alternative location for snow storage.
- M. The provisions and conditions of the 1998 ZBA decision remain in effect.

GENERAL CONDITIONS OF APPROVAL

- A. **Fees** - Prior to site plan endorsement by the Board, the Permittee shall pay:
 - 1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
 - 2. any construction inspection fee that may be required by the Board; and
 - 3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes business licenses, water/sewer bills, etc.

The Permittee's failure to pay these fees in their entirety shall be reason for the Board to withhold plan endorsement.
- B. **Other Permits** – This permit does not relieve the Applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the Permittee or assigns shall obtain, pay and comply with all other required Town permits.
- C. **Document/Plan Recording** - Within thirty (30) days of recording the *Decision* and the associated Plan, the Permittee or his assign shall provide the Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.
- D. **Restrictions on Construction Activities** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of Town roads. The Permittee and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.

1. *Construction Time* - Construction work at the site and in the building and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or legal holidays without the advance approval of the Building Commissioner. These rules do not apply to interior construction work such as carpentry, installation of drywall, flooring, electrical and HVAC systems, painting, etc.
2. *Neighborhood Relations* – The Permittee shall notify neighbors in the general area around the site when site work and construction are scheduled to begin and provide a phone number for them to use for questions and concerns that arise during construction.
3. The Permittee shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
4. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Permittee shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.
5. The Permittee is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.
6. All erosion and siltation control measures shall be installed by the Permittee prior to the start of construction and observed by the Board's consulting engineer and maintained in good repair throughout the construction period.
7. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.
8. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Bylaw*, SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, Paragraph 2. b).

E. ***Landscape Maintenance***

1. The site's landscaping shall be maintained in good condition throughout the life of the facility and to the same extent as shown on the endorsed Plan. Any

shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced by the following spring.

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

F. **Snow Storage and Removal**

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

G. **Right to Enter Property** – Board members, its staff, consultants or other designated agents of the Town shall have the right to enter the property at any time to ensure continued compliance with the terms and conditions of this special permit and the endorsed site plan.

H. **Construction Oversight**

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

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

I. ***On-Site Field Changes***

1. During construction, the Permittee may be authorized to make limited, minor, on-site field changes to the approved plan based on unforeseen site or job conditions, situations, or emergencies necessitated by field conditions or due to practical considerations. These field changes shall not alter items which may affect the site's compliance with this *Decision* and the Bylaw nor conflict with a specific condition of the *Decision*. Field changes shall not substantially alter the intent, layout or design of the endorsed site plan.
2. Prior to undertaking such field changes, the Permittee and/or contractor shall discuss the possible field changes with the Town's Consulting Engineer and submit a letter and drawings to the Planning and Economic Development Coordinator and the Building Commissioner describing the proposed changes and what conditions, situations, or emergencies necessitate such changes. In accordance with Section 3.5.2.C of the Bylaw, the Building Commissioner may determine that the field change is insubstantial, authorize the change, and so notify the Board. Otherwise, the Board shall review the proposed field changes at a public meeting and determine whether the proposed field changes are reasonable and acceptable based on the unforeseen conditions, situations, or emergencies and whether other options are feasible or more suitable. A written authorization of field change will be provided. Any approved field change shall be reflected in the as-built plan to be provided at project completion.

J ***Modification of Plan and/or Decision***

1. Proposed modifications, not included on-site field changes, to the *Decision* or endorsed plan shall be subject to review by the Board.
2. This site plan and special permit approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the

decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as site plan modifications.

3. Any work that deviates from the approved site plan or this *Decision* shall be a violation of the *Bylaw*, unless the Permittee requests approval of a plan modification pursuant to Section 3.5.2.A.3.c. and such approval is provided in writing by the Board.
4. The request for a modification to a previously approved site plan shall be subject to the same application and review process including a public hearing. Whenever additional reviews by the Board, its staff or consultants are necessary due to proposed site plan modifications, the Permittee shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Board may reduce the scope of the required review and waive part of the filing and review fees.
5. The Board shall issue a modification decision, file such with the Town Clerk, and provide copies to the Building Commissioner and other Town officials and the Permittee. Any modification approved by the Board shall be made a permanent part of the approved site plan project documents and shall be shown on the final as-built plan.

K. ***Compliance with Plan and Decision***

1. The Permittee shall construct all improvements in compliance with the approved and endorsed site plan and this *Decision* any modifications thereto.
2. The Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.
3. The Conditions of Approval are enforceable under Section 3.1. F. of the *Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

L. ***Performance Security***

1. No occupancy permit for the planned addition shall be granted until the Board has provided a written communication to the Building Commissioner/Zoning Enforcement Officer that the project, as constructed, conforms completely and fully to the approved site plan and that any conditions including construction of any required on and off-site improvements, have been satisfactorily completed OR that suitable security/performance guarantee has been provided to the Town of Medway, to the Board's satisfaction, to cover the cost of all remaining work.
2. The Permittee shall propose a form of performance security which shall be of a source and in a form acceptable to the Board, the Treasurer/Collector and Town Counsel. The Board requires that the performance guarantee be

accompanied by an agreement which shall define the obligations of the Permittee and the performance guarantee company including:

- a) the date by which the Permittee shall complete construction
 - b) a statement that the agreement does not expire until released in full by the Board
 - c) procedures for collection upon default.
3. The amount of the performance guarantee shall be equal to 100% of the amount that would be required for the Town of Medway to complete construction of the site infrastructure including installation of stormwater management facilities, utilities, services, pedestrian facilities and all site amenities as specified in the approved Site Plan that remain unfinished at the time the performance guarantee estimate is prepared if the developer failed to do so.
 4. The security amount shall be approved by the Board based on an estimate provided by the Town's Consulting Engineer based on the latest weighted average bid prices issued by the Mass Highway Department. The estimate shall reflect the cost for the Town to complete the work as a public works project which may necessitate additional engineering, inspection, legal and administrative services, staff time and public bidding procedures. The estimate shall also include the cost to maintain the infrastructure in the event the Permittee fails to adequately perform such and the cost for the development of as-built plans. In determining the amount, the Board shall be guided by the following formula in setting the sum: estimate of the Town's Consulting Engineer of the cost to complete the work plus a 30% contingency.
 4. Final release of performance security is contingent on project completion.

M. **Project Completion**

1. Site plan approval shall lapse after one (1) year of the grant thereof if substantial use has not commenced except for good cause. The work shown on the approved site plan shall be completed by the Permittee or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request from the Permittee filed at least thirty (30) days prior to the date of expiration, the Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing, hearing and decision.
2. Prior to issuance of a final occupancy permit, the Permittee shall request a **Certificate of Site Plan Completion** from the Board. The **Certificate** serves as the Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements. The **Certificate** also serves to release any security/performance guarantee that has been

provided to the Town of Medway. To secure a **Certificate** of Site Plan Completion, the Permittee shall:

- a) provide the Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in substantial compliance with the approved and endorsed site plan, and any modifications thereto; and
- b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The As-Built Plan shall also show all utilities found during the construction process. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.

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

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

IX. APPEAL The Board and the Applicant have complied with all statutory requirements for the issuance of this *Decision* on the terms set forth herein. A copy of this *Decision* will be filed with the Medway Town Clerk and mailed to the Applicant/Permittee and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the *Decision* of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, and shall be filed within twenty days after the filing of this *Decision* in the office of the Medway Town Clerk.

In accordance with G.L. c. 40A, §11, no special permit shall take effect until a copy of the *Decision* is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record, or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the *Decision* has been filed in the office of the Town Clerk and no appeal has been filed within said twenty day period, or that an appeal has been filed. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. The fee for recording or registering shall be paid by the Permittee. A copy of the recorded *Decision*, and notification by the Permittee of the recording, shall be furnished to the Board.

###

**Medway Planning and Economic Development Board
SITE PLAN and SPECIAL PERMIT DECISION
Trotter Drive LLC, 21 Trotter Drive**

Approved by the Medway Planning & Economic Development Board: _____

AYE:

NAY:

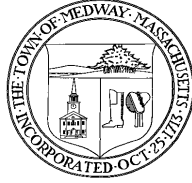
_____	_____
_____	_____
_____	_____
_____	_____

ATTEST:

Susan E. Affleck-Childs
Planning & Economic Development Coordinator

Date

COPIES TO: Michael Boynton, Town Administrator
David D’Amico, DPS Director
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Jeff Lynch, Fire Chief
Jack Mee, Building Commissioner and Zoning Enforcement Officer
Barbara Saint Andre, Director of Community and Economic Development
Joanne Russo, Treasurer/Collector
Jeff Watson, Police Department Safety Officer
Robert Marzilli, R.P. Marzilli & Company
Peter Bemis, Engineering Design Consultants
Steven Bouley, Tetra Tech
Gino Carlucci, PGC Associates



November 12, 2019
Medway Planning & Economic Development Board
Meeting

Construction Observation Estimate for
Marzilli site plan project at 21 Trotter
Drive

- Tetra Tech estimate dated 11-11-19 for \$11,861

Date:	November 11, 2019	Amendment No.:	001
Project:	R.P. Marzilli (21 Trotter Drive)	TT Project No.:	143-21583-19018
To:	Ms. Susan Affleck-Childs	Amendment 001 Cost Estimate	
Co./Dept.:	Medway PEDB	Fee:	\$ 11,296.00
Address:	155 Village Street Medway, MA 02053	Expenses:	\$ 565.00
		Total:	\$ 11,861.00
		Revised Total Project Cost Estimate	
		Fee:	\$ 14,513.00
		Expenses:	\$ 742.00
		Total:	\$ 15,255.00
			Estimated Date of Completion 2019

SCOPE OF SERVICES

Scope Change Descriptions

Construction Administration for the Project per the attached budget.

Task 4: \$11,296 (see attached budget)

\$11,296 (Subtotal)

\$565 (Expenses @ 5%)

\$11,861 (Total)

Task	Task Description	Initial Contract	Revision 1	Project Total
1	Site Visit	\$286.00	-	\$286.00
2	Design Review	\$2,073.00	-	\$2,073.00
3	Meeting Attendance	\$858.00	-	\$858.00
4	Construction Administration		\$11,296.00	\$11,296.00
	<i>Sub-Total</i>	\$3,217.00	\$11,296.00	\$14,513.00
	<i>Expenses</i>	\$177.00	\$565.00	\$742.00
	Total Fee	\$3,394.00	\$11,861.00	\$15,255.00

Please execute this change order to our existing Contract Agreement authorizing us to proceed with the above scope of service at the stated estimated cost. No work will be performed under this change order until it is signed and returned to Tetra Tech. Upon execution by both parties, this change order becomes part of our original Contract Agreement dated August 21, 2019.

Tetra Tech Authorization		Client Authorization (please sign and return)	
By:	Sean Reardon, P.E. 	By:	
Title:	Vice President	Title:	
Date:	November 11, 2019	Date:	

P:\21583\143-21583-19018 (21 TROTTER DRIVE)\PROJ\MGMT\CONTRACTS\ICOS\ICO 001_21 TROTTER DR_2019-11-11.DOCX



R.P. Marzilli & Co. - 21 Trotter Drive
Construction Administration Budget
November 11, 2019

Item No. ¹	Inspection	Visits	Hrs/Inspection ²	Rate	Total
1	Pre-Construction Meeting	1	6	\$143	\$858
2	Erosion Control Inspections	10	2	\$97	\$1,940
3	Subgrade/Staking	1	3	\$97	\$291
4	Drainage: Piped Infrastructure	3	4	\$97	\$1,164
5	Drainage: Infiltration Basin	2	4	\$143	\$1,144
6	Retaining Walls (2)	2	4	\$97	\$776
7	Site Subbase Gravel/Fine Grading	1	4	\$97	\$388
8	Binder Course Paving	1	6	\$97	\$582
9	Curb/Berm	1	3	\$97	\$291
10	Top Course Paving	1	6	\$97	\$582
11	Landscape/Plantings/Fence	1	3	\$97	\$291
12	Punch List Inspections ³	2	5	\$97	\$970
13	Bond Estimate	1	4	\$97	\$388
14	As-Built Review ⁴	1	4	\$143	\$572
15	Meetings	6	1	\$143	\$858
16	Admin	3	1	\$67	\$201
	Subtotal				\$11,296
	Expenses			5.0%	\$565
	TOTAL				\$11,861

Notes:

¹ Each item includes site visit, inspection and written report and is based on current TT/Medway negotiated rates through June 2020.

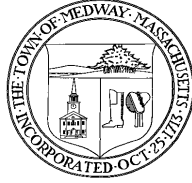
² If installation schedule is longer than that assumed by engineer for any item above, or if additional inspections are required due to issues with the contract work, additional compensation will be required.

³ Punch List Inspections include a substantial completion inspection and Punch List memo provided to the town. It also includes one final inspection to verify that comments from the list have been addressed and one revision to the list if required.

⁴ This item includes review of as-built plans and review letter.

Date Approved by Medway PEDB _____

Certified by: _____ Date _____
Susy Affleck-Childs
Medway PEDB Coordinator



November 12, 2019
Medway Planning & Economic Development Board
Meeting

NeoOrganics Marijuana Cultivation and
Processing Special Permit and Site Plan
Public Hearing Continuation

- Public Hearing Continuation Notice

SITE PLAN

- DGT (applicant's engineer) response letter dated 10-23-19 to previous review comments from the Board's consultants
- Revised site plan dated 10-24-19
- PGC email dated 10-31-19 re: revised site plan
- Tetra Tech letter dated 10-28-19 re: revised site plan

NOISE

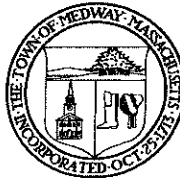
- Acentech (applicant's sound consultant) letter dated 9-25-19 (previously provided to you and discussed at the 10-8 hearing)
- Review letter 10-3-19 from Ron Dempsey of Noise Control Engineering regarding the applicant's proposed noise mitigation plan (previously provided to you and discussed at the 10-8-19 hearing)

- Email dated 10-8-19 from abutter John Lally with questions about the applicant's proposed noise mitigation measures (provided to you at the 10-8-19 meeting)
- Response email dated 10-23-19 from Ron Dempsey of Noise Control Engineering (the Board's sound consultant) to Mr. Lilly's questions. Ron's email was forwarded to the applicant and to Mr. Lally.
- Proposed sound wall information (received 11-8-19)
NOTE – I forwarded that information to Mr. Lally and Mr. Dempsey.

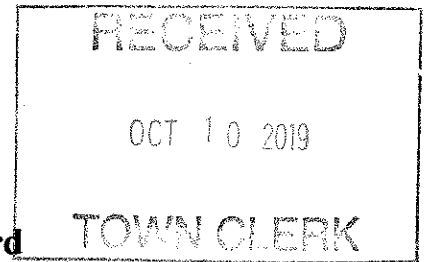
Ron Dempsey of Noise Control Engineering is scheduled to attend the meeting so to address your questions about the proposed noise mitigation measures.

I have not yet been able to begin work on a draft decision for review and discussion.

NOTE – I have promised the applicant a timeslot on the agenda for the 11-26-19 PEDB meeting.



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

October 9, 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: Neo Organics, LLC - 4 Marc Road**
CONTINUATION DATE: Tuesday, November 12, 2019 at 8:00 p.m.
LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on October 8, 2019, the Planning and Economic Development Board (PEDB) voted to continue the public hearing on the applications of Neo Organics LLC of Sudbury, MA for approval of a special use permit to operate an adult recreational marijuana cultivation and processing establishment at 4 Marc Road, a groundwater protection district special permit, and the associated minor site plan to Tuesday, November 12, 2019 at 7:45 p.m. The hearing will take place during the PEDB's regular meeting in Sanford Hall at Medway Town Hall, 155 Village Street.

The applicant proposes to use the existing 29,718 sq. ft. industrial manufacturing building at 4 Marc Road (Map 32, Parcel 026) for the cultivation, manufacturing, processing, and packaging of marijuana for adult recreational use and the delivery of such products off site to retail marijuana establishments in other communities. A retail marijuana operation open to the public is NOT proposed for this property.

The 6.68 acre property, currently owned by NEK, LLC of Camas, WA, is located on the north side of the Marc Road cul-de-sac in the East Industrial zoning district. The subject property is west and north of property owned by Ellen Realty Trust and south and east of property owned by John and Anne Lally. The property is located within the Town's Groundwater Protection District. The site includes wetland resources in its northeast corner which are under the jurisdiction of the Medway Conservation Commission with which the applicant has filed a Notice of Intent. 24.4% of the site will be impervious surface, thus necessitating a Groundwater Protection District special permit.

The planned scope of work includes interior renovations to the existing building to accommodate the new use, construction of a 3,000 sq. ft. outside concrete mechanical pad to house some HVAC and odor control equipment, construction of a dumpster pad with associated fencing, installation of a series of stormwater management measures (recharge/infiltration system and sub-surface stormwater treatment units), maintenance excavation and clean-up of the existing manmade drainage ditch, and installation of associated erosion and sedimentation controls during construction. The planned work is shown on *Permit Site Plan for 4 Marc Road*, dated August 6, 2019, last revised September 19, 2019, prepared by DGT Associates Surveying and Engineering of Framingham, MA.

The permit applications, site plan, noise and odor mitigation plans, and other associated documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The materials have also been posted to the Planning and Economic Development Board's web page at:

<https://www.townofmedway.org/planning-economic-development-board/pages/neo-organics-4-marc-road-marijuana-special-permit>

If Town staff, boards and committees wish to provide comments on the proposed use and site plan, please do so by November 6th so that I can share them with the applicant, PEDB members, and enter them into the record before the hearing.

Please contact me if you have any questions. Thanks.

October 23, 2019

25457

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

RE: 4 Marc Road (NEO Organics LLC)

Dear Ms. Affleck-Childs:

Below is our **response** to *comment #8* received in a letter prepared by Tetra Tech, revised September 27, 2019. All other comments from Tetra Tech have been addressed.

Site Plan Review:

8. *Sight distance has not been provided on the plans. Sight triangle shall be provided based on current AASHTO methodology for determining sight distance. We do not anticipate issues with egress from the site based on current traffic volumes on Marc Road but unless a waiver is requested, the sight distances shall be provided on the plans.*

The sight distance from the existing driveway to Marc Road does not meet the current stopping sight distance requirement for a 30 mile per hour roadway (speed limit confirmed with the Medway Police Department) as outlined in the AASHTO Geometric Design of Highways and Streets. The required sight distance is 200 feet. The measured site distance is approximately 150'. An existing side slope and several small diameter trees, mostly white pines, provide an obstructed view. The sight triangle has been added to the site plans to show the area that is to be cleared of vegetation (≤ 9 " diameter trees) and regrading to obtain the required sight distance. Some tree removal (9" diameter and less) and regrading will be required to accomplish this. The proposed work as well as erosion and sediment controls has been added to the plan. A thirty-two inch (32") pine tree is located in close proximity to the work area, but is to be protected during the work. This tree has been added to the plans for reference.

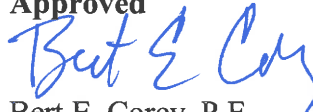
Do not hesitate to contact me with any questions or concerns. I can be reached at 508-879-0030 ext. 224, or at bcorey@dgtassociates.com.

Sincerely yours,
DGT Associates



Joseph A. Losanno, EIT
Project Engineer

Approved



Bert E. Corey, P.E.
Engineering Group Manager

Enclosures

Cc: Bridget Graziano, Medway Conservation Agent
Cc: Chad Blair, NEO
Cc: Jamie Lewis, NEO

PERMIT SITE PLAN

4 MARC ROAD MEDWAY, MASSACHUSETTS 02053 for NEO ORGANICS LLC



Framingham
Boston • Worcester

1071 Worcester Road
Framingham, MA 01701
508-879-0030

www.DGTassociates.com

APPLICANT
NEO ORGANICS LLC
365 BOSTON POST ROAD, #184
SUDBURY, MA 01776

MINOR SITE PLAN REVIEW/SPECIAL PERMIT
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD:

DATE SIGNED:

ISSUED FOR:
**MINOR SITE PLAN &
MARIJUANA SPECIAL PERMIT &
GROUNDWATER PROTECTION
DISTRICT SPECIAL PERMIT**



NO.	APP	DATE	DESCRIPTION
2	BEC	10/24/19	PER TOWN & PEER REVIEW COMMENTS
1	BEC	09/19/19	PER TOWN COMMENTS

DATE: AUGUST 6, 2019

SCALE: **AS NOTED**

DRAFTED:	CHECKED:	APPROVED:
TMM/JAL	JAL	BEC

PROJECT TITLE:

**NEO CULTIVATION &
MANUFACTURING**

4 MARC ROAD
MEDWAY, MASSACHUSETTS 02053

SHEET TITLE:

TITLE SHEET

SHEET:	C-1
1 OF 7	
PROJECT NO.:	25457

G:\Dorian Jobs\25457\Correspondence\To Client\2019-10-24 (Rev2) Site Plan.dwg

GENERAL NOTES

- ELEVATIONS SHOWN HEREON REFER TO NAVD 1988, DETERMINED BY GPS OBSERVATIONS USING GEOID 12B.
- TOPOGRAPHIC FEATURES, SITE DETAILS AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM AERIAL MAPPING BY BLUESKY AND FIELD SURVEYS CONDUCTED BY DGT ASSOCIATES ON 4/9/19, 6/24/19 AND 7/2/19.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE MEDWAY DEPARTMENT OF PUBLIC WORKS.
- IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, DGT ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
- DGT ASSOCIATES SHALL BE NOTIFIED OF ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS OR UTILITIES THAT MAY AFFECT THE CONSTRUCTION SHOWN ON THIS PLAN FOR ANY NECESSARY PLAN REVISIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION THAT ARE NOT INTENDED FOR DEMOLITION AND/OR REMOVAL HEREON.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING AND UTILITY PLAN NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES, OBSTRUCTIONS AND/OR SYSTEMS MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AND/OR SYSTEMS WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN HEREON, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN HEREON FOR NEW STRUCTURES ARE PROVIDED TO ASSIST THE CONTRACTOR WITH MATERIAL TAKEOFFS. FINAL RIM ELEVATIONS SHALL MATCH PAVEMENT, GRADING, LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE CONNECTIONS AND STRUCTURES ARE TO BE INSTALLED AT EXISTING UTILITIES, THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION PRIOR TO INSTALLATION AND SHALL REPORT ANY SIGNIFICANT DISCREPANCY FROM THE PLAN INFORMATION TO THE ENGINEER.
- WHERE NEW PAVING MEETING EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
- PERIMETER EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND SHALL SERVE AS A LIMIT OF WORK, UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
- ALL EXISTING DRAIN PIPES TO BE JETTED AND ALL EXISTING DRAIN STRUCTURES TO BE VACUUMED WITH A VACTOR TRUCK BEFORE AND AFTER SITE CONSTRUCTION.

REGULATORY NOTES

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILING INFORMATION FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE LOCATION SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. BEFORE ANY CONSTRUCTION, DEMOLITION OR SITE WORK, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING "DIG-SAFE" AT 811.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

PLAN INTENT

- THE INTENT OF THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

ZONING

INDUSTRIAL - 1 (I-1)
UNDERLYING ZONING DISTRICT EAST
INDUSTRIAL (EI) & GROUNDWATER
PROTECTION DISTRICT

RECORD OWNER

NEK, LLC

REFERENCES

MEDWAY ASSESSOR'S PARCEL: 32-026
NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 21910 PAGE 102

APPLICANT

NEO ORGANICS LLC
365 BOSTON POST ROAD, #184
SUDBURY, MA 01776

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED
LOT AREA:	20,000 SF	290,884± SF	290,884± SF
LOT FRONTAGE:	100 FT	194.6 FT	194.6 FT
FRONT YARD SETBACK:	30 FT	91.5 FT	91.5 FT
SIDE YARD SETBACK:	20 FT	117.1 FT	117.1 FT
REAR YARD SETBACK:	30 FT	276.7 FT	276.7 FT
BUILDING HEIGHT:	60 FT	15.9 FT	15.9 FT
MAXIMUM IMPERVIOUS COVERAGE:	80 %	23.4 %	24.5 %
MINIMUM OPEN SPACE:	20 %	76.6 %	75.5 %

SITE DATA

	PRE-DEVELOPMENT	POST-DEVELOPMENT
BUILDING AREA	29,718 SF (10.2 %)	29,718 SF (10.2 %)
PAVEMENT & SIDEWALKS	38,294 SF (13.2 %)	41,530 SF (14.3 %)
TOTAL IMPERVIOUS	68,012 SF (23.4 %)	71,248 SF (24.5 %)
OPEN SPACE & LANDSCAPED AREA	222,872 SF (76.6 %)	219,636 SF (75.5 %)

AREA OF DISTURBANCE = 18,580 SF (6.4 %)

THE TOTAL AREA OF DISTURBANCE OF 29,636 SQUARE FEET IS ASSOCIATED WITH THE PROPOSED CONCRETE PAD, DRAINAGE SWALE AT WEST SIDE OF CONCRETE PAD AND BUILDING, GRAVEL ACCESS ROAD, SITE DRAINAGE IMPROVEMENTS INCLUDING THE PROPOSED WORK WITHIN THE DRAINAGE DITCH, RE-PAVING AND RE-GRADING OF EMPLOYEE PARKING AND CONCRETE WALKWAY FOR HANDICAP ACCESS, AND FOR TEMPORARY DISTURBANCE AND STAGING AREAS.

PARKING DATA

REQUIRED:		
1 SPACE / 2 EMPLOYEES	13	
1 SPACE / 1,000 SF OF BUILDING	30	
TOTAL REQUIRED	43	
EXISTING:		PROPOSED:
STANDARD SPACES	69	STANDARD SPACES 66
VAN ACCESSIBLE SPACES	0	VAN ACCESSIBLE SPACES 1
STANDARD HANDICAP SPACES	0	STANDARD HANDICAP SPACES 2
TOTAL PROVIDED	69	TOTAL PROVIDED 69

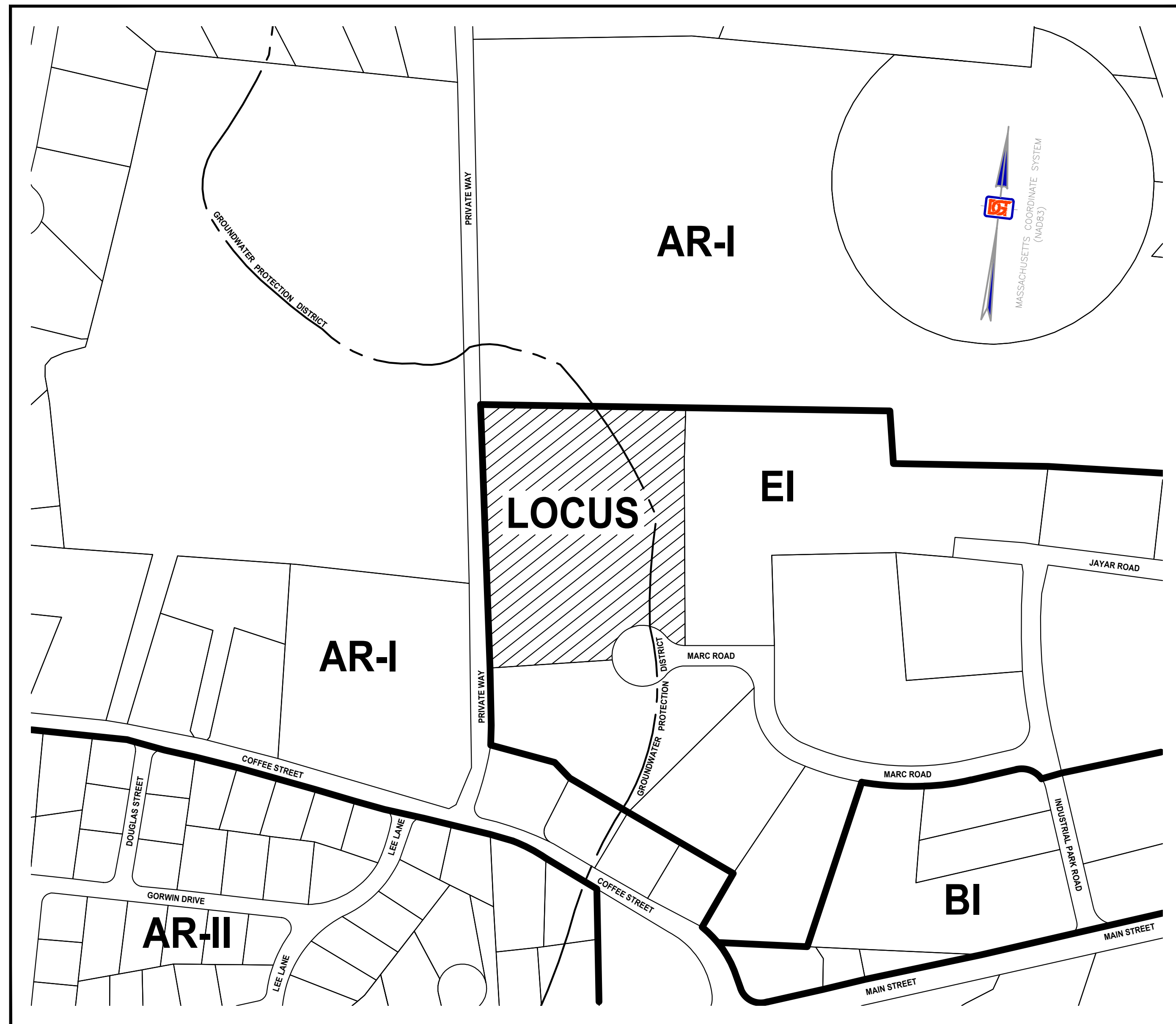
SHEET INDEX

C-1	TITLE SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	PROPOSED CONDITIONS PLAN
C-4	EROSION AND SEDIMENT CONTROL PLAN
C-5	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C-6	SITE DETAILS #1
C-7	SITE DETAILS #2

REQUESTED WAIVERS

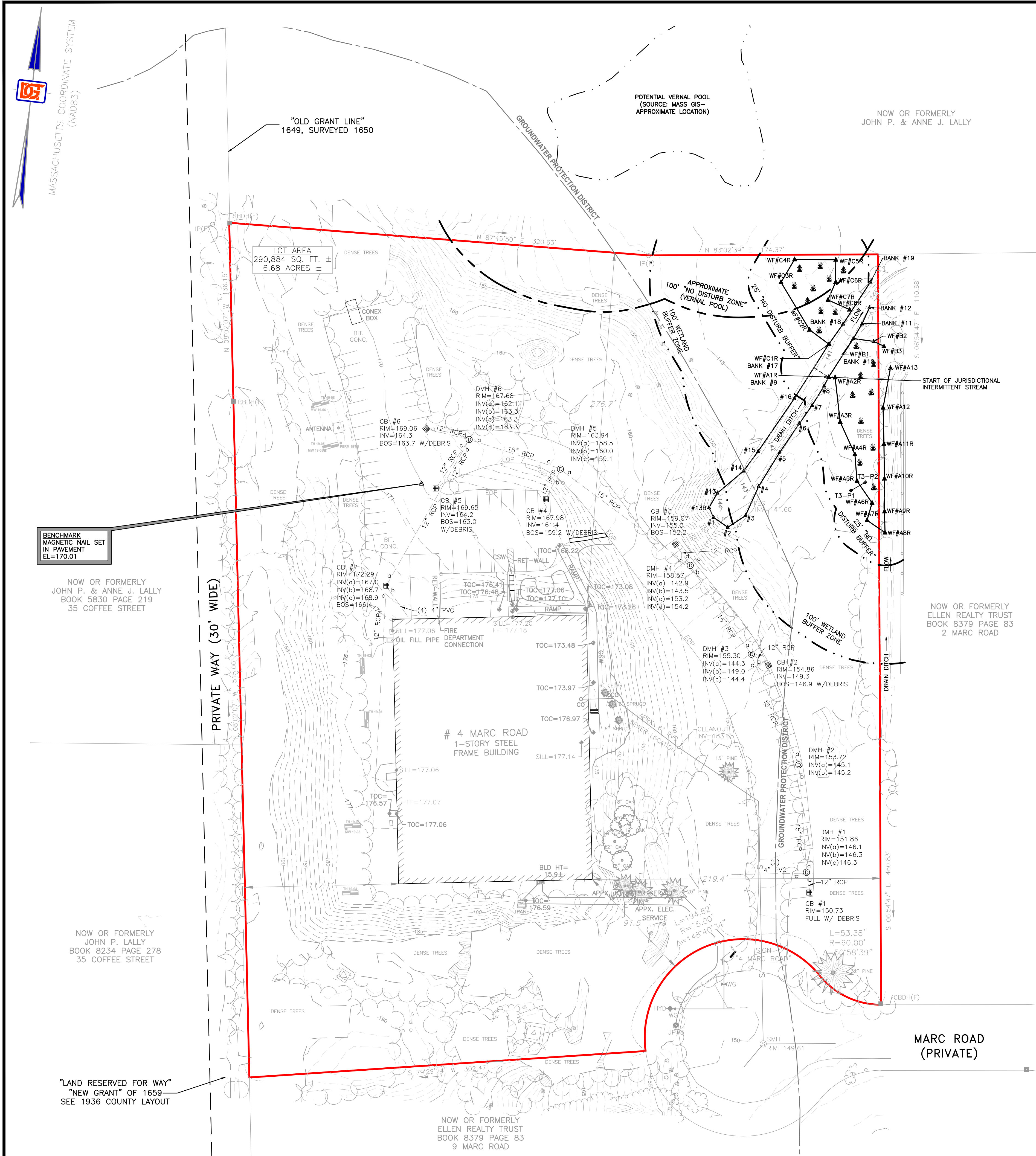
THE FOLLOW WAIVERS FROM THE TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS ARE REQUESTED:

- CHAPTER 200, ARTICLE IV, SECTION 204-4.B (SITE CONTEXT SHEET)
- CHAPTER 200, ARTICLE IV, SECTION 204-4.C.3 (EXISTING LANDSCAPE INVENTORY)
- CHAPTER 200, ARTICLE IV, SECTION 204-4.D.7 (LANDSCAPE ARCHITECTURAL PLAN)
- CHAPTER 200, ARTICLE IV, SECTION 204-4.D.12 (SIGNAGE PLAN)
- CHAPTER 200, ARTICLE IV, SECTION 204-4.D.13 (LIGHTING PLAN)
- CHAPTER 200, ARTICLE IV, SECTION 204-3.A.7 (DEVELOPMENT IMPACT STATEMENT)



LOCUS MAP

1" = 200'



NOTES

1. RECORD OWNER IS NEK LLC. SEE DEED BOOK 21910 PAGE 102.
2. ELEVATIONS REFER TO NAVD 1988, DETERMINED BY GPS OBSERVATIONS USING GEOID 12B.
3. SEE MEDWAY ASSESSOR'S PARCEL 32-026.
4. THIS PARCEL FALLS WITHIN ZONING DISTRICT I-1.
5. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
6. SEE NORFOLK COUNTY REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
7. TOPOGRAPHIC FEATURES, SITE DETAILS AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM AERIAL MAPPING BY BLUESKY AND FIELD SURVEYS CONDUCTED BY DGT ASSOCIATES ON 4/9, 6/24, 7/2, 9/4 AND 9/6/2019.
8. THIS TOPOGRAPHIC SURVEY BY DGT ASSOCIATES WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=40' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RESCALING MAY AFFECT THE MAP ACCURACY.
9. WETLAND DELINEATION WAS CONDUCTED ON 6/27 AND 8/30/2019 BY DGT ASSOCIATES. DELINEATION WAS ADJUSTED WITH CONSERVATION AGENT ON 8/30/2019. ADJUSTED FLAGGING WAS SURVEY LOCATED ON 9/6/2019 AND ARE SHOWN ON THIS PLAN.
10. THIS PARCEL LIES IN ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0142E DATED JULY 17, 2012.
11. AREAS OUTLINED IN RED AND LABELED "DENSE TREES" WERE OBSCURED AND CONTAIN NO TOPOGRAPHIC INFORMATION.
12. LEGAL STATUS OF EASEMENTS, WAYS, AND RESTRICTIONS NOT DETERMINED BY THIS SURVEY.
13. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILING INFORMATION FROM UTILITY RECORDS. THE LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE ANY CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH CH. 82, SEC. 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED CONTACT "DIG-SAFE" AT 1-888-344-7233 OR 811.

LEGEND

- BANK#3 ▲ RIVER BANK FLAG
BIT. ♦ BITUMINOUS CONCRETE
B.M. ◈ BENCH MARK
CB ■ CATCH BASIN
CO ○ CLEAN OUT
CONC. □ CONCRETE
DMH ⊙ DRAIN MANHOLE
EM □ ELECTRIC METER
EOP □ EDGE OF PAVEMENT
FF= ♦ FINISHED FLOOR ELEVATION
HYD ♦ HYDRANT
INV= ♦ INVERT ELEVATION OF PIPE
LS ▲ LANDSCAPED AREAS
MAHW#3 ▲ MEAN ANNUAL HIGH WATER FLAG
N/F ○ NOW OR FORMERLY
POST ○ POST
ROCK OR BOULDER ○
SHRUB ○ SHRUB
SIGN POST ○ SIGN
SILL=522.33 ♦ SILL ELEVATION
SMH ⊙ SEWER MANHOLE
+125.33 ♦ SPOT ELEVATION, HARD SURFACE
+125.3 ♦ SPOT ELEVATION, SOFT GROUND
T3-P3 ○ WETLAND TRANSECT BORING
TOC=125.33 ♦ TOP OF CONCRETE ELEVATION
TRANS ○ TRANSFORMER
UP ○ UTILITY POLE
W/ ○ WITH
WF#A2 ▲ WETLAND FLAG
WG ▲ WATER GATE
WM ⊙ WATER METER

BOUNDARY MONUMENTS OR MARKERS

- (F) FOUND
CBDH ■ CONCRETE BOUND WITH DRILL HOLE
IP ○ IRON PIPE
SBDH ■ STONE BOUND WITH DRILL HOLE

APPLICANT
NEO ORGANICS LLC
365 BOSTON POST ROAD, #184
SUDBURY, MA 01776

MINOR SITE PLAN REVIEW/SPECIAL PERMIT
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD:

DATE SIGNED:

ISSUED FOR:
**MINOR SITE PLAN &
MARIJUANA SPECIAL PERMIT &
GROUNDWATER PROTECTION
DISTRICT SPECIAL PERMIT**



2	BEC	10/24/19	PER TOWN & PEER REVIEW COMMENTS
1	BEC	09/19/19	PER TOWN COMMENTS
NO.	APP	DATE	DESCRIPTION

DATE: AUGUST 6, 2019

SCALE: 1" = 40'

DRAFTED: TMM/JAL	CHECKED: JAL	APPROVED: BEC
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PROJECT TITLE:

**NEO CULTIVATION &
MANUFACTURING**

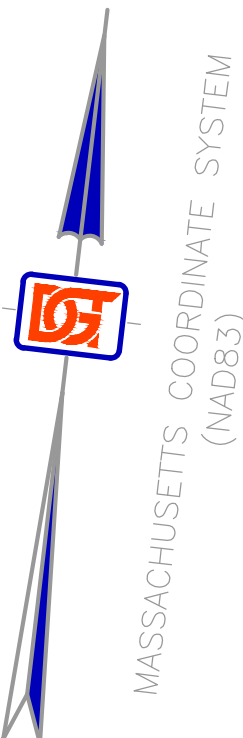
4 MARC ROAD
MEDWAY, MASSACHUSETTS 02053

SHEET TITLE:

**EXISTING
CONDITIONS PLAN**

SHEET:
2 OF 7
PROJECT NO.:
25457

C-2



"OLD GRANT LINE"
1649, SURVEYED 1650

POTENTIAL VERNAL POOL
(SOURCE: MASS GIS -
APPROXIMATE LOCATION)

NOW OR FORMERLY
JOHN P. & ANNE J. LALLY

LEGEND

- D UNDERGROUND DRAIN LINE
- 100 PROPOSED CONTOUR ELEVATION
- UNDERGROUND ROOF DRAIN LINE
- DMH @ DRAIN MANHOLE
- + 123.3 PROPOSED SPOT GRADE ELEVATION
- AD @ AREA DRAIN
- CO @ CLEANOUT
- TYP. TYPICAL
- QTY QUANTITY
- PVC POLYVINYL CHLORIDE
- CI CAST IRON
- FND FOUNDATION
- LS LANDSCAPE
- CONC. CONCRETE
- IP INSPECTION PORT
- S=0.020 SLOPE
- INV. INVERT
- F.E.S. FLARED END SECTION
- TEST PIT
- PROPOSED SIGN POST



**Framingham
Boston • Worcester**

1071 Worcester Road
Framingham, MA 01701
508-879-0030

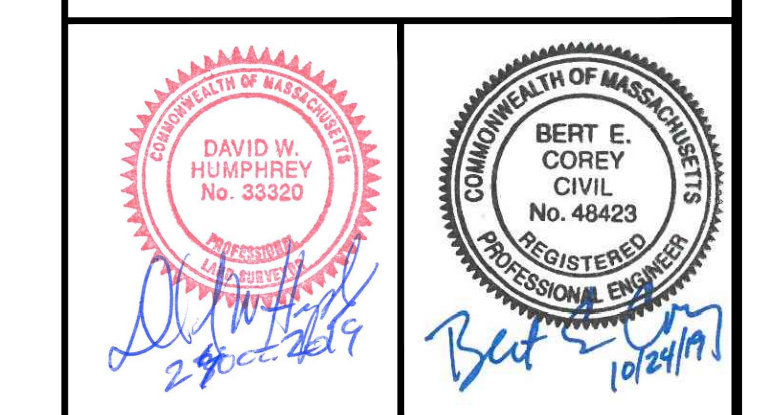
www.DGTassociates.com

APPLICANT
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SUDBURY, MA 01776

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1	BEC	09/19/19	PER TOWN COMMENTS

DATE: **AUGUST 6, 2019**

SCALE: **1" = 40'**

DRAFTED:	CHECKED:	APPROVED:
TMM/JAL	JAL	BEC

PROJECT TITLE:

**NEO CULTIVATION &
MANUFACTURING**

4 MARC ROAD
MEDWAY, MASSACHUSETTS 02053

SHEET TITLE:

PROPOSED SITE PLAN

SHEET: 3 OF 7	C-3
PROJECT NO.: 25457	

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SNOW STORAGE AREA
PROPOSED DUMPSTERS (QTY: 2)
CONCRETE PAD
(SEE DETAIL)
FENCE WITH GATE AND LOCK
SNOW STORAGE AREA

PROPOSED RECHARGER #1
FOUR (4) ROWS OF TWO (2)
CULTEC 330XLHD CHAMBERS
W/ 2" OF SURROUNDING STONE
IP=VARIES W/ FINISH GRADE
TOP OF STONE=171.50
TOP OF CHAMBER=171.00
INV.IN=170.20 (6" SDR-35 PVC)
INV.OUT=171.00 (6" SDR-35 PVC)
BOTTOM OF CHAMBER=168.46
BOTTOM OF STONE=167.96
ESHW=163.7
(SEE DETAIL)

BENCHMARK
MAGNETIC NAIL SET
IN PAVEMENT
EL=170.01

NOW OR FORMERLY
JOHN P. & ANNE J. LALLY
BOOK 5830 PAGE 219
35 COFFEE STREET

PRIVATE WAY (30' WIDE)

PROPOSED WATER
QUALITY UNIT #1
RIM=173.02
INV.IN=170.50
INV.OUT=170.40
(SEE DETAIL)

ELIMINATOR HOOD
TO BE INSTALLED AT
EXISTING CATCH
BASIN OUTLET.
REPLACE EXISTING 12"
RCP W/ 8" CI.
INV.IN=168.9 (EXISTING)
PROPOSED DMH#1
RIM=175.22
INV.S IN=172.3 (10" CI)
INV.OUT=172.2 (10" CI)
(SEE DETAIL)

PROPOSED 12' WIDE
GRAVEL ACCESS ROAD

PROPOSED AD #3
RIM=176.32
INV.=173.92
(SEE DETAIL)

PROPOSED AD #2
RIM=176.32
INV.=174.12
(SEE DETAIL)

PROPOSED AD #1
RIM=176.32
INV.=174.32
(SEE DETAIL)

NOW OR FORMERLY
JOHN P. LALLY
BOOK 8234 PAGE 278
35 COFFEE STREET

"LAND RESERVED FOR WAY"
"NEW GRANT" OF 1659
SEE 1936 COUNTY LAYOUT

NOW OR FORMERLY
ELLEN REALTY TRUST
BOOK 8379 PAGE 83
9 MARC ROAD

ELIMINATOR HOOD
TO BE INSTALLED AT
EXISTING CATCH
BASIN OUTLET

EXISTING DMH TO BE MODIFIED TO ALLOW
6" SDR-35 PVC INLET FROM OVERFLOW
PIPE AT RECHARGER #1
INV.=164.32
(SEE PROFILE)

EXISTING DMH TO BE
CONVERTED TO WATER
QUALITY UNIT #2
MATCH EXISTING RIM
AND INVERT ELEVATIONS
(SEE DETAIL)

ELIMINATOR HOOD
TO BE INSTALLED AT
EXISTING CATCH
BASIN OUTLET

PROPOSED HANDICAP PARKING
SPACES WITH HANDICAP PARKING
SIGNS AND STRIPPING (TYP.)
QTY: 3
(SEE DETAILS)

EXISTING CONCRETE WALKWAY TO BE MODIFIED
FOR HANDICAP ACCESSIBILITY
ACCESSIBLE ROUTE TO CONFORM WITH THE
MASSACHUSETTS ARCHITECTURAL ACCESS
BOARD REGULATIONS 3.97
(SEE DETAIL ON SHEET C-7 FOR FINE GRADING.)

CONNECT BUILDING STORM DRAIN
TO 10" CI DRAIN PIPE. INV. @ FND
TO BE VERIFIED IN FIELD.
INV.=172.32 (10" CI DRAIN)
1-STORY STEEL

PROPOSED 3,000 S.F. (25'x120')
CONCRETE MECHANICAL PAD

CONNECT BUILDING STORM DRAIN
TO 10" CI DRAIN PIPE. INV. @ FND
AND LOCATION TO BE VERIFIED IN FIELD.
INV.=174.62 (10" CI DRAIN)

BLD HT=
15.92'
3' x 3' HVAC PAD

32" PINE TO REMAIN
AND TO BE PROTECTED

EXISTING "4 MARC ROAD"
SIGN TO REMAIN.
NO ADDITIONAL SIGNS ARE
PROPOSED ON THE SITE.

NOW OR FORMERLY
ELLEN REALTY TRUST
BOOK 8379 PAGE 83
2 MARC ROAD

ELIMINATOR HOOD
TO BE INSTALLED AT
EXISTING CATCH
BASIN OUTLET

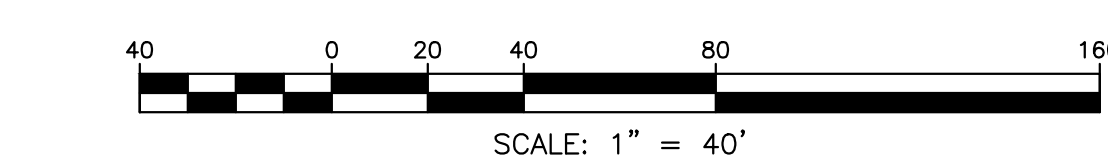
EXISTING DMH TO BE
CONVERTED TO WATER
QUALITY UNIT #3
MATCH EXISTING RIM
AND INVERT ELEVATIONS
(SEE DETAIL)

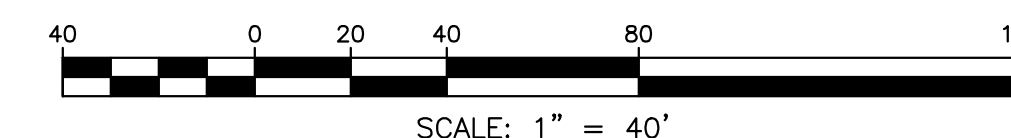
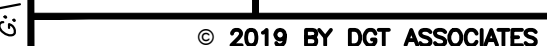
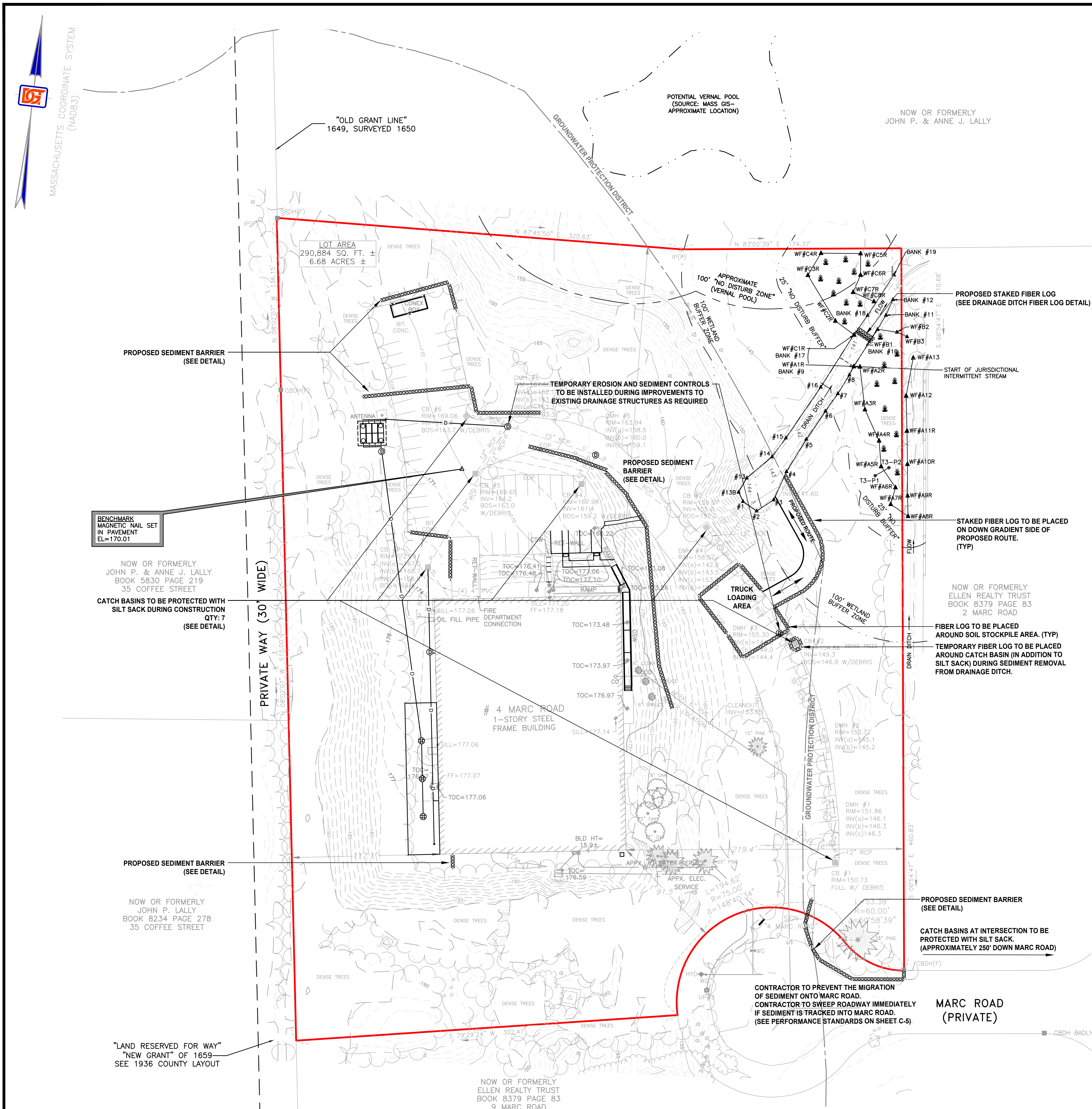
EXISTING UTILITY SERVICES TO REMAIN
(SEWER, WATER, & ELECTRIC)

ELIMINATOR HOOD
TO BE INSTALLED AT
EXISTING CATCH
BASIN OUTLET

SIGHT DISTANCE TO BE 200'. CONTRACTOR TO
CLEAR TREES (9" DIA. MINUS) AND CUT EXISTING
GRADE (SHOWN AS DASHED LINE) TO PROVIDE
PROPER SIGHT DISTANCE. SIGHT DISTANCE TO BE
MEASURED AFTER COMPLETION OF WORK.
WORK TO BE SUPERVISED WITH DESIGN ENGINEER.

MARC ROAD
(PRIVATE)





EROSION AND SEDIMENT CONTROL
NOTES AND PERFORMANCE STANDARDS

1.0 CONSTRUCTION PERIOD EROSION AND SEDIMENT CONTROL
1.1 THE PURPOSE OF THE CONSTRUCTION PERIOD EROSION AND SEDIMENT CONTROL PLAN IS TO MINIMIZE THE INTRODUCTION OF SEDIMENTS INTO THE TOWN'S DRAINAGE SYSTEM, PUBLIC RIGHT OF WAYS, ABUTTING PROPERTIES, AND TO POST-DEVELOPMENT STORMWATER BMP'S RESULTING FROM THE LAND DISTURBANCE ACTIVITIES DURING CONSTRUCTION.

1.2 THE EROSION AND SEDIMENT CONTROL NOTES AND PERFORMANCE STANDARDS LISTED ON THIS SHEET SHALL BE SHALL BE IMPLEMENTED.

1.3 INSPECTIONS SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR ON A BI-WEEKLY BASIS (EVERY TWO WEEKS), OR FOLLOWING SIGNIFICANT STORM EVENTS (RAINFALL OF 0.5" OR MORE) THAT CAN AFFECT THE SEDIMENT AND EROSION CONTROL PRACTICES IMPLEMENTED AT THE SITE. THE PURPOSE OF THE INSPECTIONS ARE TO EVALUATE THE EFFECTIVENESS ON THE CONTROLS AND ANY REQUIRED MAINTENANCE ACTIVITIES. IF AN EROSION/SEDIMENTATION CONTROL MEASURE IS FOUND TO BE INADEQUATE FOR PROPERLY CONTROLLING SEDIMENT, AN ADEQUATE MEASURE SHALL BE DESIGNED AND IMPLEMENTED. A COPY OF THE WRITTEN INSPECTION SHALL BE KEPT ON FILE AT THE CONSTRUCTION SITE.

1.4 DURING CONSTRUCTION, EXISTING AND PROPOSED STORMWATER MANAGEMENT STRUCTURES SHALL BE PROTECTED FROM SEDIMENT. ALL PROPOSED NEW STORMWATER MANAGEMENT STRUCTURES THAT INFILTRATE RUNOFF ARE PARTICULARLY SENSITIVE TO DAMAGE BY SEDIMENT. INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS. SITE RUNOFF FROM UNSTABILIZED AREAS SHALL NOT BE DISCHARGED INTO THE PROPOSED INFILTRATION SYSTEM UNTIL THE TRIBUTARY DRAINAGE AREA IS STABLE OR THE RUNOFF IS TREATED TO BE ESSENTIALLY FREE FROM SEDIMENT TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL PROVIDE TEMPORARY BY-PASS SYSTEMS AS NECESSARY TO PREVENT CONSTRUCTION SITE RUNOFF FROM ENTERING THE INFILTRATION SYSTEM. THE INFILTRATION SYSTEM SHALL REMAIN OFF-LINE AND PROTECTED.

2.0 GENERAL PERFORMANCE STANDARDS

2.1 THE CONTRACTOR SHALL INSTALL, ROUTINELY INSPECT AND MAINTAIN ALL SEDIMENT AND EROSION CONTROLS SUCH THAT THEY ARE IN PROPER WORKING ORDER AT ALL TIMES DURING THE CONSTRUCTION PROJECT UNTIL SUCH TIME AS ALL AREAS OF THE SITE TRIBUTARY TO THOSE EROSION CONTROLS ARE IN A PERMANENTLY STABILIZED CONDITION.

2.2 THE CONTRACTOR SHALL MANAGE THE SITE SUCH THAT EROSION AND SEDIMENT FROM RUNOFF AND WIND BLOWN DUST ARE CONTROLLED AND MINIMIZED AT ALL TIMES. THE EROSION CONTROLS SHOWN ON THIS PLAN INCLUDE THE INITIAL SETUP OF EROSION CONTROLS AND BASIC INFORMATION. TO MEET THE REQUIREMENT OF BEST MANAGEMENT PRACTICES, THE CONTRACTOR MUST MANAGE THE SITE PROPERLY WHICH MAY INCLUDE, BUT NOT BE LIMITED TO: MINIMIZING AREAS OF EXPOSED SOILS; INSTALLING TEMPORARY COVER; MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL INSTALLATIONS TO IMPROVE FUNCTION; PROVIDE TEMPORARY SEDIMENT BASINS; INSTALL ADDITIONAL EROSION CONTROL WHERE NECESSARY.

2.3 THE EROSION CONTROL WORK SHOWN ON THIS PLAN ARE ALSO SUBJECT TO PERMITS AND APPROVALS BY THE MEDWAY CONSERVATION COMMISSION UNDER THE WETLANDS PROTECTION ACT AND MAY ALSO BE SUBJECT TO OTHER STATE AND LOCAL APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE CONDITIONS AND REQUIREMENTS OF THOSE PERMITS.

2.3 DESIGN, INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOLLOWING THE GUIDELINES INCLUDED IN THE FOLLOWING:

- "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" U.S. ENVIRONMENTAL PROTECTION AGENCY, OCTOBER 1992.
- "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS", MASS. EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS, MAY 2003.
- U.S.D.A. NATURAL RESOURCES AND CONSERVATION SERVICES (NRCS) GUIDELINES.

3.0 FEDERAL NPDES PHASE II COMPLIANCE

3.1 THIS PROJECT IS NOT SUBJECT TO THE FEDERAL CLEAN WATER ACT REQUIREMENTS FOR CONSTRUCTION SITES ADMINISTERED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA).

4.0 PERIMETER EROSION CONTROL BARRIER AND LIMIT OF WORK

4.1 PRIOR TO ANY DISTURBANCE OR ALTERATIONS OF ANY AREA ON THE SITE, AN EROSION CONTROL BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN.

4.2 INSTALL THE STRAW WATTLE ON THE INSIDE OF THE SILT FENCE AS SHOWN. IN THOSE AREAS WHERE THE TOPOGRAPHY INDICATES THAT STORMWATER RUNOFF WILL BE CONCENTRATED (AT LOW POINTS), ADDITIONAL STRAW WATTLES OR STRAW BALES AS NECESSARY SHALL BE STAKED ON THE UPGRADIENT SIDE OF THE SILT FENCE FOR ADDED FILTRATION AND PROTECTION. THE REQUIRED LOCATIONS FOR THE ADDED BARRIER INSTALLATION WILL BE SELECTED BY THE ENGINEER AND / OR THE AUTHORIZED INSPECTOR UPON COMPLETION OF THE PERIMETER EROSION CONTROL INSTALLATION (SEE DETAIL).

4.3 ONCE INSTALLED, THE EROSION CONTROL BARRIER SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN PERMANENTLY STABILIZED.

4.4 ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE PROPOSED SHALL BE LOAMED AND SEEDDED OR SODDED. SIX INCHES OF LOAM TOPSOIL (MIN. COMPACTED DEPTH) SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED. (SEE LANDSCAPE PLAN AND OTHER PLANS AS APPLICABLE).

5.0 STREET SWEEPING

5.1 THE CONTRACTOR SHALL SWEEP THE ADJACENT ROADWAYS WHEN MUD, DUST, DIRT, DEBRIS, ETC. HAS SHOWN SIGNS OF BUILDUP ON THE ROADWAYS EXITING THE SITE. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THIS MATTER AND IMMEDIATE ATTENTION IS ALWAYS REQUIRED.

6.0 DEWATERING OF EXCAVATIONS

6.1 DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT BE DISCHARGED DIRECTLY TO THE ON-SITE DRAINAGE SYSTEM, OR WETLAND RESOURCE AREAS. DISCHARGES SHALL BE DIRECTED TO A TREATMENT SYSTEM CONSISTING OF A SEDIMENT BASIN, STRAW BALE SEDIMENT BASIN, FILTER BAG SYSTEM OR OTHER APPROVED METHOD TO FILTER THE DISCHARGE WATER AND PREVENT EROSION.

6.2 THE PUMP DISCHARGE SYSTEMS MUST BE GREATER THAN 100 FEET FROM WETLAND RESOURCES UNLESS APPROVED BY THE MEDWAY CONSERVATION COMMISSION AND IN ACCORDANCE WITH OTHER APPLICABLE LAWS AND REGULATIONS.

6.3 ALL DEWATERING DRAINAGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES MUST FIRST OBTAIN A DEWATERING DRAINAGE PERMIT, IF REQUIRED. SUCH DISCHARGES SHALL COMPLY WITH THE TOWN OF MEDWAY REQUIREMENTS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, MASSACHUSETTS DEP AND OTHER APPROPRIATE AGENCIES. UNDER NO CIRCUMSTANCE SHALL DEWATERING DRAINAGE BE DISCHARGED INTO A SANITARY SEWER.

7.0 SOIL STOCKPILES

7.1 STOCKPILES OF SOIL MATERIALS SHALL BE PLACED WITHIN AREAS THAT ARE PROTECTED BY PERIMETER EROSION CONTROLS, OR SHALL BE SURROUNDED BY PROPER SILT FENCING, FIBER LOGS, OR STAKED STRAW BALES.

7.2 STOCKPILES THAT ARE TO BE IN PLACE FOR EXTENDED PERIODS OF TIME (MORE THAN 30 DAYS) SHALL BE COVERED OR OTHERWISE TEMPORARILY STABILIZED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

8.0 CATCH BASIN INLET PROTECTION

8.1 CATCH BASINS WITHIN THE WORK AREA OR THAT WILL RECEIVE RUNOFF FROM THE WORK AREA SHALL BE PROTECTED WITH A SILT SACK AND OR OTHER APPROVED INSTALLATION TO MINIMIZE THE SEDIMENT LOAD TO THE BASIN.

9.0 DUST CONTROL

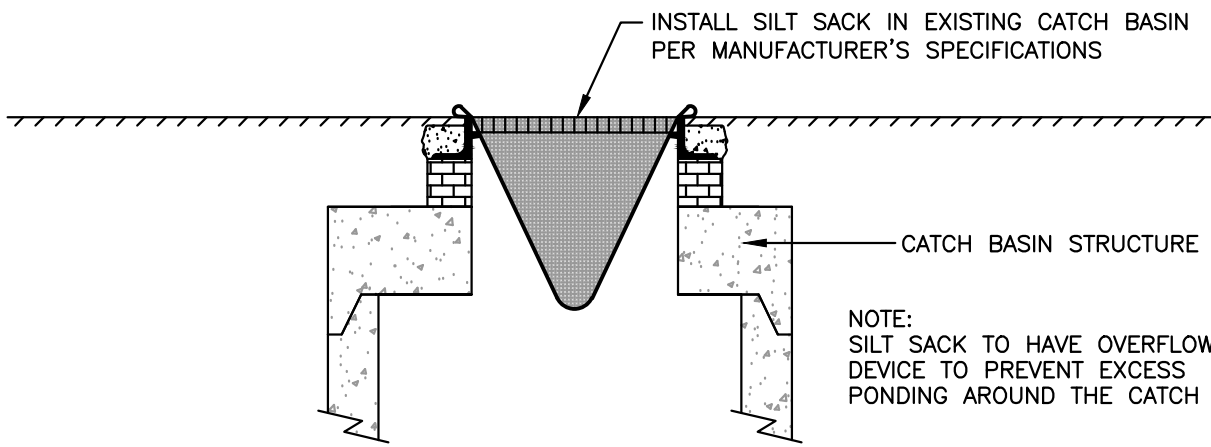
9.1 THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES DURING SITE WORK TO MINIMIZE WIND BLOWN DUST FROM EXPOSED SOIL SURFACES. MEASURES INCLUDE BUT ARE NOT LIMITED TO:

- SPRINKLING WATER ON EXPOSED SURFACES
- APPLICATION OF TEMPORARY COVER SUCH AS HYDRO MULCH AND TACIFIER, STRAW MATTING, JUTE NETTING ETC.

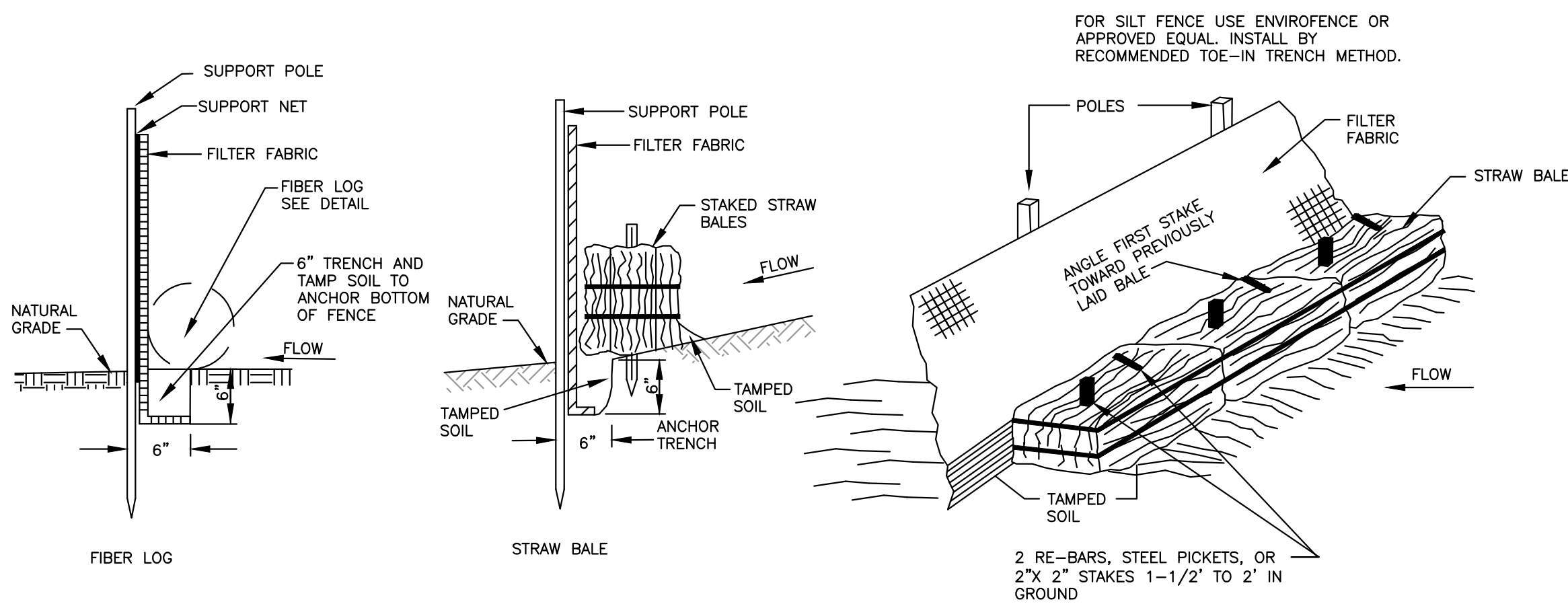
10.0 PROCEDURE FOR WORK WITHIN THE DRAINAGE DITCH

10.1 THE FOLLOWING STEP BY STEP PROCEDURE OF WORK SHALL BE FOLLOWED FOR THE PROPOSED WORK WITHIN THE DRAINAGE DITCH.

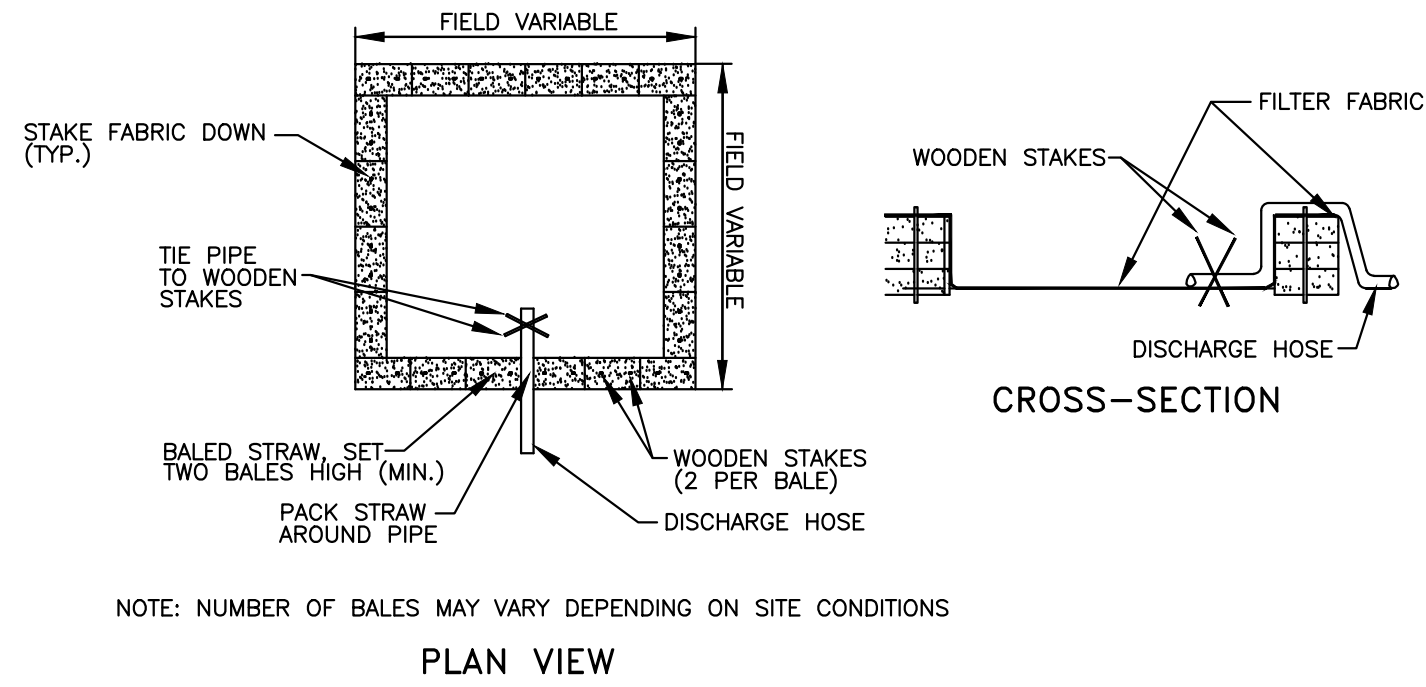
1. A LICENSED SITE PROFESSIONAL WILL EVALUATE THE EXISTING SITE TO GIVE A TESTING LABORATORY THE PROPER PARAMETERS TO TEST THE MATERIAL FOR.
 2. GATHER SAMPLE OF MATERIAL FROM THE DRAINAGE DITCH TO BE TESTED BY A TESTING LABORATORY TO DETERMINE PROPER DISPOSAL LOCATION.
 3. INSTALL SEDIMENT CONTROLS (STAKED FIBER LOG) ALONG THE DOWN GRADIENT PORTION OF PROPOSED PATH AND DRAINAGE DITCH AS SHOWN ON PLAN.
 4. INSTALL SEDIMENT CONTROLS (SILT SACK IN CATCH BASINS AND FIBER LOG ON PAVED PARKING LOT) TO ESTABLISH STOCK PILE AREA AS SHOWN ON PLANS.
 5. CLEAR CONSTRUCTION DEBRIS AND FALLEN TREES / TREE BRANCHES AT ENTRANCE INTO WOODED AREA, ALONG PATH TO DRAINAGE DITCH AND WITHIN DRAINAGE DITCH.
 6. STARTING AT THE FAR SIDE OF THE DITCH, USE A MINI EXCAVATOR WITH A GRADING BUCKET TO PULL BACK EXCESS MATERIAL, WHILE CREATING THE PROPER GRADE AND SLOPE TO PROMOTE DRAINAGE FLOW.
 7. HAUL SEDIMENT FROM DRAINAGE DITCH TO TRUCK LOADING AREA USING A SKID-STEER. SEDIMENT WILL BE UNLOADED BY SKID STEER AND LOADED INTO TRUCK FOR HAULING BY EXCAVATOR. SEDIMENT IS NOT TO REMAIN STOCKPILED OVER NIGHT. SEDIMENT BARRIER AROUND TRUCK LOADING AREA SHALL BE INSPECTED DAILY UNTIL THIS PORTION OF THE PROJECT IS COMPLETED.
- *NOTE: STEPS 6 AND 7 WILL BE REPEATED AS NECESSARY WHEN EXCESS MATERIAL ACCUMULATES WITHIN THE WORK AREA.
8. LOAD SEDIMENT FROM STOCKPILING AREA FOR HAULING TO OFFSITE DISPOSAL LOCATION.
 9. INSTALL RIP-RAP AT OUTFALL OF EXISTING DRAINAGE PIPE.
 10. HAND WORK BY THE SITE CONTRACTOR WILL BE DONE TO REPAIR THE BANK WHERE THE ACCESS ROUTE MEETS THE BANK DUE TO MULTIPLE TRIPS IN AND OUT OF THE BANK WHILE REMOVING SEDIMENT.
 11. INSTALL BIODEGRADABLE JUTE MATTING, LOAM AND NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX SEED ALONG ROUTE USED FOR PROPOSED WORK.
 12. AFTER GROUND HAS STABILIZED REMOVE SEDIMENT CONTROLS.



SILT SACK DETAIL
(NO SCALE)

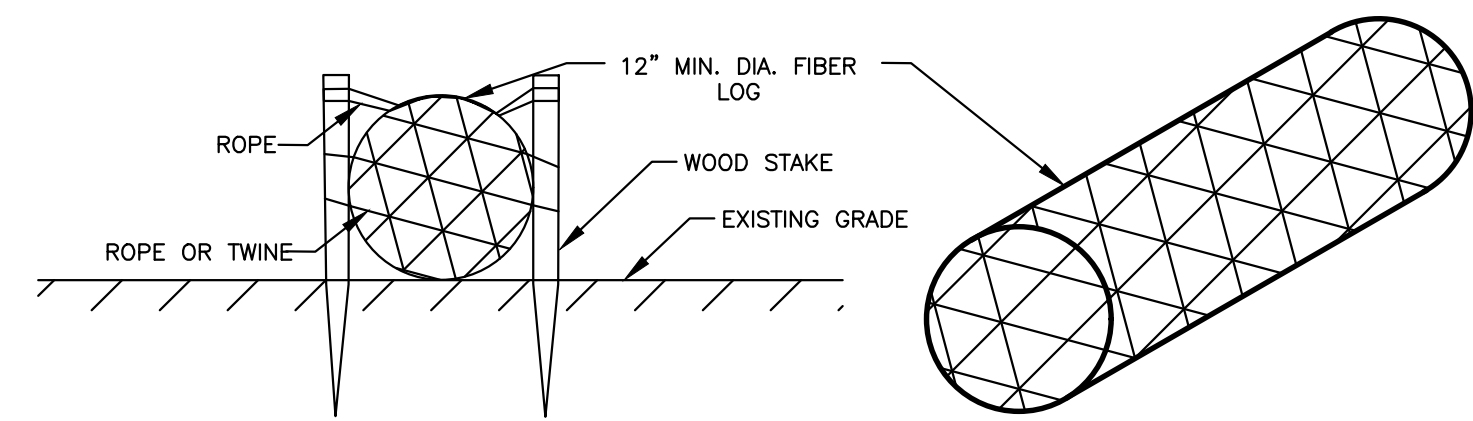


PERIMETER EROSION CONTROLS
STAKED STRAW BALE/FIBER LOG AND SILT FENCE
SEDIMENT BARRIER DETAIL
(NO SCALE)



DEWATERING OF EXCAVATIONS NOTES:
1. DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT DISCHARGE DIRECTLY TO WETLANDS OR STORM DRAIN SYSTEMS. THE DISCHARGES SHALL BE DIRECTED INTO A CONSTRUCTED SEDIMENT BASIN OR A STRAW BALE SETTLING BASIN, STILLING BASIN, FILTER BAG, FRAC TANK OR SIMILAR DEVICE.

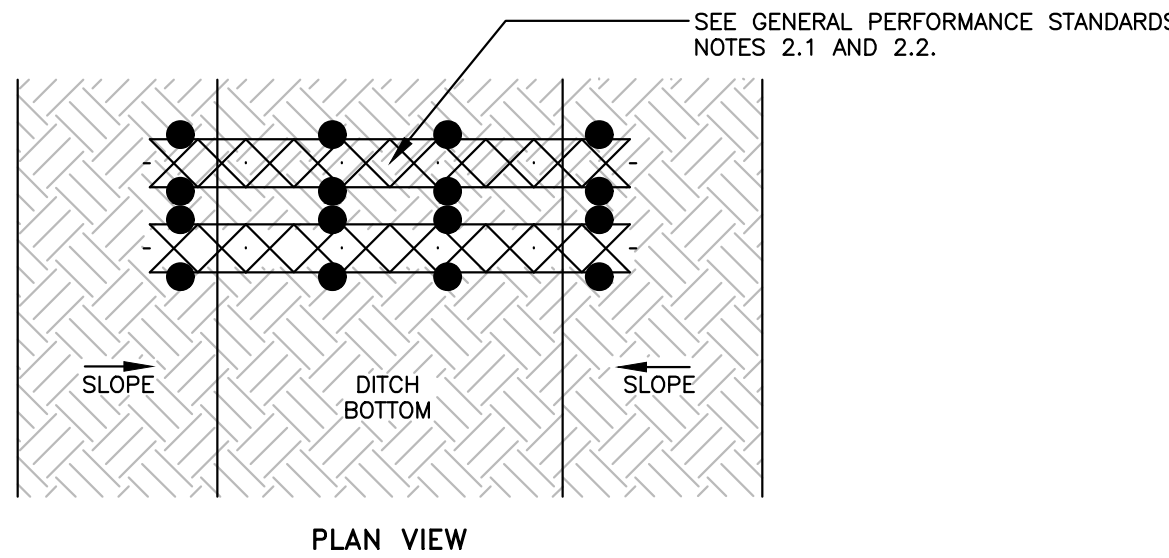
STRAW BALE SETTling BASIN DETAIL
(NO SCALE)



INSTALLATION NOTES FOR FIBER LOGS:

1. LAY THE FIBER LOG AT THE UPHILL BASE OF THE SILT FENCE.
2. INSTALL APPROXIMATELY 4-6 WOOD STAKES THROUGH THE TWINE/NETTING ALONG THE FIBER LOG AS NEEDED TO HOLD THE LOG IN PLACE.
3. DRIVE THE STAKE INTO THE GROUND DEEP ENOUGH TO HOLD THE LOG.
4. IN PAVED AREAS, SECURE FIBER LOG WITH CONCRETE BLOCKS SET ON BOTH SIDES OF THE LOG RATHER THAN STAKES.

FIBER LOG DETAIL
(NO SCALE)



NOTES:

- 1) WORK TO BE PERFORMED IN DRY SEASON.
- 2) EROSION AND SEDIMENT CONTROLS TO BE IN PLACE PRIOR TO DISTURBANCE.

DRAINAGE DITCH FIBER LOG DETAIL
(NO SCALE)

APPLICANT
NEO ORGANICS LLC
365 BOSTON POST ROAD, #184
SUDBURY, MA 01776

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DATE: **AUGUST 6, 2019**

SCALE: **AS NOTED**

DRAFTED:	CHECKED:	APPROVED:
TMM/JAL	JAL	BEC

PROJECT TITLE:

**NEO CULTIVATION &
MANUFACTURING**

4 MARC ROAD
MEDWAY, MASSACHUSETTS 02053

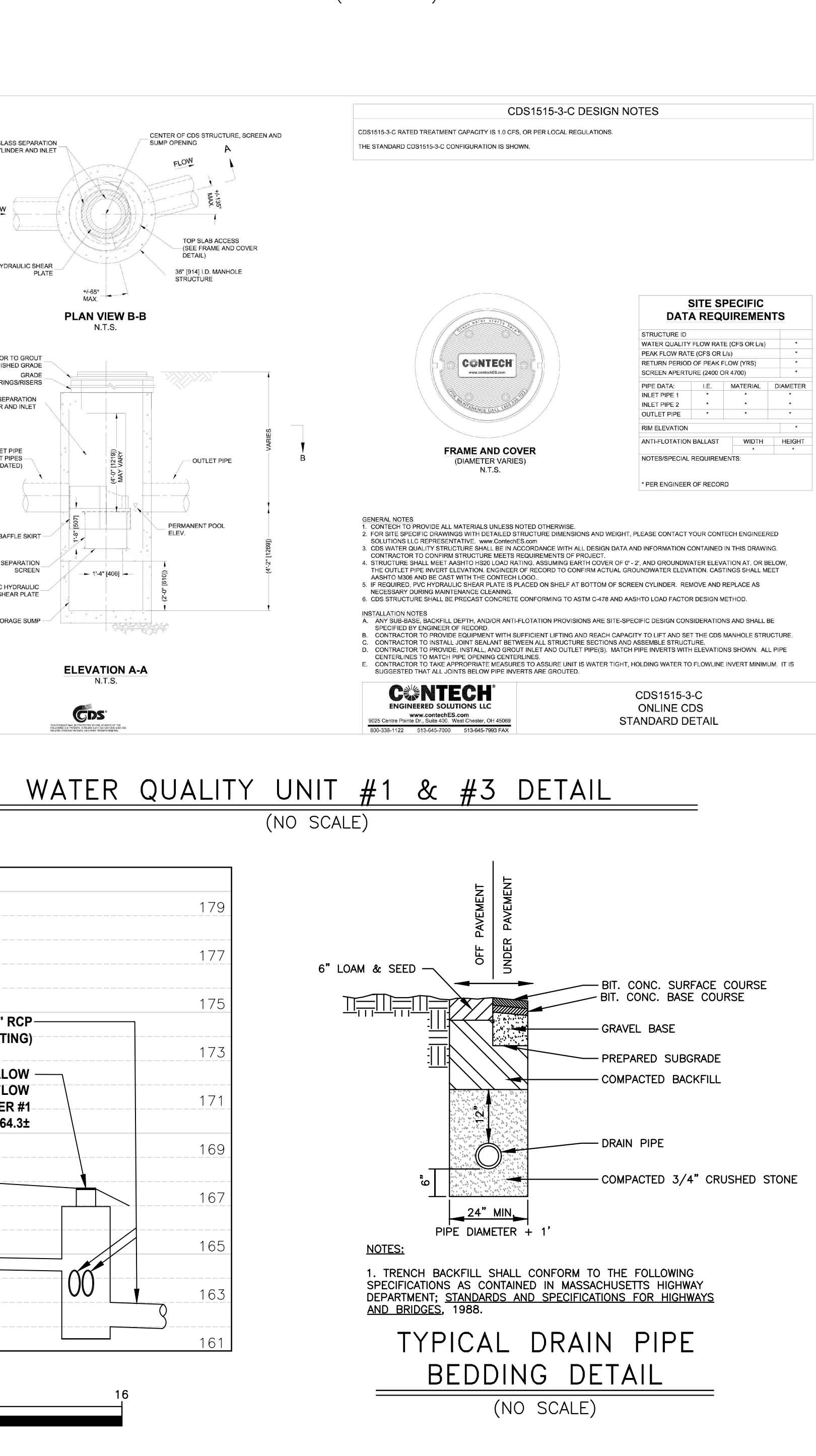
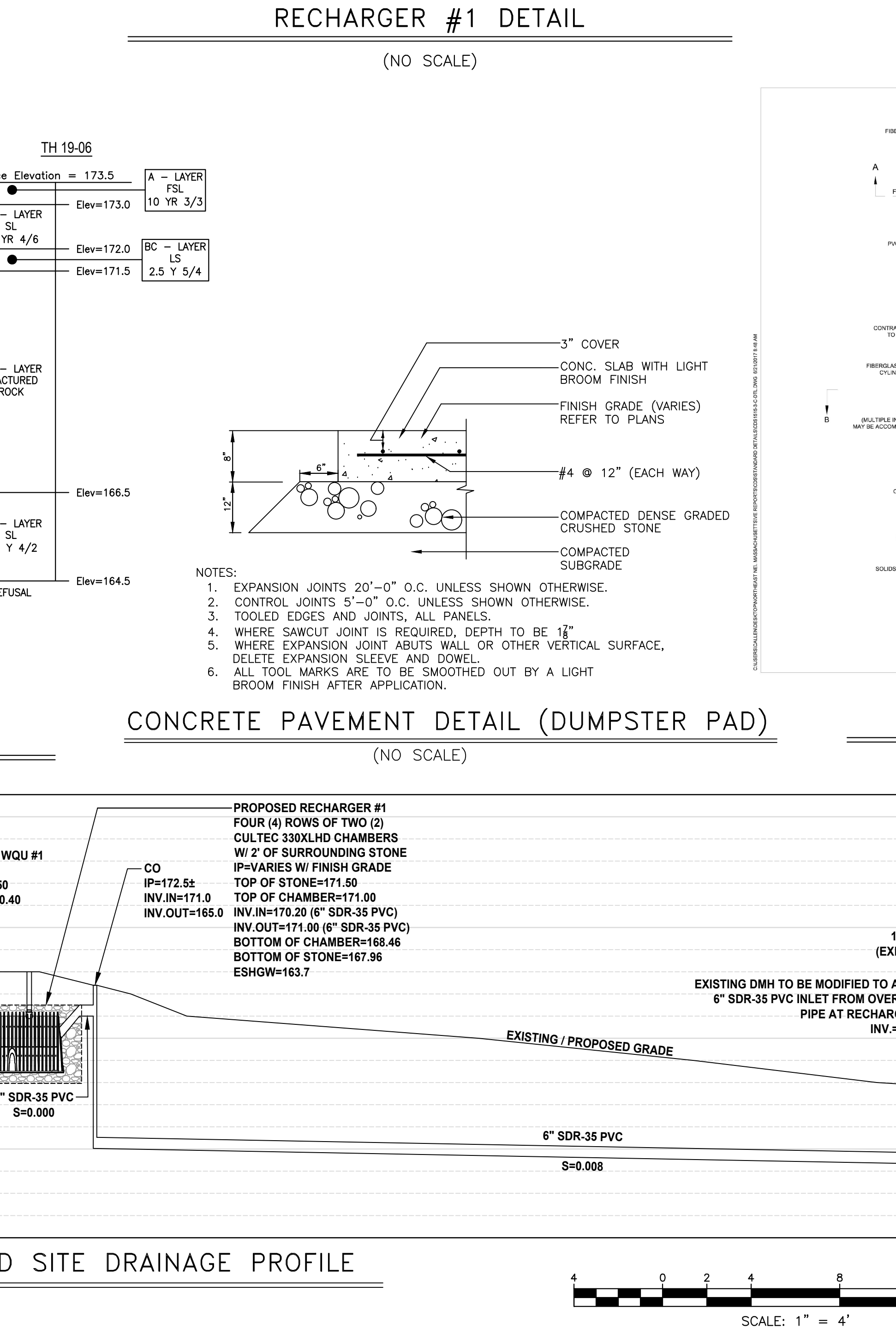
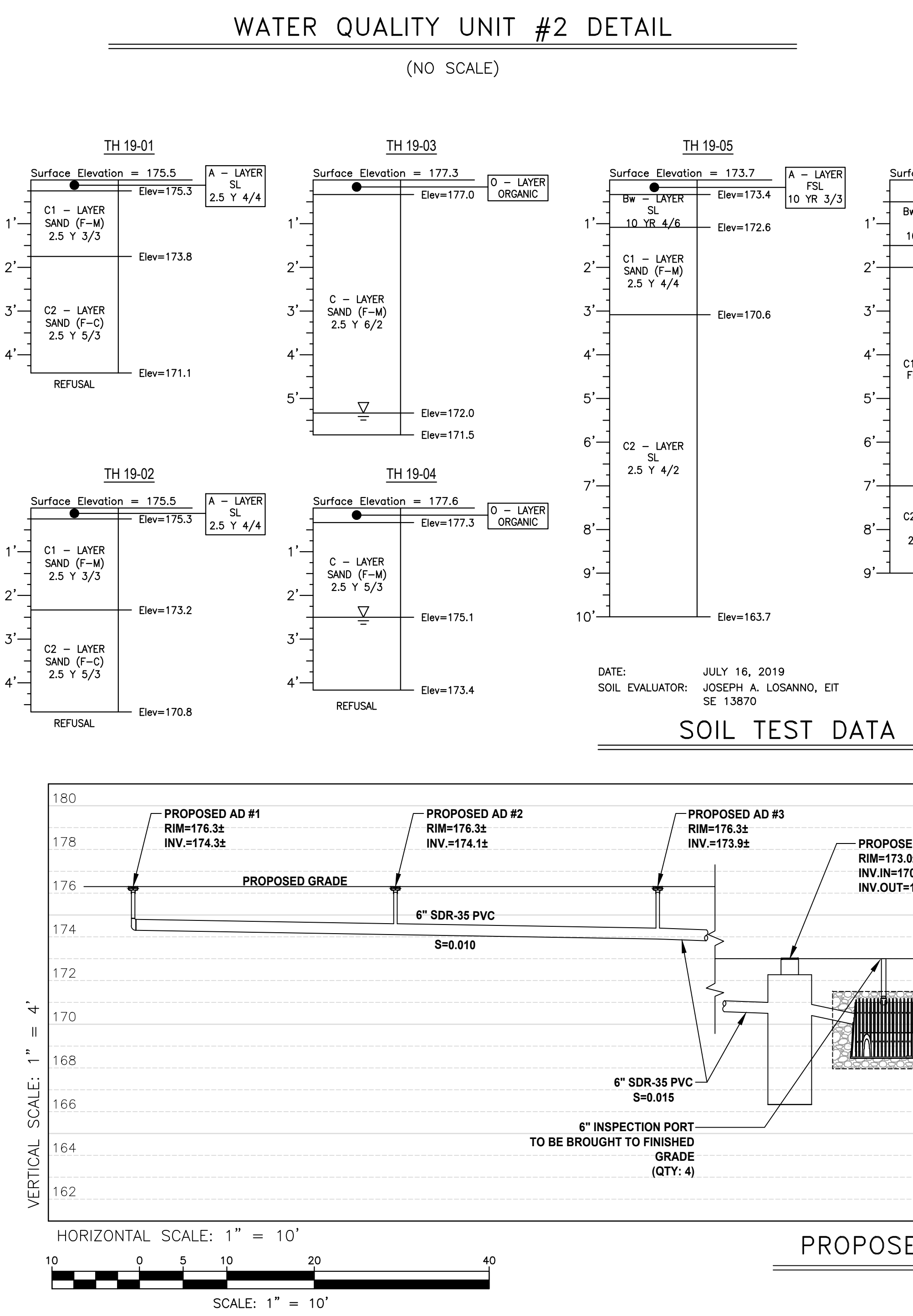
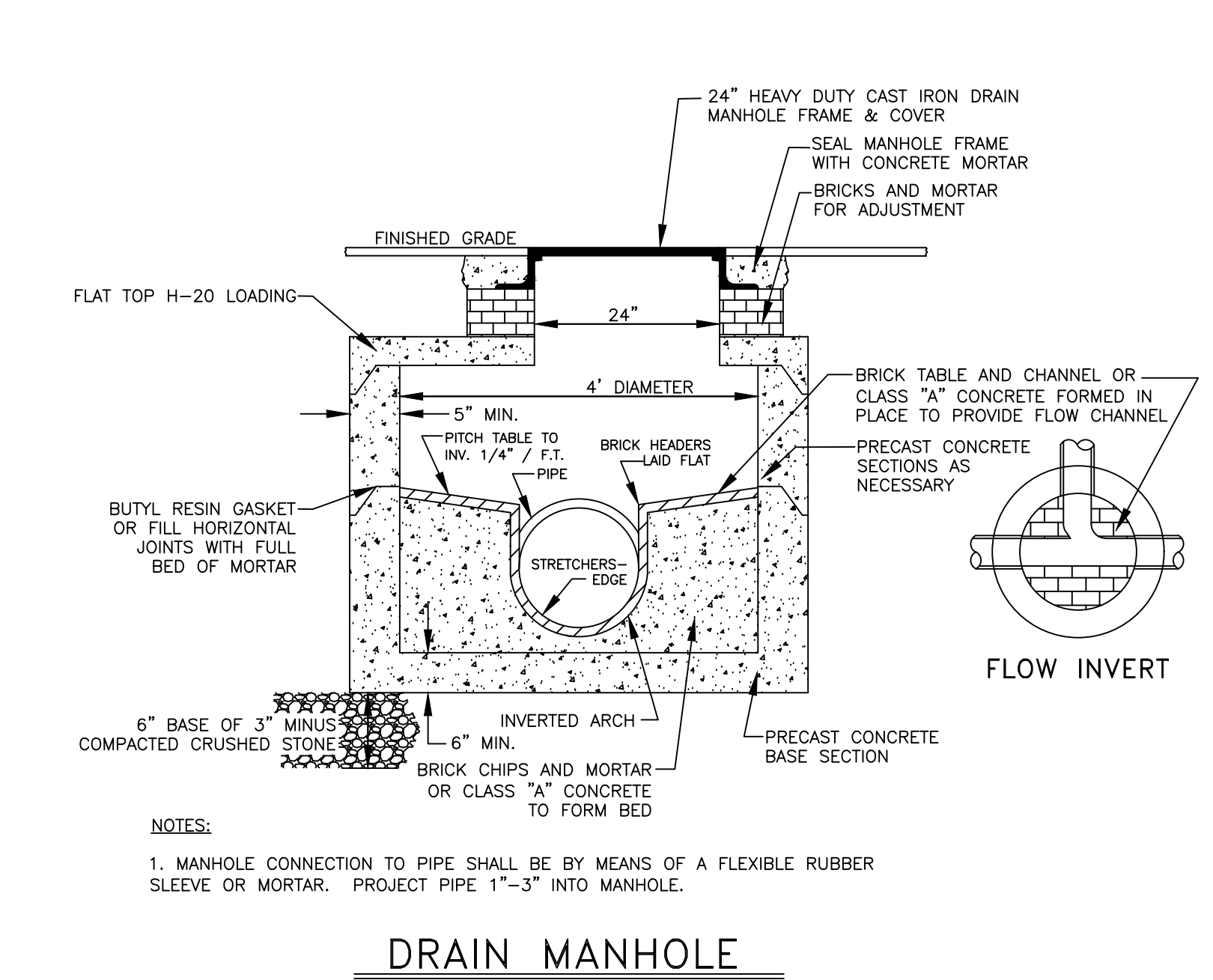
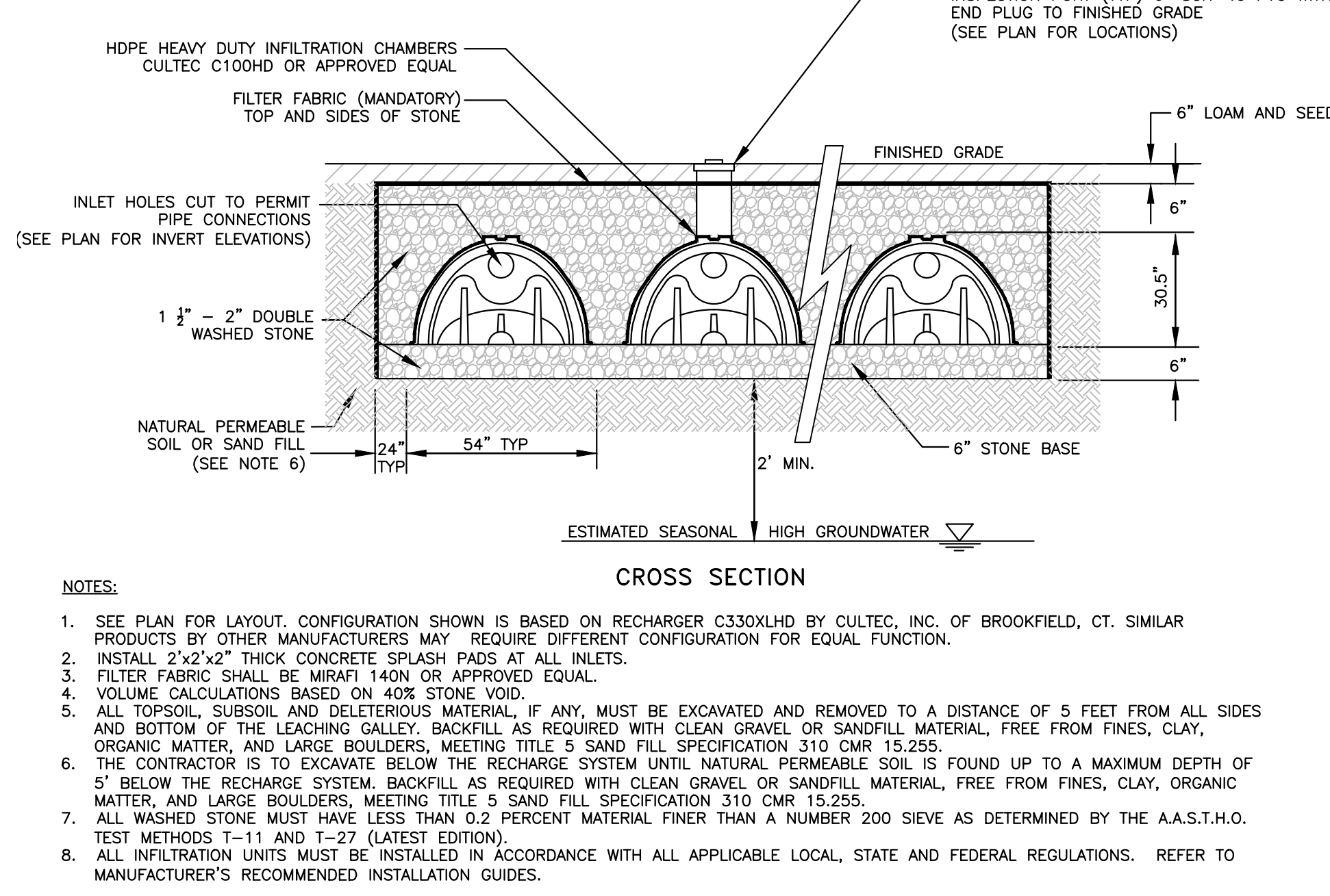
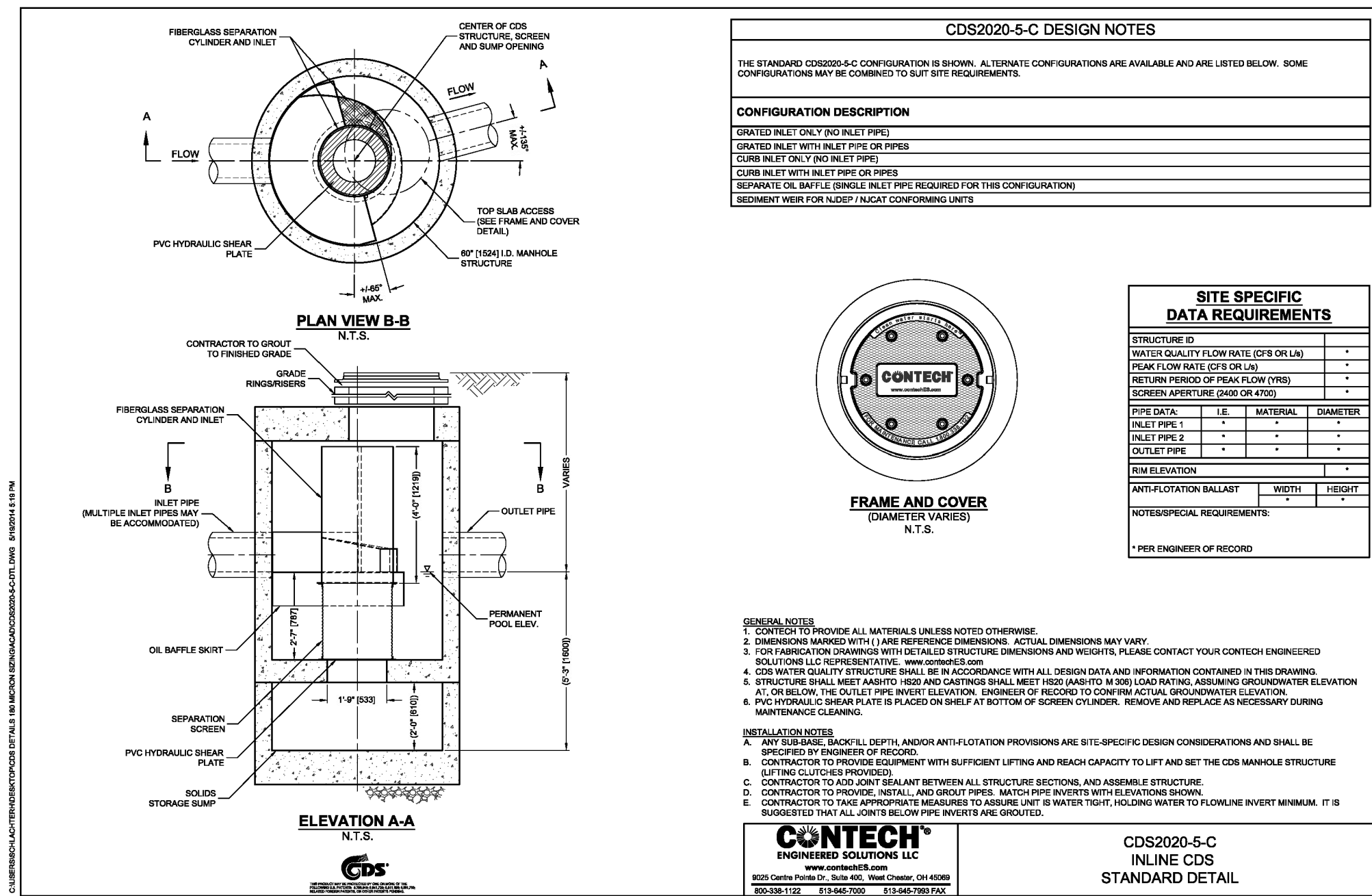
SHEET TITLE:

**EROSION AND
SEDIMENT CONTROL
NOTES AND DETAILS**

SHEET:
5 OF 7

PROJECT NO.:
25457

C-5



DGT Associates
Surveying & Engineering

Framingham
Boston • Worcester

1071 Worcester Road
Framingham, MA 01701
508-879-0030

www.DGTassociates.com

APPLICANT
NEO ORGANICS LLC
365 BOSTON POST ROAD, #184
SUDBURY, MA 01776

MINOR SITE PLAN REVIEW/SPECIAL PERMIT
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD:

DATE SIGNED:

ISSUED FOR:
MINOR SITE PLAN &
MARIJUANA SPECIAL PERMIT &
GROUNDWATER PROTECTION
DISTRICT SPECIAL PERMIT

DAVID W. HUMPHREY
No. 53300
REGISTERED PROFESSIONAL ENGINEER

BERT E. COREY
No. 48423
REGISTERED PROFESSIONAL ENGINEER

2 BEC 10/24/19 PER TOWN & PEER REVIEW COMMENTS

1 BEC 09/19/19 PER TOWN COMMENTS

NO. APP DATE DESCRIPTION

DATE: AUGUST 6, 2019

SCALE: AS NOTED

DRAFTED: TMM/JAL CHECKED: JAL APPROVED: BEC

PROJECT TITLE:

NEO CULTIVATION & MANUFACTURING

4 MARC ROAD
MEDWAY, MASSACHUSETTS 02053

SHEET TITLE:

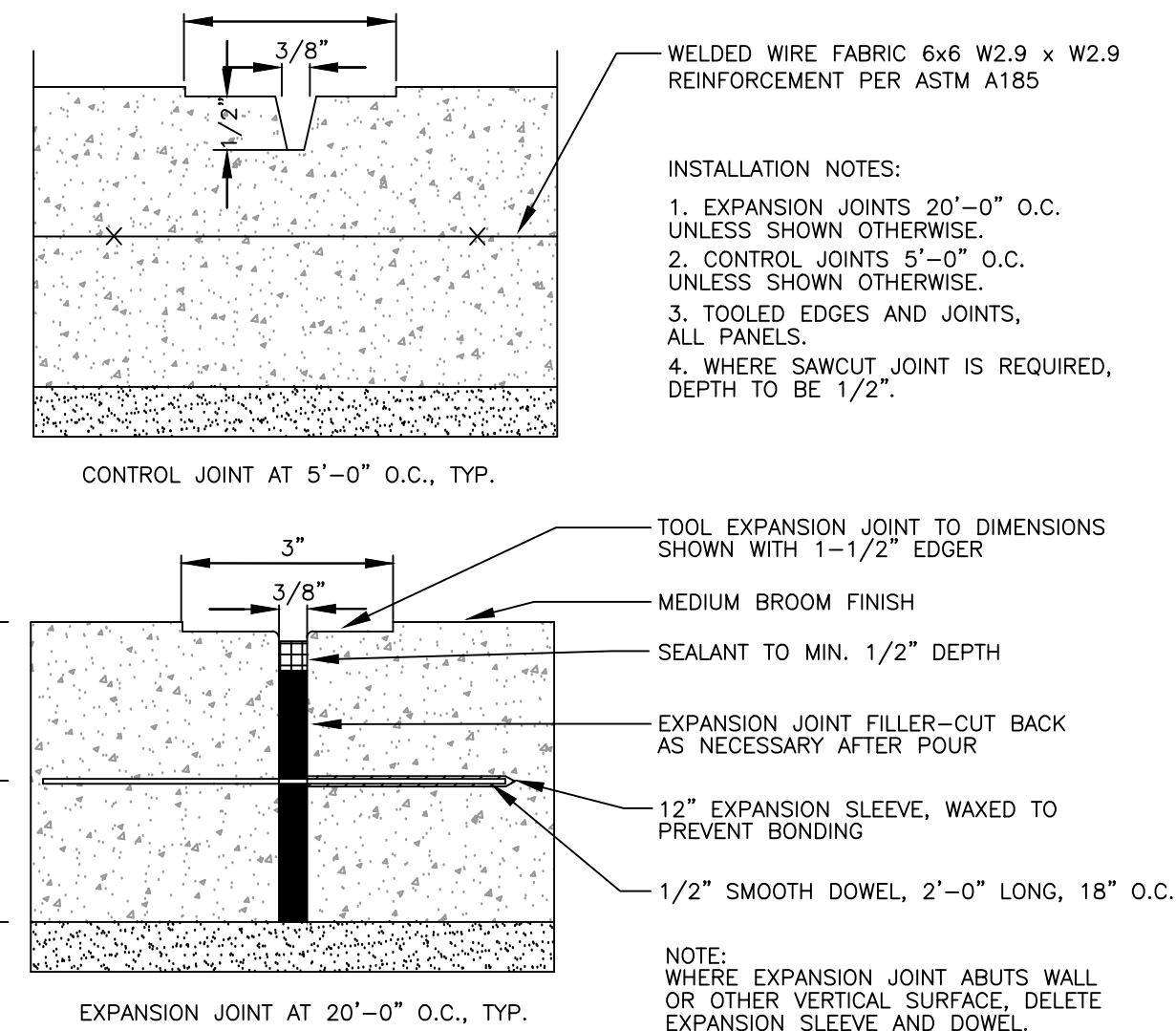
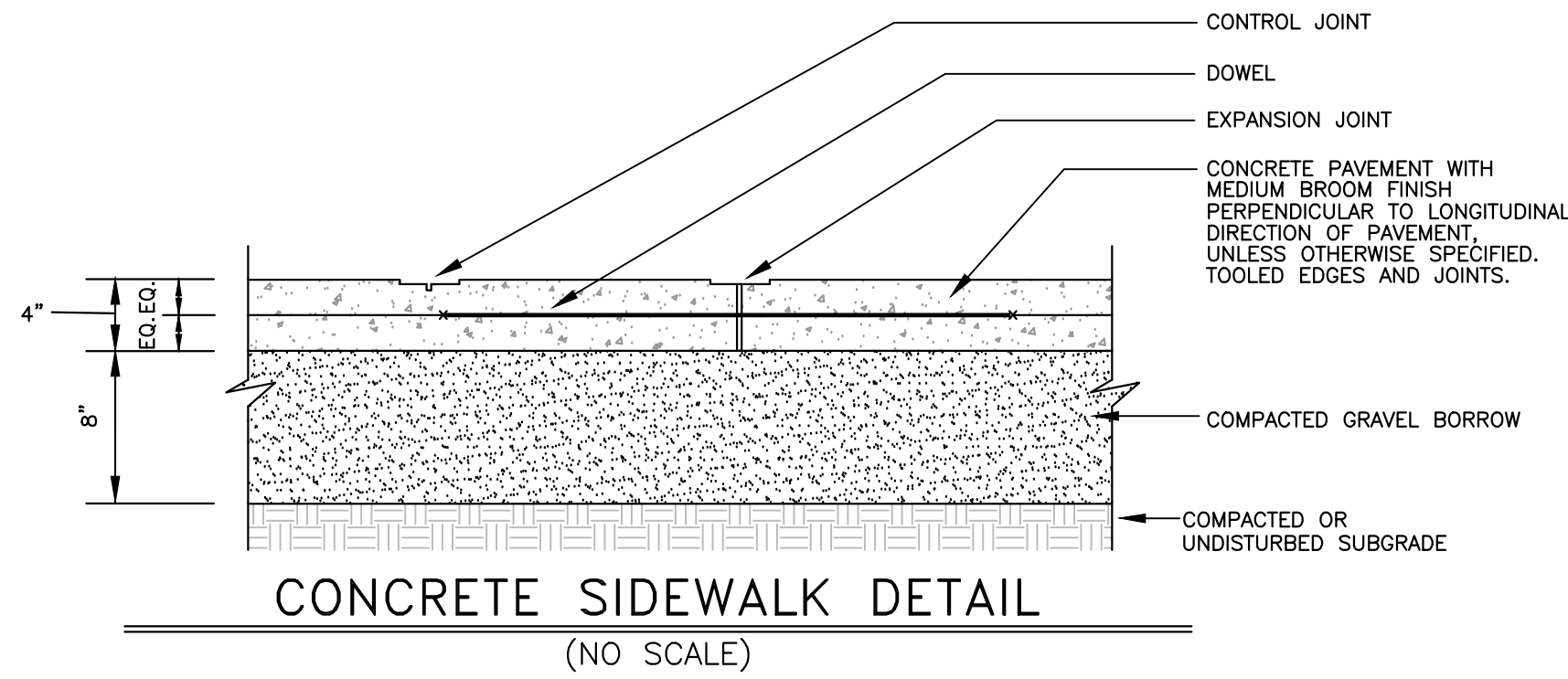
SITE DETAILS #1

SHEET: 6 OF 7

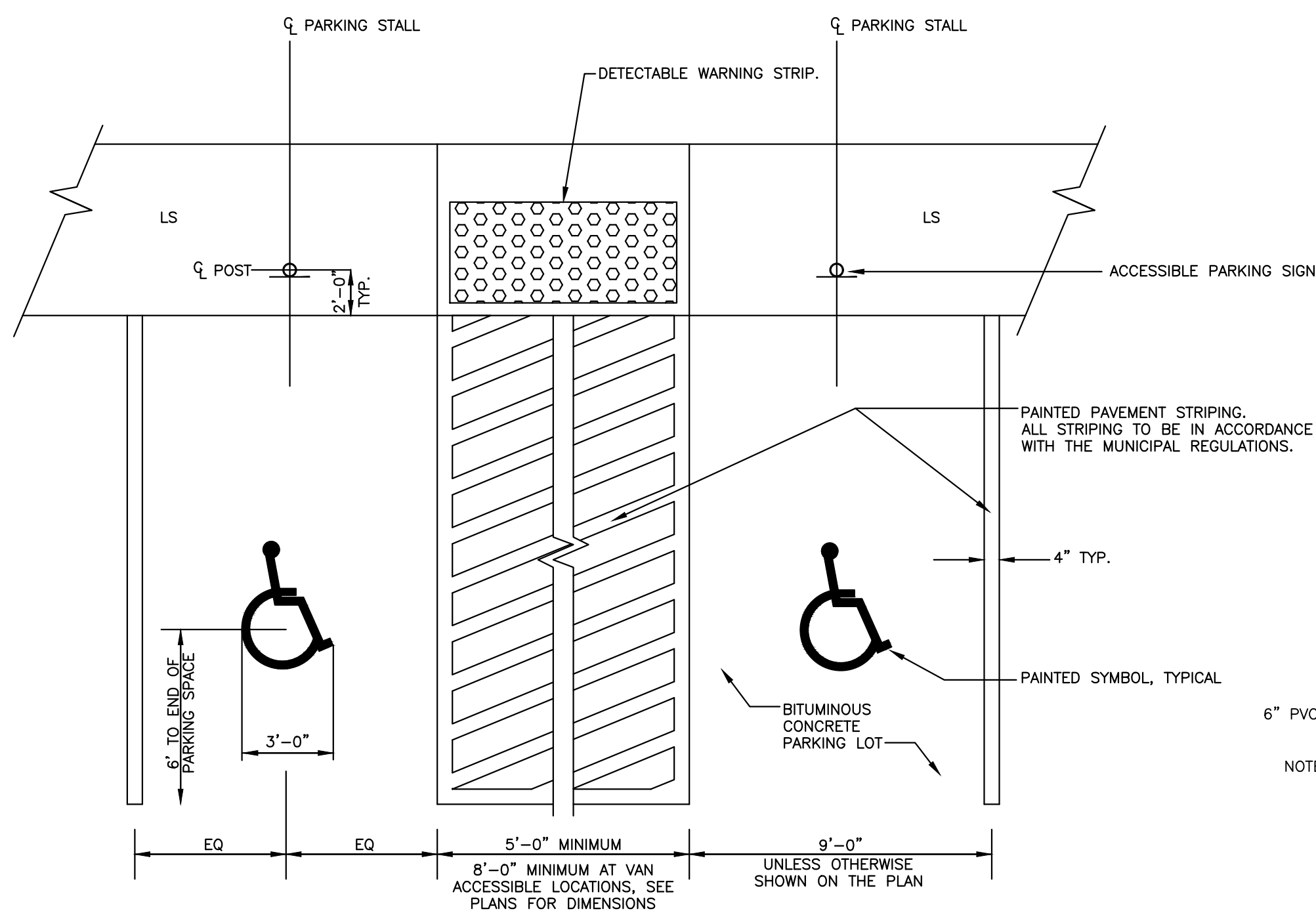
PROJECT NO.: 25457

C-6

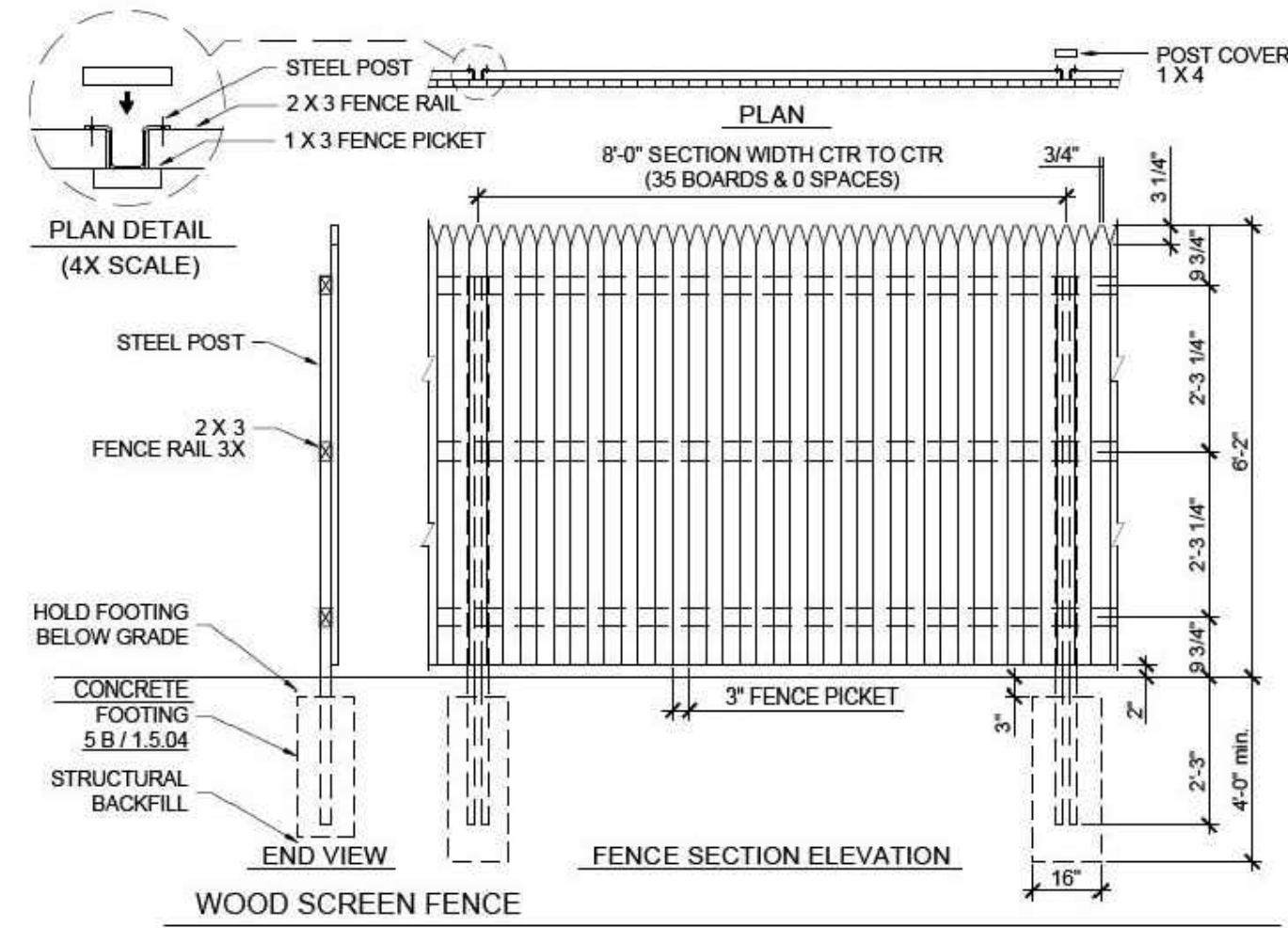
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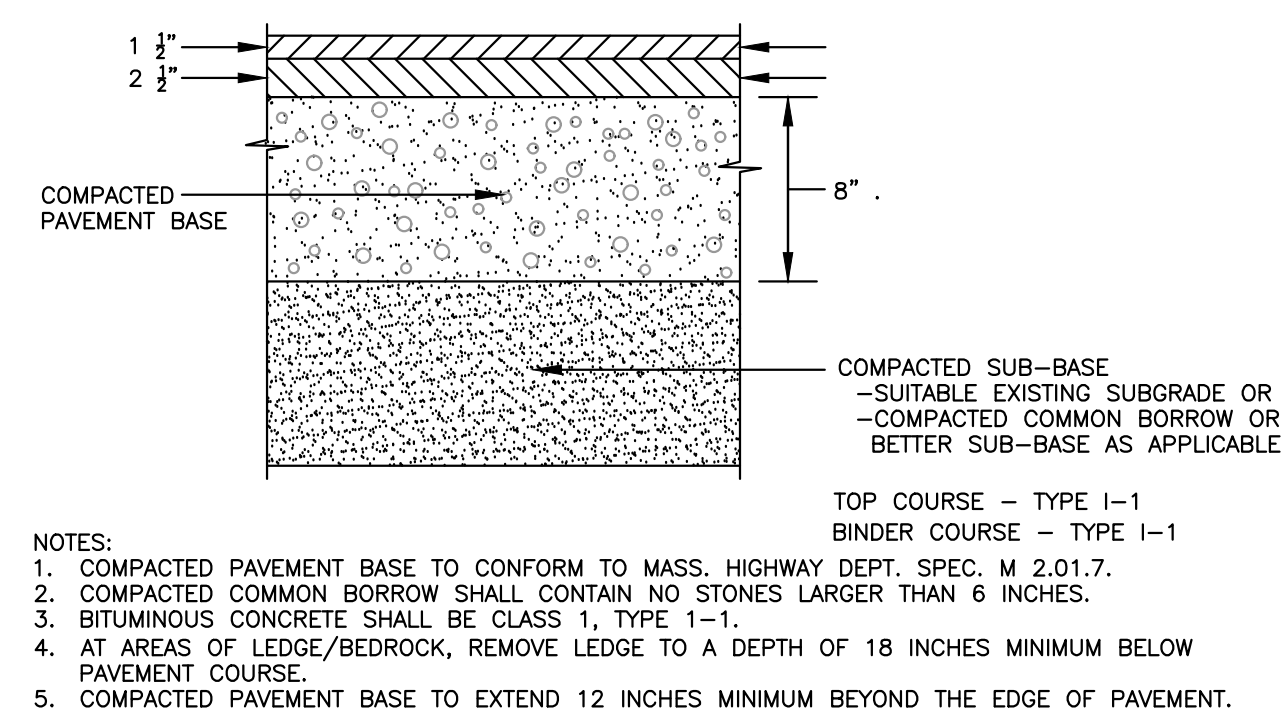
CONCRETE SIDEWALK EXPANSION
AND CONTROL JOINTS DETAIL
(NO SCALE)



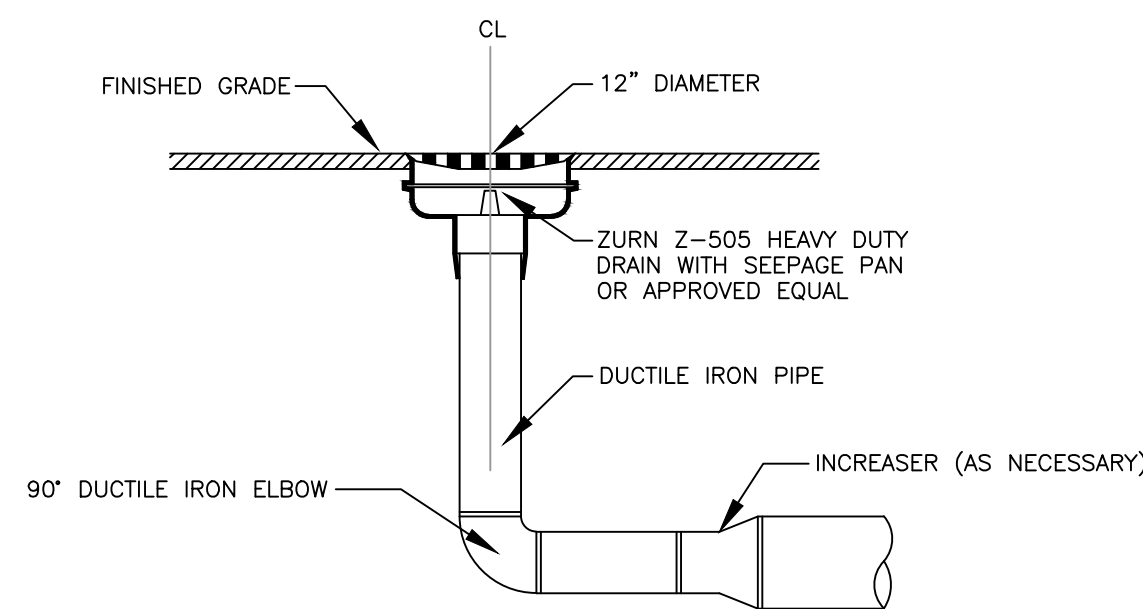
ACCESSIBLE PARKING STALL
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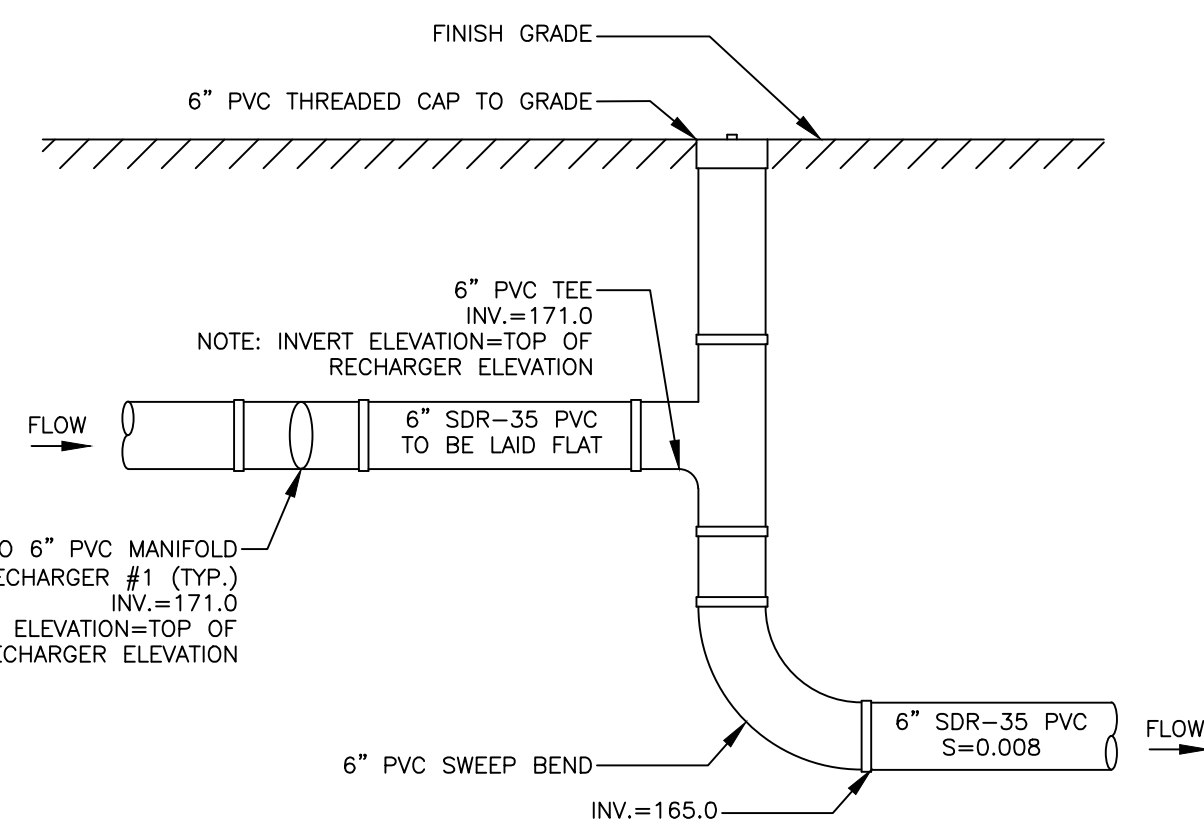
DUMPSTER SCREEN FENCE
(NO SCALE)



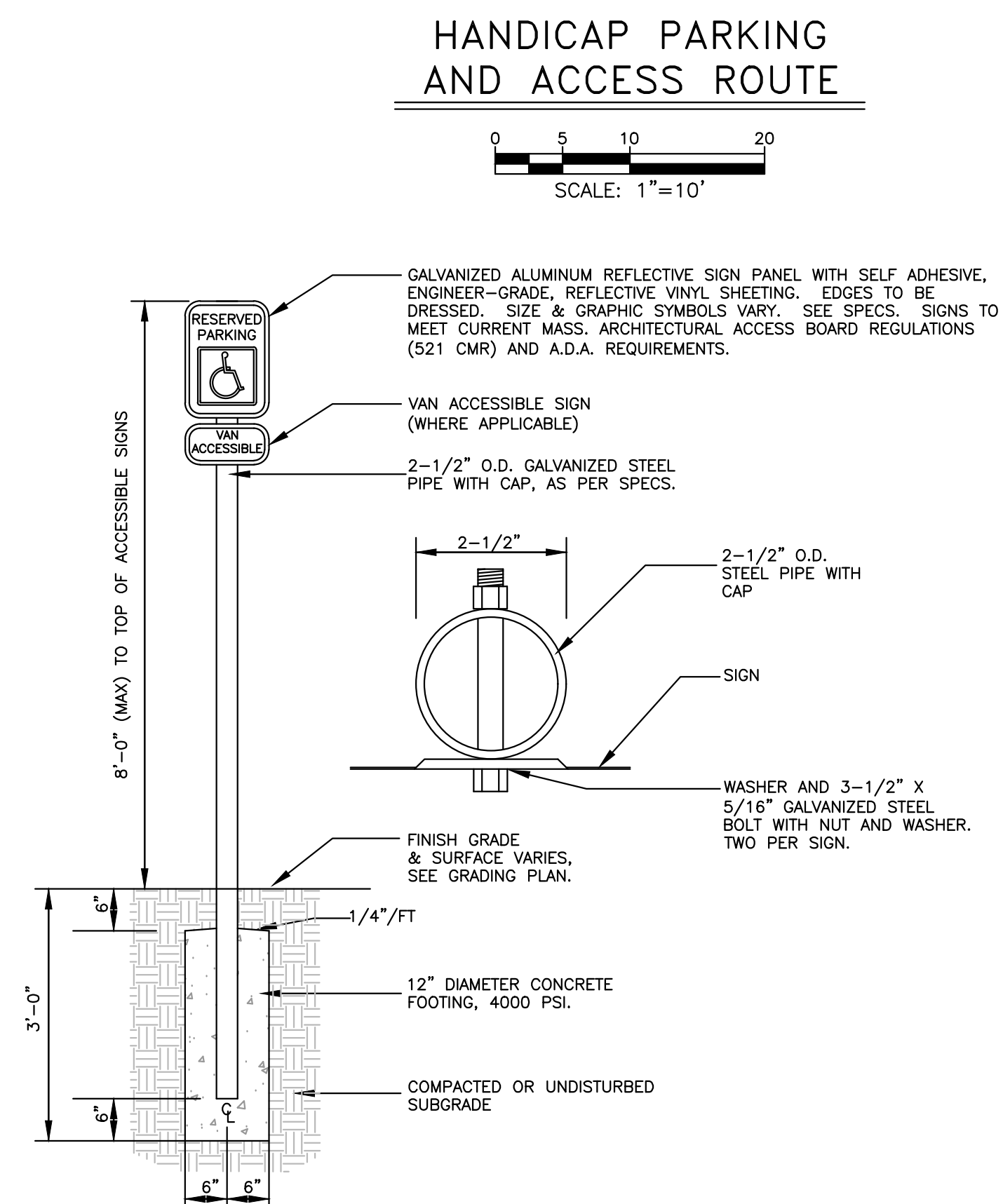
BITUMINOUS CONCRETE
PAVEMENT (VEHICULAR)
(NO SCALE)



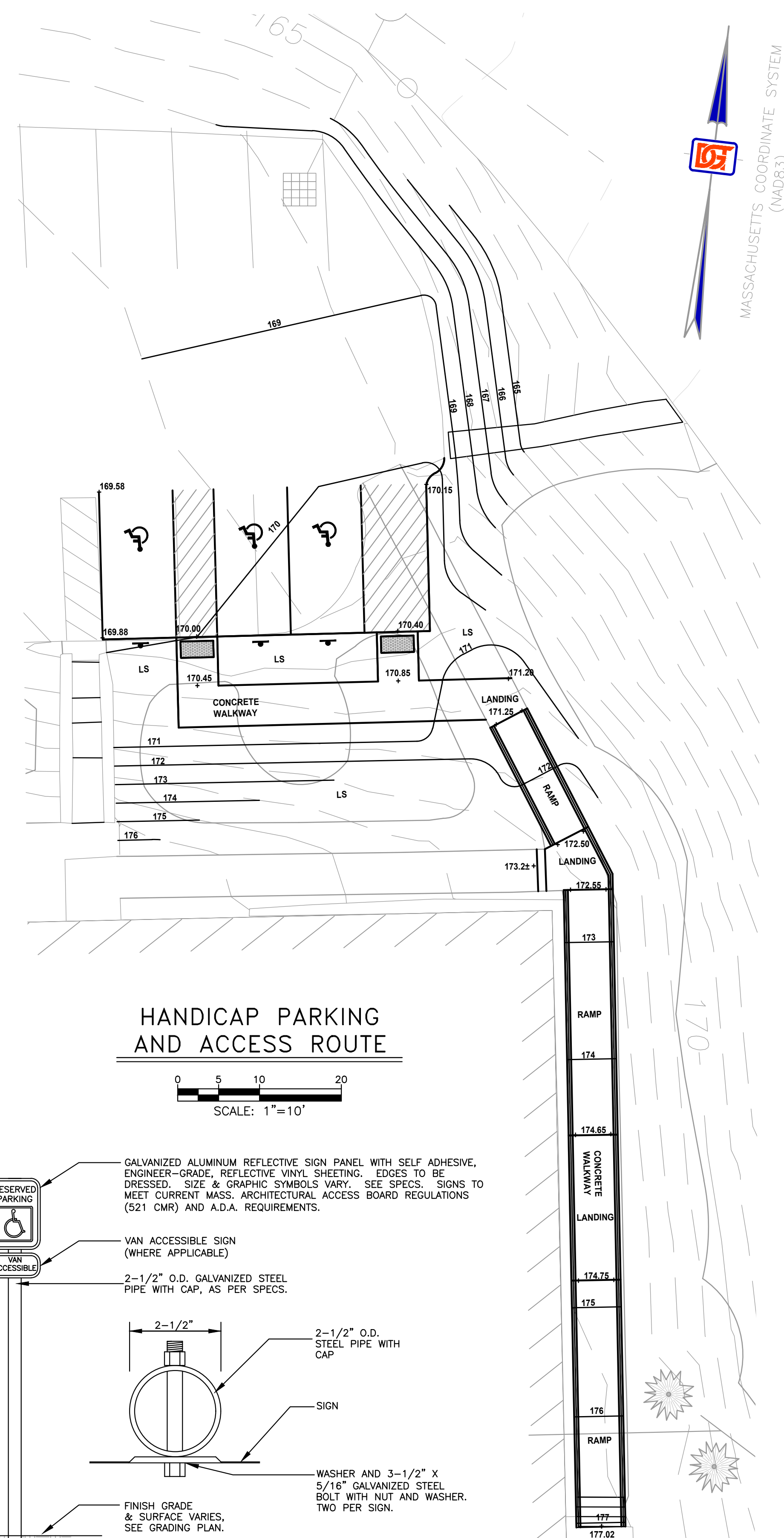
AREA DRAIN DETAIL
(NO SCALE)



DRAIN CLEANOUT
(NO SCALE)



ACCESSIBLE PARKING SIGN
(NO SCALE)



Susan Affleck-Childs

From: Gino Carlucci <gino@pgcassociates.com>
Sent: Thursday, October 31, 2019 11:05 AM
To: Susan Affleck-Childs
Subject: Re: FW: 4 Marc Road

Hi Susy. I have reviewed the revised plan and I have no further comments. -- Gino

On Thu, Oct 24, 2019 at 12:03 PM Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Fyi. Not sure if this is the same as what I sent you yesterday.

Please get me your review comments next week. Thanks.

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

Medway, MA 02053

508-533-3291

From: Bert Corey [mailto:bcorey@dgtassociates.com]
Sent: Thursday, October 24, 2019 11:16 AM
To: Bridget Graziano; Susan Affleck-Childs; Bouley, Steven
Cc: Joe Losanno; Jaime Lewis (jlewis@neoalts.com); Chad Blair
Subject: FW: 4 Marc Road

All,

Attached is the revised Site Plan set.

Bert

Bert E. Corey, P.E.

Engineering Group Manager

DGT Associates (formerly Schofield Brothers)

DGT Associates

Surveying & Engineering

Framingham / Boston / Worcester

1071 Worcester Road

Framingham, MA 01701

Office: 508-879-0030 x 224

www.dgtassociates.com

From: Joe Losanno

Sent: Thursday, October 24, 2019 10:43 AM

To: Bert Corey <bcorey@dgtassociates.com>

Subject: 4 Marc Road



August 21, 2019
(revised September 27, 2019)
(revised October 28, 2019)

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

**Re: NEO Organics Cultivation and Manufacturing
Marijuana Special Permit Site Plan Review
4 Marc Road
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 4 Marc Road in Medway, MA. Proposed Project includes construction of a 3,000 square foot concrete mechanical pad for odor control and HVAC equipment, a dumpster pad with associated fencing, and drainage infrastructure; maintenance and improvements to existing drainage infrastructure; and interior renovations to the existing industrial building for marijuana cultivation and manufacturing.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Permit Site Plan, 4 Marc Road, Medway, Massachusetts 02053 for NEO Organics LLC", dated August 6, 2019, prepared by DGT Associates (DGT).
- A stormwater report (Report) titled "Stormwater Management Design and Runoff Calculations Report for 4 Marc Road, Medway, Massachusetts 02053", dated July 25, 2019, prepared by DGT.
- Architectural Plan showing proposed floor layout.
- A Marijuana Special Permit Application, dated August 6, 2019, prepared by DGT.
- An Application for Minor Site Plan Approval, dated August 6, 2019, prepared by LEL.
- An Application Package for Minor Site Plan Review, dated August 6, 2019, prepared by LEL.
- A Host Community Agreement between NEO Cultivation MA LLC, NEO Manufacturing MA LLC, and the Town of Medway, dated March 4, 2019.

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

TT 9/27/19 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A revised plan (Plans) set titled "Permit Site Plan, 4 Marc Road, Medway, Massachusetts 02053", dated August 6, 2019, revised September 19, 2019, prepared by DGT.
- A response to comments letter dated September 26, 2019, prepared by DGT.

- A Floor Plan Schematic, dated September 9, 2019, prepared by Anderson Porter Design.
- A Building Security Narrative prepared by DGT.
- A Waiver Request form for the Development Impact Assessment, dated September 10, 2019, prepared by DGT.

The revised Plans and supporting information were reviewed against our previous comment letter (August 21, 2019) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

TT 10/28/19 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A revised plan (Plans) set titled "Permit Site Plan, 4 Marc Road, Medway, Massachusetts 02053", dated August 6, 2019, revised October 24, 2019, prepared by DGT.
- A response to comments letter dated October 23, 2019, prepared by DGT.

The revised Plans and supporting information were reviewed against our previous comment letter (September 27, 2019) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

SITE PLAN REVIEW

1. The applicant has not supplied a written Development Impact Assessment (DIA). The DIA includes a Traffic Impact Assessment, an Environmental Impact Assessment, a Community Impact Assessment, and a Parking Impact Assessment. However, we anticipate a waiver request for this item due to the minor exterior work proposed for the Project. (Ch. 200 §204-3.A.7)
 - *DGT 9/26/19 Response: A waiver request has been submitted. A copy of the request is included with this letter.*
 - TT 9/27/19 Update: No action necessary until PEDB decision on Waivers.
2. A Site Context Sheet has not been provided in the Plans. A waiver has been requested from this Regulation. (Ch. 200 §204-4.B)
 - *DGT 9/26/19 Response: No response necessary.*
 - TT 9/27/19 Update: No action necessary until PEDB decision on Waivers.
3. The applicant has not supplied an Existing Landscape Inventory. A waiver has been requested from this Regulation. (Ch. 200 §204-5.C.3)
 - *DGT 9/26/19 Response: Although a waiver request has been submitted, a partial landscape inventory (trees 1/ 18" DBH) of areas that could potentially be affected by the proposed project has been added to the plan. Currently, there are no large diameter trees that are to be cut down.*
 - TT 9/27/19 Update: No action necessary until PEDB decision on Waivers.
4. Setback lines have not been included on the Plans. (Ch. 200 §204-5.D.1)
 - *DGT 9/26/19 Response: Setback distances have been added to the plans.*
 - TT 9/27/19 Update: Setbacks have been provided on pages C-2 and C-3 on the revised Plans. In our opinion this item has been addressed.

5. A Landscape Architectural Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.7)
 - *DGT 9/26/19 Response: Although the waiver request was previously submitted, there may be a State regulatory requirement to provide a visibility corridor, or to improve the existing limited visibility, from the cul-de-sac to the front entrance of the building. There are no large diameter trees that would need to be removed. If this corridor is required, DGT will add various shrubs and groundcovers that are acceptable to the Town of Medway.*
 - TT 9/27/19 Update: No action necessary until PEDB decision on Waivers.
6. A Signage Plan has not been provided in the submission. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.12)
 - *DGT 9/26/19 Response: The existing sign, which currently shows only the address "4 Marc Road" is to remain. It will require a slight repair as the previous owner/occupant removed the company name from the sign and two posts remain at the top of the sign. The proposed owner/occupant will not be adding company identification to the existing sign or the building façade.*
 - TT 9/27/19 Update: No action necessary until PEDB decision on this item.
7. A Lighting/Photometric Plan has not been provided in the submission. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.13)
 - *DGT 9/26/19 Response: A Photometric Plan associated with building lighting is enclosed. Note that there are no proposed light poles associated with vehicular parking areas.*
 - TT 9/27/19 Update: In our opinion this item has been addressed.
8. The Applicant has not provided horizontal sight distances at the intersection of the project's proposed driveway and Marc Road. (Ch. 200 §204-5.D.14)
 - *DGT 9/26/19 Response: Sight distance was measured from the existing driveway. Note that the driveway is located at the end of a cul-de-sac (see plan). A distance of 100' (unobstructed) and 115' (obstructed) was measured from a point 10' back from where the driveway pavement abuts the cul-de-sac pavement. Measurements taken at the pavement edge resulted in distances of 154' (unobstructed) and 180' (obstructed). Measurements taken along the curb line of Marc Road are greater than 200'.*
 - TT 9/27/19 Update: Sight distance has not been provided on the plans. Sight triangle shall be provided based on current AASHTO methodology for determining sight distance. We do not anticipate issues with egress from the site based on current traffic volumes on Marc Road but unless a waiver is requested, the sight distances shall be provided on the plans.
 - *DGT 10/23/19 Response: The sight distance from the existing driveway to Marc Road does not meet the current stopping sight distance requirement for a 30 mile per hour roadway (speed limit confirmed with the Medway Police Department) as outlined in the AASHTO Geometric Design of Highways and Streets. The required sight distance is 200 feet. The measured sight distance is approximately 150'. An existing side slope and several small diameter trees, mostly white pines, provide an obstructed view. The sight triangle has been added to the site plans to show the area that is to be cleared of vegetation (≤9" diameter trees) and regrading to obtain the required sight distance. Some tree removal (9" diameter and less) and regrading will be required to accomplish*

this. The proposed work as well as erosion and sediment controls has been added to the plans. A thirty-two-inch (32") pine tree is located in close proximity to the work area but is to be protected during the work. This tree has been added to the plans for reference.

- TT 10/28/19 Update: In our opinion this item has been addressed.
- 9. We recommend the Applicant to include the required and provided amount of accessible parking in the "Parking Data" table. (Ch. 200 §204-5.D.15)
 - *DGT 9/26/19 Response: Modifications were made to the walkway from the employee parking area to the front entrance to provide handicap accessibility and minor adjustments to the grades in the employee parking area to provide handicap parking spaces in conformance with the regulations. Accessible parking counts have been added to the Parking Data table. Added sidewalk detail (handicap access ramp) to plans.*
 - TT 9/27/19 Update: Existing/proposed van accessible spaces and standard handicap spaces have been provided in the "Parking Data" table. In our opinion this item has been addressed.
- 10. The Applicant shall provide information quantifying noise and odors from proposed operations. We anticipate this item will be reviewed in detail by the PEDB's noise and odor peer review consultants. (Ch. 200 §204-5.D.17)
 - *DGT 9/26/19 Response: A mechanical Systems Ventilation and Odor Mitigation Plan have been submitted. A Noise Mitigation Plan prepared by Acentech, dated 9/25/19 is included with this letter.*
 - TT 9/27/19 Update: Applicant has provided a Mechanical Systems Ventilation and Odor Mitigation Plan. These plans will be reviewed by the PEDB's Noise and Odor consultants and for the purposes of this specific review it is our opinion this item has been addressed.

GENERAL COMMENTS

- 11. Detail of proposed fencing to screen trash receptacles has not been provided on the Plans.
 - *DGT 9/26/19 Response: Details for a concrete dumpster pad and fence to screen the trash receptacle(s) have been added to the plans.*
 - TT 9/27/19 Update: Detail "Dumpster Screen Fence" has been added to the Plans on page C-7. In our opinion this item has been addressed.

These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The applicant shall be advised that any absence of comment shall not relieve him/her of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



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



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

P:\21583\143-21583-19016 (4 MARC RD)\DOCS\4MARCROAD-PEDBREV(2019-10-28).DOCX



September 25, 2019

Jaime Lewis
Neo Organics
635 Boston Post Road #184
Sudbury, MA 01776

Phone 415-519-1063

Subject Noise Mitigation Plan
Neo-Organics Cannabis Cultivation Facility – Medway, MA
Acentech Project No. 632403

Dear Jaime,

Neo-Organics has retained Acentech to conduct a study of community noise produced by mechanical equipment serving proposed cannabis cultivation and processing facility located at 4 Marc Road in Medway, Massachusetts (the facility). Acentech has worked with Neo-Organics to develop this Noise Mitigation Plan, which is required as part of the Town of Medway's Special Permit Process. This Noise Mitigation Plan has been reviewed by an acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification.

We have reviewed project drawings and sound data for submitted noise-producing equipment to develop a community noise model. From the results of this modeling, we have developed concept noise-control recommendations.

PROJECT NOISE REQUIREMENTS OF THE TOWN OF MEDWAY

The Medway noise ordinance as currently written has outdated octave-band limits. The Town of Medway and their noise peer review consultant (NCE, Billerica, MA) have estimated corresponding limits in the current octave-bands in connection with another nearby facility, and we have referred to these estimates to facilitate our work. The daytime and nighttime noise limits from the ordinance in modern octave bands are shown below in TABLE 1. The daytime noise limits are 5 dB greater than the nighttime limits. We understand the noise ordinance to be applicable at the source property lines.

TABLE I. Medway Noise Ordinance

Octave-band center frequency (Hz)	63	125	250	500	1000	2000	4000	8000
Nighttime	67	55	48	42	38	35	32	28
Daytime	72	60	53	47	43	40	37	33

Our current engagement does not include review of facility sound in connection with the noise policies of the MassDEP, but based on our experience, **we recommend that noise levels at the nearest residences should not exceed ~30 dBA during nighttime hours.** Further, MassDEP has a noise policy preventing tonal noise. Determining compliance with the tonal requirements was not within the scope of our study.

COMMUNITY NOISE MODELING

Model Description

We have developed a computer model of facility sound using CadnaA, an acoustic modeling software that considers 3-dimensional propagation of sound. This model implements the methods and equations of ISO 9613-2 "Attenuation of sound during propagation outdoors -- Part 2: General method of calculation". FIGURE 2 presents the receptor locations used in computer modeling.

The facility has noise-producing equipment located on grade that includes a 300 kw generator, a transformer, air handling units, and condensing units. In addition, there are two rooftop exhaust fans. The mechanical equipment is identified in FIGURE I. The sound power levels of the equipment are given in TABLE II below. APPENDIX A includes the sound data sheets from the manufacturers. Currently, we have assumed that all equipment, except the generator, will run at all hours at maximum capacity.

TABLE II. Equipment sound power levels used in computer modeling

Description	Sound power level (dB re: 1pW)								
Octave-band center frequency (Hz)	63	125	250	500	1000	2000	4000	8000	dBA
300 kw Generator*	83	89	91	96	96	91	86	81	99
Exhaust Fan (EF-X)	80	77	76	68	64	63	59	53	72
Air Handling Unit (AHU-1)	89	97	94	92	89	83	79	75	94
Ground mounted unit (GRTU-1)	89	85	87	81	79	78	73	62	85
GPod Condenser Small (GPCU-1)	73	74	69	68	66	62	56	52	71
GPod Condenser Large (GPCU-2)	38	55	56	60	62	61	52	49	66
Trane Condenser (CU-1)**	65	62	59	56	53	50	47	44	59
Trane Condenser (DCU)**	56	53	50	47	44	41	38	35	50
Mitsubishi Condenser (CU-2)**	65	62	59	56	53	50	47	44	59
2000 kVA Transformer***	80	82	77	77	71	66	61	54	77

* We have assumed daytime maintenance testing only.

**Octave band data unavailable, assumed spectrum.

*** Sound data estimated based on NEMA rating.

Model Results, No Noise Controls

Based on our baseline computer model (as designed, no noise mitigation), we expect that the proposed equipment will *not* comply with the Medway noise ordinance at all facility property lines (see APPENDIX B, Table IV).

Noise Control Recommendations

A partial contribution analysis of the noise-producing equipment revealed that the most significant noise sources are the GRTUs and AHUs. To mitigate the noise from these sources, we recommend placing barriers, identified in FIGURE 3, around the sources (3 m tall barriers for GRTUs, 4.5 m tall barriers for AHUs). We also recommend that you select a generator and enclosure that meets the criteria 64 dBA at a distance of 7 m.

Model Results, Noise Controls

TABLE III summarizes the calculated noise levels at the property lines with noise control applied. The estimated sound levels created by MEP equipment are all below the octave-band provisions of the Medway noise regulation.

However, our model predicts that the transformer will exceed the criteria by 1 dB in the 500 Hz octave band at one property line receptor. We have used generic estimates of transformer sound power levels based on the estimated NEMA rating and surface area. The 1 dB exceedance is within the uncertainty of our model, which we can refine upon receipt of more representative sound data.

It is possible that some equipment will have reduced fan speeds during nighttime operation, leading to reduced sound levels. Currently, we have assumed that all equipment, except the generator, will run at all hours at maximum capacity. Nighttime sound data for major equipment could influence the following noise control recommendations.

TABLE III. Estimated nighttime octave-band sound levels at facility property lines (dB re: 20 μ Pa)

Receptor	63	125	250	500	1000	2000	4000	8000
PL01	45	51	45	42	37	29	23	<20
PL02	45	46	41	39	35	29	23	<20
PL03	42	39	39	35	32	29	21	<20
PL04	47	44	45	39	37	35	28	<20
PL05	49	45	47	40	37	35	29	<20
PL06	42	38	39	35	32	29	20	<20
PL07	37	32	32	29	26	22	<20	<20
PL08	34	34	29	25	24	<20	<20	<20
PL09	36	40	36	31	26	20	<20	<20
PL10	37	40	37	32	27	21	<20	<20
PL11	40	45	40	36	31	24	<20	<20
PL12	42	47	42	38	32	25	<20	<20
PL13	41	46	41	37	31	24	<20	<20
PL14	48	52	47	43	38	31	26	<20
Medway Noise Ordinance	67	55	48	42	38	35	32	28

Full modeling results with and without mitigation are shown in APPENDIX B.

* * * * *

I trust this memo provides the information you need at this time. Please contact us if you have any questions or comments.

Sincerely,



Andy Carballeira, INCE Bd Cert
Senior Consultant
617-499-8025



Alex Odom
Consultant
617-499-8027

CC: Alex Odom (Acentech)
Encl: FIGURES
APPENDIX A: Manufacturer Noise Data
APPENDIX B: Modeling Results

FIGURES

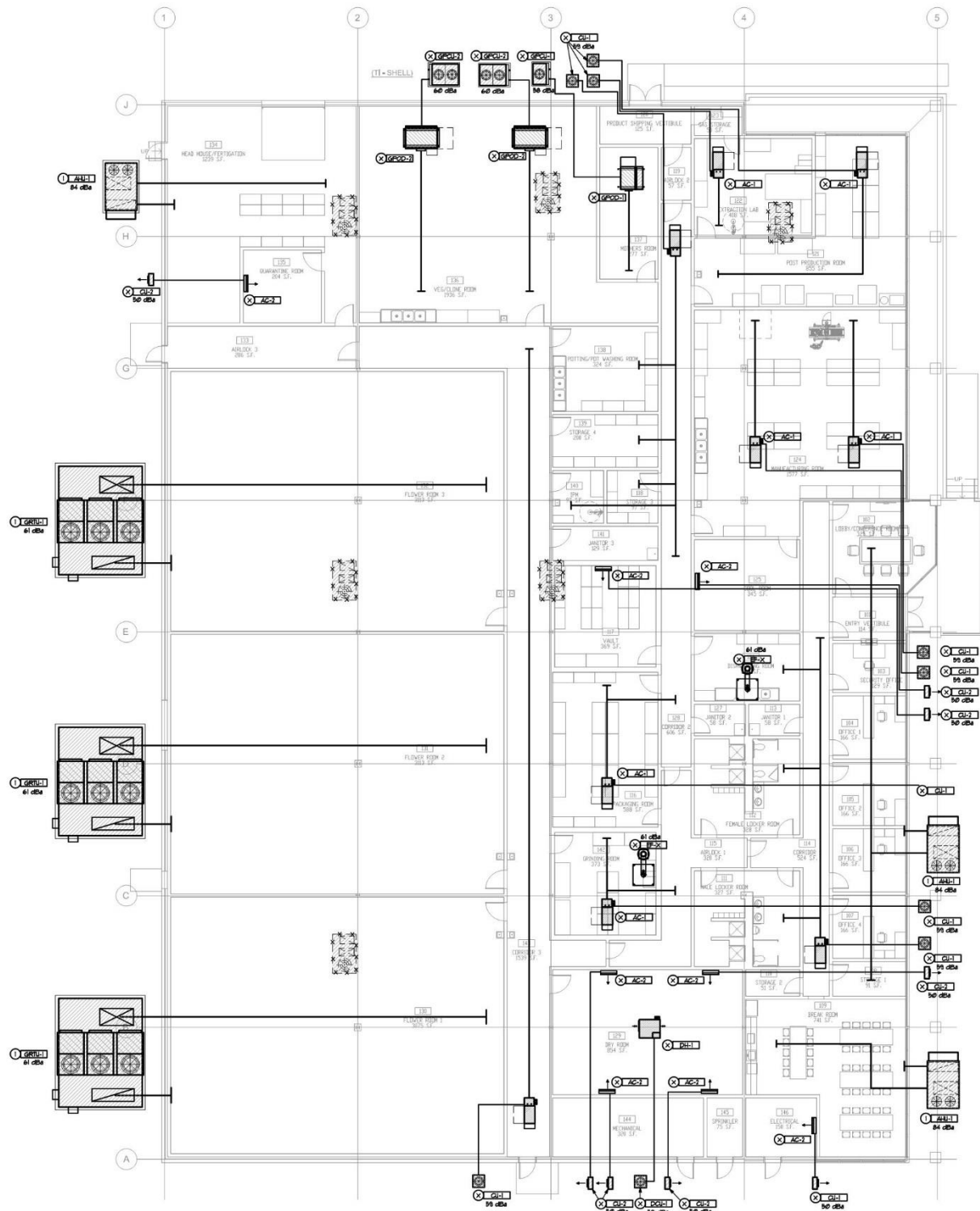


FIGURE 1. Facility Mechanical Plan



FIGURE 2. Computer model receptor points on source property line and beyond



FIGURE 3. Recommended Noise Control Solutions, Barriers shown in Orange around GRTUs and AHUs

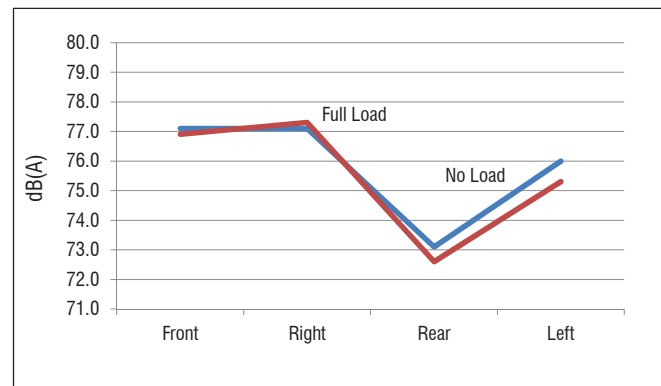
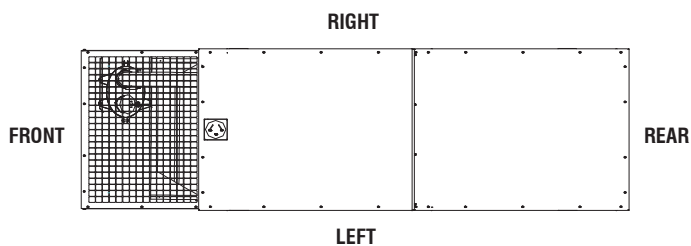
APPENDIX A

MANUFACTURER NOISE DATA

LEVEL 2 ACOUSTIC ENCLOSURE SD300 10.3L FPT

60Hz NO-LOAD DATA, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1000	2000	4000	8000	dB(A)
FRONT	45.9	57.9	62.8	67.0	73.2	71.6	65.6	64.9	60.7	77.1
RIGHT	43.9	61.4	64.9	67.3	70.7	73.0	68.8	62.7	58.1	77.1
REAR	40.1	55.9	62.1	65.2	68.1	68.2	61.7	54.9	49.2	73.1
LEFT	41.5	58.9	65.7	64.9	71.4	70.8	66.9	60.1	56.2	76.0
AVERAGE	42.9	58.5	63.9	66.1	70.9	70.9	65.7	60.6	56.0	75.8

60Hz FULL-LOAD DATA, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									
	31.5	63	125	250	500	1000	2000	4000	8000	dB(A)
FRONT	46.9	58.3	64.5	68.6	73.1	69.1	67.5	65.2	61.3	76.9
RIGHT	44.0	60.6	66.4	67.8	72.4	70.8	69.2	64.9	61.6	77.3
REAR	41.9	57.4	62.7	65.0	68.6	65.5	60.7	56.2	53.9	72.6
LEFT	43.4	60.6	66.6	65.4	71.5	67.6	64.7	61.2	60.4	75.3
AVERAGE	44.0	59.2	65.1	66.7	71.4	68.2	65.5	61.9	59.3	75.6



1. All positions at 23 feet (7 meters) from side faces of generator set.
2. Test conducted on a 100 foot diameter asphalt surface.
3. Sound pressure levels are subject to instrumentation, installation and testing conditions.

**TRANE®**

Job Name: Clover
 Prepared By: Impact Engineering
 Unit Tag: 15 Ton
 Quantity: 1

Trane Voyager Gas/Electric Packaged Rooftop

Unit Overview - YHD180G4RHB**00B1A10000000000000000000000

Application	Unit Size	Supply Fan		External Dimensions (in.)			Weight		EER	IEER/SEER
Gas/Electric	15 Ton	Airflow	External Static Pressure	Height	Width	Length	Minimum	Maximum	12.1 EER	14.00
		6000 cfm	1.000 in H2O	66.250 in	84.188 in	121.688 in	2241.0 lb	2663.0 lb		

Unit Features

Panels/Filters Std panels/2" pltd filters MERV 8

Unit Electrical

Voltage/phase/hertz	460/60/3
MCA	33.00 A
MOP	45.00 A



Controls

Unit Controls Reliatel

Cooling Section

Entering Dry Bulb	80.00 F	Capacity	
Entering Wet Bulb	67.00 F	Gross Total	180.52 MBh
Ambient Temp	95.00 F	Gross Sensible	142.17 MBh
Leaving Coil Dry Bulb	58.06 F	Net Total	171.67 MBh
Leaving Coil Wet Bulb	57.30 F	Net Sensible	133.32 MBh
Leaving Unit Dry Bulb	59.77 F	Fan Motor Heat	8.85 MBh
Leaving Unit Wet Bulb	57.96 F	Refrig Charge-circuit 1	13.0 lb
Refrigeration System Options		Refrig Charge-circuit 2	8.5 lb
Leaving Dew Point	56.82 F		

Heating Section

Heat Type	Gas
Heating Stages	2
Output Heating Capacity	280.00 MBh
Heating EAT	55.00 F
Heating LAT	98.01 F
Heating Temp Rise	43.01 F

Fan Section

Indoor Fan Data		Outdoor Fan Data	
Type	FC Centrifugal	Type	Propeller
Drive Type	Belt	Fan Quantity	2
Indoor Fan Performance		Drive Type	Direct
Airflow	6000 cfm	Outdoor Fan Performance	
Design ESP	1.000 in H2O	Outdoor Motor Power	0.89 kW
Component SP	0.040 in H2O	Condenser Fan FLA	1.35 A
Total SP	1.058 in H2O	Exhaust Fan Performance	
Indoor Motor Operating Power	2.81 bhp	Exhaust Fan FLA	4.80 A
Indoor Motor Power	2.09 kW		
Indoor RPM	709 rpm		

Compressor Section

Power	12.28 kW
Circuit 1 RLA	14.70 A
Circuit 2 RLA	7.00 A

Accessories

Roof curb yes

Acoustics

Sound Path	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Ducted Discharge	87 dB	82 dB	76 dB	79 dB	72 dB	70 dB	69 dB	63 dB
Ducted Inlet	91 dB	82 dB	74 dB	70 dB	65 dB	60 dB	60 dB	53 dB
Outdoor Noise	89 dB	97 dB	94 dB	92 dB	89 dB	83 dB	79 dB	75 dB

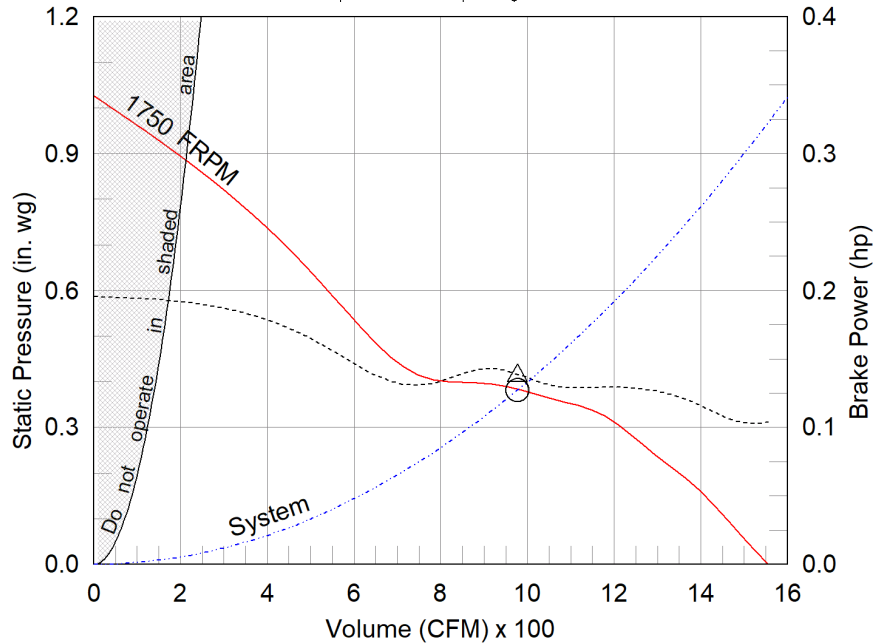
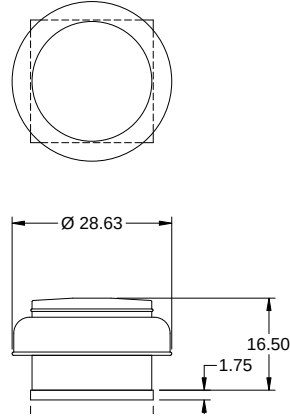
Model: AE-12-433-A4

Propeller Hooded Roof Direct Drive Exhaust Fan

Dimensional	
Quantity	1
Weight w/o Acc's (lb)	41
Weight w/ Acc's (lb)	43
Max T Motor Frame Size	0
Roof Opening (in.)	14.5 x 14.5

Performance	
Requested Volume (CFM)	1,000
Actual Volume (CFM)	976
Total External SP (in. wg)	0.381
Fan RPM	1750
Operating Power (hp)	0.14
Elevation (ft)	663
Airstream Temp.(F)	75
Air Density (lb/ft3)	0.073
Tip Speed (ft/min)	5,498
Static Eff. (%)	43

Motor	
Motor Mounted	Yes
Size (hp)	1/4
Voltage/Cycle/Phase	115/60/1
Enclosure	ODP
Motor RPM	1750
Windings	1



- △ Operating Bhp point
- Operating point at Total External SP
- Fan curve
- System curve
- Brake horsepower curve

Static Pressure Calculations

External SP	0.4 in. wg
Direct Drive RPM Adjustment	-0.019 in. wg
Total External SP	0.381 in. wg

Sound Power by Octave Band

Sound Data	62.5	125	250	500	1000	2000	4000	8000	LwA	dBA	Sones
Inlet	80	77	76	68	64	63	59	53	72	61	11.1

Notes:

All dimensions shown are in units of in.
*Please consult factory for actual motor amp draw
LwA - A weighted sound power level, based on ANSI S1.4
dBA - A weighted sound pressure level, based on 11.5 dB
attenuation per Octave band at 5 ft - dBA levels are not
licensed by AMCA International
Sones - calculated using AMCA 301 at 5 ft



Acoustic Analysis Report

Project	GRW
Date	September 13, 2019

PROJECT: GRW
LOCATION:
DATE: SEPTEMBER 13, 2019
REVISION:

REP NAME:
REP OFFICE:
ENGINEER:
CONTRACTOR:



General Unit Information:

Model: GRW

Tag: Unit 1

Casing: 0.08 Aluminum

Insulation Type: 3.5" Fiberglass

Liner: 0.08 Aluminum

Latent Fans: APM Size 27 Dual

Airflow: 22,000 CFM

TSP: 4.11 in.w.g.

Fan Speed: 1456 RPM

Sensible Fans: APD Size 355 Dual

Airflow: 4,070 CFM

TSP: 3.23 in.w.g.

Fan Speed: 2365 RPM

Compressors:

Qty 3 ZPDT31 Digital Tandem

Qty 3 ZPDT36 Digital Tandem

Cond Fans

Qty 6 33" fans, ~860 RPM, 10 degrees

Sound Analysis Definitions:

Sum = Logarithmic addition of sound sources less attenuation of components and adjustment for receiver distance.

Target = target sound pressure level at a specified distance

Current = A-weighted sound pressure (dBA) or sound power (LwA) level of the sum values

PROJECT: GRW
 LOCATION:
 DATE: SEPTEMBER 13, 2019
 REVISION:

REP NAME:
 REP OFFICE:
 ENGINEER:
 CONTRACTOR:



CONDENSER FANS

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Condenser Fan 1	78	74	74	72	71	70	65	53	
Condenser Fan 2	78	74	74	72	71	70	65	53	
Condenser Fan 3	78	74	74	72	71	70	65	53	
Condenser Fan 4	78	74	74	72	71	70	65	53	
Condenser Fan 5	78	74	74	72	71	70	65	53	
Condenser Fan 6	78	74	74	72	71	70	65	53	
Receiver	-24	-24	-24	-24	-24	-24	-24	-24	
Sum	62	58	58	56	55	54	49	37	

Target:

Current: 60 dBA

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

LATENT FANS RADIATED

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Supply Fan - Dual	89	92	98	93	90	85	80	77	
Breakout - <i>Cabinet Attenuation</i>	-11	-15	-20	-31	-38	-40	-40	-40	Thermoshield Cabinet
Receiver	-24	-24	-24	-24	-24	-24	-24	-24	
Sum	54	53	54	38	28	21	16	13	

Target:

Current: 46 dBA

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

PROJECT: GRW
 LOCATION:
 DATE: SEPTEMBER 13, 2019
 REVISION:

REP NAME:
 REP OFFICE:
 ENGINEER:
 CONTRACTOR:



LATENT FANS AT FA INLET

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Supply Fan - Dual	83	88	96	87	81	79	75	72	Inlet
4 Row Coil	0	-3	-3	-5	-6	-6	-8	-8	
6 Row Coil	0	-3	-5	-5	-7	-7	-9	-8	
6 Row Coil	0	-3	-5	-5	-7	-7	-9	-8	
4" Panel Filter	0	-1	-1	-2	-1	-3	-4	-4	
Receiver	-24	-24	-24	-24	-24	-24	-24	-24	
Sum	59	54	58	46	36	32	21	20	

Target:

Current: 51 dBA

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

SENSIBLE FANS RADIATED

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Sensible Fan - Dual	84	83	85	82	82	78	75	70	
Breakout - <i>Cabinet Attenuation</i>	-11	-15	-20	-31	-38	-40	-40	-40	Thermoshield Cabinet
Receiver	-24	-24	-24	-24	-24	-24	-24	-24	
Sum	49	44	41	27	20	14	11	6	

Target:

Current: 35 dBA

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

PROJECT: GRW
 LOCATION:
 DATE: SEPTEMBER 13, 2019
 REVISION:

REP NAME:
 REP OFFICE:
 ENGINEER:
 CONTRACTOR:



SENSIBLE FAN AT FA INLET

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
Sensible Fan - Dual	84	83	85	78	73	73	70	66	Inlet
4 Row Coil	0	-3	-3	-5	-6	-6	-8	-8	
4" Panel Filter	0	-1	-1	-2	-1	-3	-4	-4	
Receiver	-24	-24	-24	-24	-24	-24	-24	-24	
Sum	60	55	57	47	42	40	34	30	
Target:									
Current: 51 dBA (NC 49 / RC 43)									

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

COMPRESSORS RADIATED

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
ZPDT36 Compressor 1	73	63	71	78	79	80	76	71	
ZPDT36 Compressor 2	73	63	71	78	79	80	76	71	
ZPDT36 Compressor 3	73	63	71	78	79	80	76	71	
ZPDT31 Compressor 1	68	57	62	76	76	79	73	69	
ZPDT31 Compressor 2	68	57	62	76	76	79	73	69	
ZPDT31 Compressor 3	68	57	62	76	76	79	73	69	
Breakout - <i>Cabinet Attenuation</i>	-11	-15	-20	-31	-38	-40	-40	-40	Thermoshield Cabinet
Receiver	-24	-24	-24	-24	-24	-24	-24	-24	
Sum	43	29	32	31	24	24	19	15	
Target:									
Current: 32 dBA									

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

PROJECT: GRW
 LOCATION:
 DATE: SEPTEMBER 13, 2019
 REVISION:

REP NAME:
 REP OFFICE:
 ENGINEER:
 CONTRACTOR:



COMPRESSORS AT FA INLET

Element	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz	Comments
ZPDT36 Compressor 1	73	63	71	78	79	80	76	71	
ZPDT36 Compressor 2	73	63	71	78	79	80	76	71	
ZPDT36 Compressor 3	73	63	71	78	79	80	76	71	
ZPDT31 Compressor 1	68	57	62	76	76	79	73	69	
ZPDT31 Compressor 2	68	57	62	76	76	79	73	69	
ZPDT31 Compressor 3	68	57	62	76	76	79	73	69	
Breakout - <i>Cabinet Attenuation</i>	-11	-14	-17	-23	-29	-35	-35	-35	Internal Walls
Receiver	-24	-24	-24	-24	-24	-24	-24	-24	
Sum	43	30	35	39	33	29	24	20	

Target:

Current: 39 dBA

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

SINGLE UNIT SUMMATION

Path	63Hz	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	8KHz
Condenser Fans	62	58	58	56	55	54	49	37
Latent Fans Radiated	54	53	54	38	28	21	16	13
Latent Fans at FA inlet	59	54	58	46	36	32	21	20
Sensible Fans Radiated	49	44	41	27	20	14	11	6
Sensible Fan at FA inlet	60	55	57	47	42	40	34	30
Compressors Radiated	43	29	32	31	24	24	19	15
Compressors at FA Inlet	43	30	35	39	33	29	24	20
Sum	65	61	63	57	55	54	49	38

Current: 61 dBA

Notes:

Sound data created by theoretical methods

Sound pressure calculated at a distance of 20 feet using a directivity factor (Q) of 2 assuming one reflective surface. The environment influences sound pressure, therefore dBA levels cannot be guaranteed.

AIR FLOW DATA

SYSTEM SIZE	36K	48K	58K
Outdoor (CFM)	2,130	4,500	4,415

SOUND PRESSURE

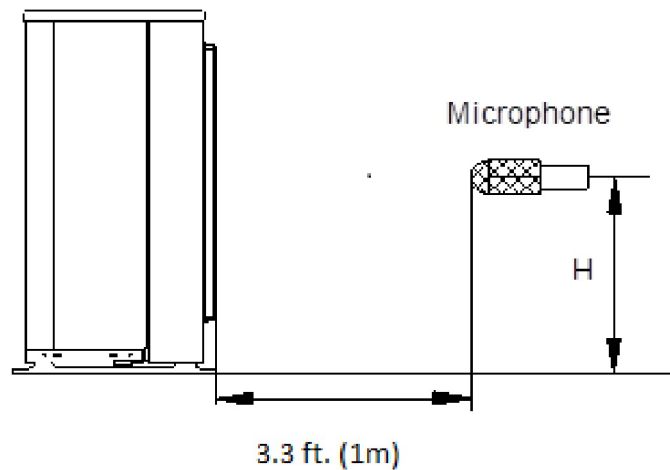
SYSTEM SIZE		36K	48K	58K
Outdoor sound pressure level	dBa	63	62.5	64

SOUND PRESSURE IN OCTAVE BANDS

SIZE	Frequency (Hz)	63	125	250	500	1000	2000	4000	8000
36K	Cooling dB(A)	51.3	59.2	56.3	51.3	49.4	46.8	42.6	35.7
	Heating dB(A)	53.8	62.3	60.8	53.7	52.0	48.4	45.8	37.8
48K	Cooling dB(A)	59.2	61.6	55.9	58.1	59.6	51.9	47.8	43.8
	Heating dB(A)	65.1	66.1	61.3	59.7	58.2	54.1	47.5	43.6
58K	Cooling dB(A)	22.9	41.3	46.6	50.1	50.8	52.6	46.0	40.4
	Heating dB(A)	30.0	46.8	48.4	52.0	54.3	52.8	43.7	41.3

OUTDOOR UNIT SOUND PRESSURE TEST CONDITIONS

Outdoor Unit



NOTE: $H = 0.5 \times \text{Height of outdoor unit}$

	INDOOR CONDITION		OUTDOOR CONDITION	
	DB	WB	DB	WB
Cooling	80.6F (27C)	66.2F (19C)	95F (35C)	75.2F (24C)
Heating	68F (20C)	59F (15C)	44.6F (7C)	42.8F (6C)

APPENDIX B

MODELING RESULTS

TABLE IV. Estimated nighttime octave-band sound levels without mitigation (dB re: 20 μ Pa)

Receptor	63	125	250	500	1000	2000	4000	8000	dBA
R01	26	24	25	<20	20	<20	<20	<20	23
R02	32	31	32	25	23	<20	<20	<20	28
R03	34	34	33	28	25	22	<20	<20	31
R04	36	39	36	33	29	24	<20	<20	34
R05	36	41	38	35	32	27	20	<20	37
R06	39	44	41	40	37	30	21	<20	41
R07	40	44	41	39	37	30	20	<20	41
PL01	51	58	53	51	49	43	38	30	54
PL02	51	55	50	49	46	41	35	27	51
PL03	42	42	41	36	34	34	28	<20	40
PL04	47	46	48	45	43	42	36	22	48
PL05	49	48	52	46	44	43	37	24	50
PL06	42	39	43	39	37	36	29	<20	43
PL07	36	35	35	30	35	30	22	<20	38
PL08	40	43	38	36	38	31	22	<20	41
PL09	44	50	44	43	42	35	27	<20	46
PL10	45	51	46	45	43	37	30	<20	47
PL11	48	55	51	49	48	42	36	24	52
PL12	49	56	52	51	49	43	37	27	53
PL13	49	55	50	49	47	41	35	25	51
PL14	55	62	57	56	54	48	43	36	58
Medway Noise Ordinance	67	55	48	42	38	35	32	28	-

TABLE V. Estimated nighttime octave-band sound levels with mitigation (dB re: 20 μ Pa)

Receptor	63	125	250	500	1000	2000	4000	8000	dBA
R01	26	22	23	18	15	10	-6	-54	20
R02	32	30	30	23	20	15	4	-25	26
R03	34	32	33	27	24	21	11	-16	30
R04	36	33	31	27	26	22	12	-12	31
R05	34	37	33	29	25	20	10	-12	31
R06	35	39	34	32	27	19	8	-16	33
R07	34	39	34	32	26	18	7	-19	32
PL01	45	51	45	42	37	29	23	13	43
PL02	45	46	41	39	35	29	23	13	40
PL03	42	39	39	35	32	29	21	3	38
PL04	47	44	45	39	37	35	28	13	43
PL05	49	45	47	40	37	35	29	15	44
PL06	42	38	39	35	32	29	20	7	38
PL07	37	32	32	29	26	22	13	-5	31
PL08	34	34	29	25	24	19	10	-2	28
PL09	36	40	36	31	26	20	11	-5	33
PL10	37	40	37	32	27	21	12	-2	34
PL11	40	45	40	36	31	24	17	5	38
PL12	42	47	42	38	32	25	18	7	39
PL13	41	46	41	37	31	24	18	6	38
PL14	48	52	47	43	38	31	26	17	45
Medway Noise Ordinance	67	55	48	42	38	35	32	28	-

Susan Affleck-Childs

From: Ron Dempsey <ron@noise-control.com>
Sent: Thursday, October 03, 2019 3:42 PM
To: Susan Affleck-Childs
Subject: RE: Medway - Marijuana facility #2 - 4 Marc Road

Hello Susan,

I have reviewed the updated noise plan and it appears that NEO has addresses many of my comments from below. They have included predictions of noise levels and included source data that should ensure that the facility does not have the same issues as the 2 Marc Rd facility had initially. For reference I have numbered my comments on the initial plan to list the improvements they have made to the plan below:

- 1) The preliminary nature of the plan has been addressed and fleshed out.
- 2) The acoustical consultant has been identified as Acentech, which has qualified people on staff.
- 3) The cogen equipment is identified as being selected to meet appropriate noise requirements, but will not be initially installed.
- 4) Noise modeling has been performed and results presented.
- 5) The updated plan contains the items requested for initial reports and references a plan for the remaining documents.
- 6) The updated plan specifically references the Town of Medway noise ordinance and that the facility will meet it.
- 7) The predictions show that the facility will meet the noise limits with the treatments selected.
- 8) The updated plan still assumes that the post construction survey will pass, but does include potential additional mitigation measures to be taken if necessary.

The one piece of information that I did not see in the report was the location of the noise prediction locations with reference to the site. I assume they are in Acentech's report, but did not make it into this document.

Ron Dempsey
Noise Control Engineering, LLC
978-584-3025 (direct line)
www.noise-control.com

From: Ron Dempsey
Sent: Wednesday, August 21, 2019 4:00 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: RE: Medway - Marijuana facility #2 - 4 Marc Road

Hello Susan,

Here are my comments on the documents that you sent me:

Noise Mitigation Plan

- 1) The plan is very generalized at the moment, it includes all the correct features, but some clarifications could be provided.

- 2) The acoustical consultant is not identified, but does specify that all noise control measures will be designed by a licensed PE. NCE was contacted by NEO about serving as their consultant, but we have declining due to our connection with the Town of Medway.
- 3) Cogen Equipment is assumed to be installed with "industrial grade" silencers. This grade is likely too low if the equipment is to be operating full time, however it is assumed that this will be identified in the noise predictions.
- 4) Noise modeling and source strength sections are in line with general best practices, but will need to be fleshed out in the eventual reports
- 5) The plan identifies four documents that will be produced that the Town of Medway should want to see:
 - o Sound Study Plan, prepared by their consultant to flesh out all the details from this document
 - o Design Report, including baseline noise measurements and predicted operational noise levels
 - o Noise Test Plan, identifying noise measurement methods for determining compliance (may be included in the Sound Study Plan)
 - o Operational Test Report, presenting the results of operational testing at the facility to determine compliance
- 6) The plan is generalized in that it mentions a review of state and local noise limits, with the development of an applicable criteria. This does not specifically say they will meet the noise limits and this should be stated clearly as I expect the Town will expect them to meet the Town noise limits.
- 7) The mitigation section is reasonable for the generalized plan, however the 2 Marc Rd facility required treatments above those listed for consideration
- 8) The post construction testing section does not include any procedures for identification and remediation of any measured noise excesses. This should be included to ensure that if there are noise issues, NEO will work to fix them.

Site Plan

- Mechanical Pad is located on the side of the building closest to the Lally's at 35 Coffee St. They will likely see the most impact due to noise.

Ron Dempsey

Noise Control Engineering, LLC

978-584-3025 (direct line)

www.noise-control.com

From: Susan Affleck-Childs <sachilds@townofmedway.org>

Sent: Thursday, August 8, 2019 11:33 AM

To: Ron Dempsey <ron@noise-control.com>

Subject: Medway - Marijuana facility #2 - 4 Marc Road

Ron,

The Medway Planning and Economic Development Board has received a special use permit zoning application to use an existing 29,000+ sq. ft., industrial building at 4 Marc Road for the cultivation and processing of marijuana for adult recreational use. They will be undertaking a comprehensive retrofit of the building to accommodate the new use. As a required part of the application, a noise mitigation plan has been provided. See attached. I have also attached the site plan, floor plan, and project description. YES . . . this site is immediately to the west of the 2 Marc Road project with which you are already familiar!!

The Medway Zoning Bylaw requires the submittal of *"a comprehensive noise mitigation plan prepared by a qualified acoustical consultation (whose qualifications include Institute of Noise Control Engineering (INCE) board certification or*

equivalent experience). I do not know who prepared the submitted noise plan as attached. I have asked the applicant for that information.

Would you prepare a fee estimate to review this document and provide your written comments and recommendations? Please be advised that we will probably also need you to review a revised plan if the Planning and Economic Development Board determines that the initial plan is incomplete or insufficient, based on your feedback, of course! Would you be able to put together a fee estimate/proposal and email it to me by Monday? I have a Board meeting Tuesday night and the Board needs to approve the fees for all outside consultants.

The public hearing on this project will begin August 27th. I hope you can provide your review comments to me by August 21?

Please let me know if there is any additional information you need.

Best regards,

Susy

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

Susan Affleck-Childs

From: Lally, John - 0666 - MITLL <jlally@ll.mit.edu>
Sent: Tuesday, October 08, 2019 11:49 AM
To: Susan Affleck-Childs
Subject: 4 Marc Rd.
Attachments: NEO_MonPnts.jpg; NEO_Barriers.jpg; p632403
_-_neoorganics_medway_facility_-_acentech_letter_9-25-19.pdf;
neo_noise_plan_-_updated_and_received_9-27-19_JL_Annos_08Oct2019.docx

Hi Susy,

I do plan on attending the public hearing this evening. Just in case something happens that prevents me from attending, I'm sending this email along to make sure it's available to the Planning and Economic Development Board during the 4 Marc Rd permitting process, and to make sure the information contained in this email and attachments are included in the public record associated with the 4 Marc Rd permit application(s). Please feel free to distribute this email and attachments as you see fit.

The major concerns are as follows:

- 1.) The first major concern is the quantity of noise sources and how from time to time (or worse, always/frequently...) they may add constructively (esp. for noise sources of same make and model, and/or on same power source) to produce louder sound than what is currently estimated and designed to mitigate against.

There appears to be 30 noise sources: The 28 shown in figure 1 in the letter from Acentech to NEO, plus the 300kW generator and 2000kVA transformer.

It would really be a horrible outcome to yet again end up with another facility that transmits non-compliant noise to the neighborhood, due to noise sources adding as correlated noise when estimates were done as uncorrelated.

I therefore respectfully request the Towns Noise consultant please assess the impact of constructive interference of the noise sources and make recommendations to mitigate as warranted.

- 2.) The second major concern is the relatively small margin in the Noise Mitigation Plan. Tables III and V in the mitigation plan show one value exceeding Medway's Noise Bylaw, 2 values right at the limit, and 7 others only 1dB below the limit. It's not hard to imagine margins this small not surviving through design, build, and operations.

I therefore respectfully request the Towns Noise consultant perform tolerance & margin of error analyses, and make recommendations as warranted to make sure noise from the 4 Marc Rd facility remains below Medway's Noise Bylaw limits across the full tolerance range of Noise Sources, Noise Mitigation measures, modeling & simulation margin of error, operational lifetime of the facility etc.

- 3.) The third major concern is that Acentech recommends in their letter of 25Sep2019, Pg1 under TABLE I (highlighted in the attached) that based on their experience, nighttime noise levels at nearest residences should not exceed ~30dBA. I infer from this recommendation that noise levels above ~30dBA during the nighttime are (or can be) detrimental.

The highest monetary use of our families property as currently zoned (AR1) is for residences. The minimum rear setback in AR1 is 15ft, so as currently zoned to achieve highest and best use of our property a residence may be placed 15ft from our property line adjacent to the 4 Marc Rd facility.

Based on Acentech's own recommendation, nighttime noise levels should be kept below ~30dBA at residences. If noise levels from the 4 Marc Rd facility, 15ft onto our families property were allowed to exceed ~30dBA we may have to increase the rear set back from our property line adjacent to the 4 Marc Rd facility to protect residences from the 4 Marc Rd noise. This likely will reduce residence density and therefore property value. This is backwards: Residences should not have to take measures to protect themselves from the 4 Marc Rd facility, the 4 Marc Rd facility should be taking measures to protect residences and residents property.

I therefore respectfully request that noise from the 4 Marc Rd facility be kept below Acentechs recommended ~30dBA during nighttime hours at a distance of 15ft onto our families property, and that modeling, simulation, and testing be required in the permit to ensure that happens. Please see the NEO_MonPnts attachment for some additional monitoring points on our families property that might be considered. We will provide access to our property for these or any other monitoring points that may be required.

- 4.) The fourth major concern is verification of the Estimated Property Line Nighttime Sound Levels in TABLE III and V of the plan. The Equipment sound power levels shown in TABLE II of the plan are considerably higher than the limits in Medway's Noise Bylaw, yet it appears that only 2 types of noise sources (GRTU-1 & AHU-1) will have sound barriers around them. That leaves the other 24 noise sources (9 different types) without sound barriers, which I'm assuming must then rely on the attenuation across the distance to the property line to meet Medway's Noise Bylaw limits, which I hope is not optimistic. In addition I haven't been able to find Manufactures noise data for several of the noise sources and attenuation barriers.

I therefore respectfully request the Towns Noise consultant please verify that all estimated Sound Levels in TABLES III & V of the plan are correct and any/all assumptions used in determining the estimates are reasonable and also verify Noise Source and Noise Mitigation manufacturer specifications that were used to produce the estimates are also correct.

In addition to the above major concerns and requests I have added more detailed questions and comments to the Noise Mitigation Plan and added a water mark to clearly identify I've done so. See attached Noise Plan converted to Word.

For convenience, below is brief summary of those questions/comments:

- 1.) Modeling & Simulation Questions:
 - a. Was the maximum "plus-tolerance" used for Noise Sources?
 - b. Was the minimum "minus-tolerance" used for Noise Mitigation/attenuation measures.
 - c. Were any/all of the noise sources treated as correlated?
 - i. Is it possible for any of the noise sources to produce correlated noise, especially if running off the same power source and/or are the same make and model, and very especially if multiple noise sources are contained within the same unit?
 - d. In TABLES III & V there's 2 values right at the limit of Medway's Noise Bylaw and 7 others only 1dB below. Is that sufficient design margin for the noise levels to remain at or below Medway's Noise Bylaw limits when the following are accounted for:
 - i. Tolerance on Manufacturers Noise Source Data.
 - ii. Tolerance on Manufacturers Noise Mitigation/Attenuation data.
 - iii. Noise source correlations if any (i.e. noise constructive interference)
 - iv. Margin of error of the simulation and modeling process.
 - v. Operational lifetime of the facility.
- 2.) Noise Source Location Questions:
 - a. Where is the planned location for the 300kW generator?
 - b. Where is the planned location for the 2000kVA transformer?

- c. In Figure 3 of Acentechs letter to NEO is a fourth barrier missing for AHU-1 in the West-North corner of the building? (see NEO_Barriers attachment)
- d. Was any consideration given to locating some/all of the GRTU-1's on the industrial side (East) of the building?
 - i. If no, why not?
 - ii. If yes, what were the sound differences at the property lines and residential receptors.

3.) Sound Data Questions:

- a. Couldn't find Noise Datasheets in the plan for: GPCU-1, GPCU-2, CU-1, CU-2, DCU, & 2000kVA Transformer, can those be provided?
- b. Could not match TABLE II entries for 300kW Generator to GENERAC data sheet (assuming GENERAC data sheet applies to 300kW Generator), is there a Noise data sheet for the 300kW generator that matches the entries in TABLE II that can be provided?
- c. What Noise Source(s) does the Price Noise Control Acoustic Analysis Report apply to?
- d. Where in the Mitigation Plan are the specs for the attenuation barriers?

Respectfully Submitted,
John Lally
35 Coffee Street
Medway, MA 02053

Noise Control Engineering, LLC



85 Rangeway Road
Building 2, Floor 2
BILLERICA MA 01862
PHONE: 978-670-5339
FAX: 978-667-7047
E-mail: ron@noise-control.com

TO: Susan Affleck-Childs
FROM: Ronald Dempsey [{ron@noise-control.com}](mailto:ron@noise-control.com)
DATE: October 23, 2019
SUBJECT: **Response to John Lally Comments**
4 Marc Road, Medway, MA

Noise Control Engineering LLC (NCE) has reviewed the comments provided by Mr. John Lally with respect to the proposed cannabis growing facility to be located at 4 Marc Road in Medway, Massachusetts. Mr. Lally sent a number of comments via email to the Town of Medway and presented them at the public hearing of the Planning and Economic Development Board Meeting on October 8. NCE has responded to Mr. Lally's email comments below with his words included for reference.

- 1.) The first major concern is the quantity of noise sources and how from time to time (or worse, always/frequently...) they may add constructively (esp. for noise sources of same make and model, and/or on same power source) to produce louder sound than what is currently estimated and designed to mitigate against.

There appears to be 30 noise sources: The 28 shown in figure 1 in the letter from Acentech to NEO, plus the 300kW generator and 2000kVA transformer.

It would really be a horrible outcome to yet again end up with another facility that transmits non-compliant noise to the neighborhood, due to noise sources adding as correlated noise when estimates were done as uncorrelated.

I therefore respectfully request the Towns Noise consultant please assess the impact of constructive interference of the noise sources and make recommendations to mitigate as warranted.

The noise prediction methods detailed in the Acentech report do assume that the noise levels are uncorrelated. The standard referenced, ISO 9613-2, does not provide methods for calculating noise levels from correlated sources. Typically, this assumption is acceptable for this type of noise prediction, outdoor propagation from separated sources, unlike interior noise predictions.

- 2.) The second major concern is the relatively small margin in the Noise Mitigation Plan. Tables III and V in the mitigation plan show one value exceeding Medway's Noise Bylaw, 2 values right at the limit, and 7 others only 1dB below the limit. It's not hard to imagine margins this small not surviving through design, build, and operations.

I therefore respectfully request the Towns Noise consultant perform tolerance & margin of error analyses, and make recommendations as warranted to make sure noise from the 4 Marc Rd

facility remains below Medway's Noise Bylaw limits across the full tolerance range of Noise Sources, Noise Mitigation measures, modeling & simulation margin of error, operational lifetime of the facility etc.

There does not exist enough data to perform the requested analysis. The provided manufacturer noise data does not include tolerances or margins of error and, in NCE's experience, it is unlikely to exist for such equipment. The ISO 9613-2 prediction standard provides an overall ± 3 dB estimated accuracy for the calculated sound pressure levels at receiver locations. Under ideal circumstances, the predicted noise levels would be at least 3 dB below the Town of Medway noise ordinance levels. However, the specified measurements will provide an opportunity to determine if there are any excesses to the town limits due to under prediction.

- 3.) The third major concern is that Acentech recommends in their letter of 25Sep2019, Pg1 under TABLE I (highlighted in the attached) that based on their experience, nighttime noise levels at nearest residences should not exceed ~30dBA. I infer from this recommendation that noise levels above ~30dBA during the nighttime are (or can be) detrimental.

The highest monetary use of our families property as currently zoned (AR1) is for residences. The minimum rear setback in AR1 is 15ft, so as currently zoned to achieve highest and best use of our property a residence may be placed 15ft from our property line adjacent to the 4 Marc Rd facility.

Based on Acentech's own recommendation, nighttime noise levels should be kept below ~30dBA at residences. If noise levels from the 4 Marc Rd facility, 15ft onto our families property were allowed to exceed ~30dBA we may have to increase the rear set back from our property line adjacent to the 4 Marc Rd facility to protect residences from the 4 Marc Rd noise. This likely will reduce residence density and therefore property value. This is backwards: Residences should not have to take measures to protect themselves from the 4 Marc Rd facility, the 4 Marc Rd facility should be taking measures to protect residences and residents property.

I therefore respectfully request that noise from the 4 Marc Rd facility be kept below Acentechs recommended ~30dBA during nighttime hours at a distance of 15ft onto our families property, and that modeling, simulation, and testing be required in the permit to ensure that happens. Please see the NEO_MonPnts attachment for some additional monitoring points on our families property that might be considered. We will provide access to our property for these or any other monitoring points that may be required.

The noise levels recommended by Acentech have no basis in the Town of Medway by-laws and are not currently enforceable. They exist only as recommendations from Acentech to their client as noise levels that are likely to reduce noise complaints.

- 4.) The fourth major concern is verification of the Estimated Property Line Nighttime Sound Levels in TABLE III and V of the plan. The Equipment sound power levels shown in TABLE II of the plan are considerably higher than the limits in Medway's Noise Bylaw, yet it appears that only 2 types of noise sources (GRTU-1 & AHU-1) will have sound barriers around them. That leaves the other 24 noise sources (9 different types) without sound barriers, which I'm assuming must then rely on the attenuation across the distance to the property line to meet Medway's Noise Bylaw limits, which I hope is not optimistic. In addition I haven't been able to find Manufactures noise data for several of the noise sources and attenuation barriers.

I therefore respectfully request the Towns Noise consultant please verify that all estimated Sound Levels in TABLES III & V of the plan are correct and any/all assumptions used in determining the estimates are reasonable and also verify Noise Source and Noise Mitigation manufacturer specifications that were used to produce the estimates are also correct.

NCE has not completely replicated the Acentech model to review the produced results. The one issue of not appears to be that the AHU at the northwest corner of the building does not appear to be included in the noise model. This source will likely require a barrier as seen on the other similar units. The manufacturer's data does not appear to be altered in any way and appears to be presented correctly for modeling purposes. NCE has reviewed the estimated noise levels provided by Acentech for the sources without manufacturer data and these are within reasonable ranges, however, there exists the possibility for significant variation without actual data. NCE does not see any reason to dismiss the prediction based on these values, provided that the AHU discrepancy is resolved.

1.) Modeling & Simulation Questions:

- a. Was the maximum "plus-tolerance" used for Noise Sources?
- b. Was the minimum "minus-tolerance" used for Noise Mitigation/attenuation measures.
- c. Were any/all of the noise sources treated as correlated?
 - i. Is it possible for any of the noise sources to produce correlated noise, especially if running off the same power source and/or are the same make and model, and very especially if multiple noise sources are contained within the same unit?
- d. In TABLES III & V there's 2 values right at the limit of Medway's Noise Bylaw and 7 others only 1dB below. Is that sufficient design margin for the noise levels to remain at or below Medway's Noise Bylaw limits when the following are accounted for:
 - i. Tolerance on Manufacturers Noise Source Data.
 - ii. Tolerance on Manufacturers Noise Mitigation/Attenuation data.
 - iii. Noise source correlations if any (i.e. noise constructive interference)
 - iv. Margin of error of the simulation and modeling process.
 - v. Operational lifetime of the facility.

There is currently no tolerance on the data provided. The international standard for this type of noise prediction assumes non-correlated sources and was used for the model. A margin of error exists in the prediction standard, but was not used (the margin is $\pm 3\text{dB}$). Measurements will be required to confirm compliance.

2.) Noise Source Location Questions:

- a. Where is the planned location for the 300kW generator?
- b. Where is the planned location for the 2000kVA transformer?
- c. In Figure 3 of Acentechs letter to NEO is a fourth barrier missing for AHU-1 in the West-North corner of the building? (see NEO_Barriers attachment)
- d. Was any consideration given to locating some/all of the GRTU-1's on the industrial side (East) of the building?
 - i. If no, why not?
 - ii. If yes, what were the sound differences at the property lines and residential receptors.

The items in a and b were not on the site plan provided to Acentech and may have moved since the analysis was performed. The barrier drawing does appear to include a noise source at the location of referenced, which eliminates the need for a barrier, this is in conflict with the mechanical plan and should be addressed by Acentech. Moving the GRTU would likely impact the interior layout of the building and was not given as an option to Acentech, at least to NCE's knowledge.

3.) Sound Data Questions:

- a. Couldn't find Noise Datasheets in the plan for: GPCU-1, GPCU-2, CU-1, CU-2, DCU, & 2000kVA Transformer, can those be provided?
- b. Could not match TABLE II entries for 300kW Generator to GENERAC data sheet (assuming GENERAC data sheet applies to 300kW Generator), is there a Noise data sheet for the 300kW generator that matches the entries in TABLE II that can be provided?
- c. What Noise Source(s) does the Price Noise Control Acoustic Analysis Report apply to?
- d. Where in the Mitigation Plan are the specs for the attenuation barriers?

Data sheets for some of those units are not provided because they were not available from the manufacturer, estimated levels have been used. The Generac data sheet is a recommendation for an enclosure to be provided for the generator. The Price report corresponds to the GRTU units. No specifications for barriers have been provided at this time. The assumption being that they will meet standard guidelines for acoustic barriers once designed.

Sound Barrier / Absorption Wall

PRODUCT SPECIFICATIONS



	Silent Protector (Absorptive)	Tuf Barrier (Reflective)
Panel Length	8 ft - 12 ft	8 ft. - 14 ft. (2.44 m - 4.27 m)
Panel Width	2.70 in (68.58 mm)	2.70 in (68.58 mm)
Panel Height	5.96 in $\pm$.10 (151.38 mm $\pm$ 0.25 mm)	5.96 in $\pm$.10 (151.38 mm $\pm$ 0.25 mm)
Weight	4.30 lbs/ft ² (21 kg/m ²)	Min. 4.10 lbs/ft ² (20 kg/m ²)
Absorptive	yes	n/a
Reflective	n/a	yes
STC Rating	up to 36	up to 32
NRC Rating	1.0	n/a
Plain Finish	yes	yes
Embossed Finish	n/a	yes

SOUND TRANSMISSION LOSS ASTM E90 / E413

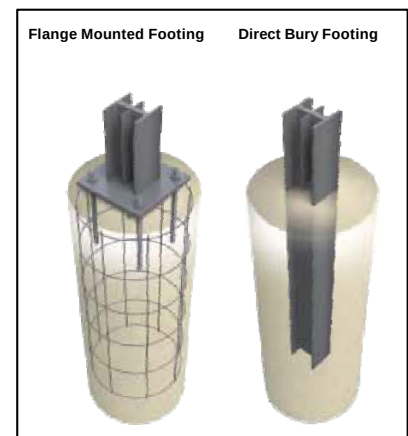
Octave Band Number	2	3	4	5	6	7	STC
Center Frequency (Hz)	125	250	500	1000	2000	4000	-
Silent Protector	20	21	26	40	40	44	STC 36
Tuf-Barrier	16	22	31	39	41	49	-

SOUND ABSORPTION COEFFICIENTS ASTM C423/E795

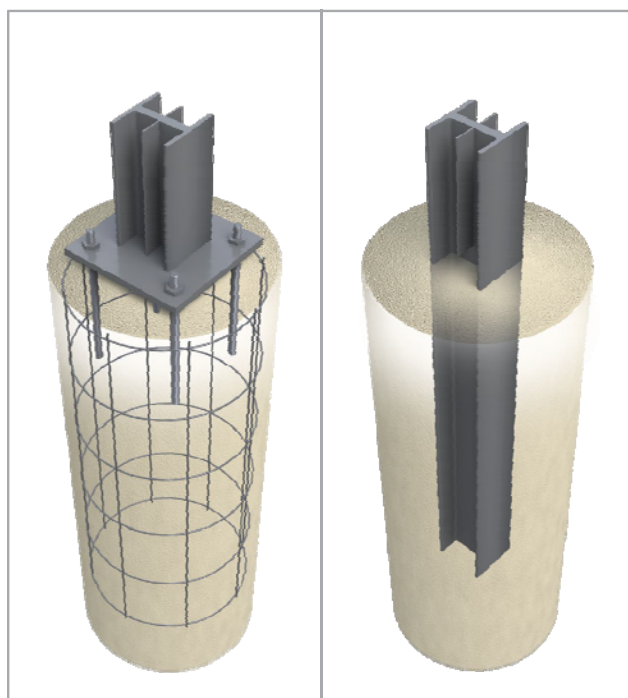
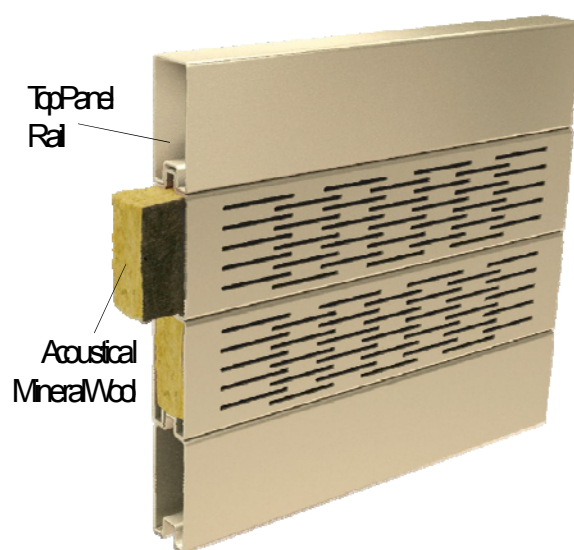
Octave Band Number	2	3	4	5	6	7	NRC
Center Frequency (Hz)	125	250	500	1000	2000	4000	-
Silent Protector	0.41	0.84	1.19	1.06	1	0.81	1.0



0.4 or less	Poor
0.5 to 0.6	Mediocre
0.6 to 0.7	Good
0.7 to 0.85	Very Good
> 0.85	Excellent
1.0	Silent Protector









Beige
SF-001



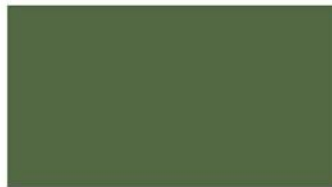
Taupe
SF-002



Dark Bronze
SF-003



Moss
SF-004



Courtyard
SF-005



Hunter Green
SF-006



Aloof Gray
SF-007



Standard Gray
SF-008



Charcoal
SF-009



Snowfall



Paris White



Sandstone

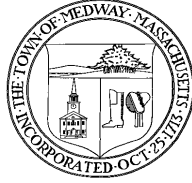
Acoustically Absorbent, High Transmission Loss Barrier Wall System



- PVC absorptive sound barrier wall system with acoustical mineral wool.
- Noise reduction coefficient



- PVC reflective sound barrier wall system.
 - Blocks and reflects unwanted noise
 - Graffiti and tagging can be easily removed.
-



November 12, 2019

**Medway Planning & Economic Development Board
Meeting**

Milway Auto – 50 Alder Street
Performance Security

- Tetra Tech inspection punch list and performance security estimate

The Board is asked to vote to set the performance security amount of \$41,456.

Developer/owner Phil Anza has indicated he will secure an insurance bond for the performance security, but has not yet provided the information on which insurance company he plans to use. The company has to be approved by the Town Treasurer/Collector and an agreement executed by the Board, Mr. Anza, and the insurance company.

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

Cc:

From: Steven M. Bouley, P.E. – Tetra Tech 
Bradley M. Picard, E.I.T. – Tetra Tech

Date: October 23, 2019
(revised November 7, 2019)

Subject: 50 Alder Street Punch List

On October 22, 2019 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) conducted a punch list inspection of the 50 Alder Street site plan project in Medway, MA. The site was inspected, and a punch list and bond estimate generated of outstanding items which have not yet been completed or are deficient in quality.

The inspection was conducted using the following documents:

- A plan (Plans) set titled "Merrimack Building Supply, Site Plan for 20 Trotter Drive in Medway, Massachusetts", dated March 10, 2017, revised December 11, 2017, prepared by Guerrier & Halnon, Inc.
- A Special Permit Decision titled "Major Site Plan Review Decision, Milway Auto – 50 Alder Street, Approved with Waivers and Conditions" dated May 8, 2018.

TT 11/7/19 Update: TT visited the site to update the Punch List and Bond Estimate. Items ~~stricken~~ have been completed to date.

Missing Items

1. Sidewalk across site entrance. (Photo #1)
- ~~2. Proposed subbase shall be fine graded to proposed elevations. (Photo #2)~~
3. ~~Binder and~~ top course asphalt. **TT Update: Binder course has been placed, top will be placed in spring 2020.**
4. Cape cod berm.
5. Striping
6. Light fixtures on building. (Photo #3) **TT Update: 3 of the 4 fixtures have been installed.**
- ~~7. Erosion control pad. (Photo #4)~~
8. Landscaping
9. Install roof leader overflow devices.
10. Install inspection port road boxes to access inspection ports from parking surface. (Photo #5)
11. Remove erosion controls upon final stabilization of the site.
12. As-built Plans.

Deficiencies

- ~~13. Cap to be placed on retaining wall located on the north side of site by erosion control pad. (Photo #6)~~

These comments are offered as guides for use during the Town's review. The Applicant shall be advised that any absence of comment shall not relieve him/her of the responsibility to comply with the Approved Plans and Decision for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

**TETRA TECH**

Bond Estimate
50 Alder Street
Medway, Massachusetts
November 7, 2019

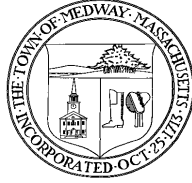
Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201

DESCRIPTION	QUANTITY	UNIT	UNIT COST ¹	ENGINEERS ESTIMATE
Mobilization	1	LS	\$1,500.00	\$1,500
Granite Curb Returns (sidewalk)	2	EA	\$475.00	\$950
Gravel Borrow (sidewalk)	5	CY	\$45.00	\$225
Fine Grading (Sidewalk)	15	SY	\$5.00	\$75
Concrete (sidewalk)	15	SY	\$55.00	\$825
Fine Grading (parking)	0	SY	\$5.00	\$0
HMA Binder Course	0	TON	\$135.00	\$0
Inspection Port Castings	0	EA	\$450.00	\$0
Cape Cod Berm	275	LF	\$10.00	\$2,750
HMA Top Course	97	TON	\$120.00	\$11,640
Striping	1	LS	\$800.00	\$800
Erosion Control Pad (drainage)	0	SY	\$60.00	\$0
Roof Leader Overflow Device	2	EA	\$200.00	\$400
Cap Retaining Wall	0	LS	\$1,000.00	\$0
Light Fixtures	1	EA	\$500.00	\$500
Landscaping	1	LS	\$5,000.00	\$5,000
Remove Erosion Controls	1	LS	\$500.00	\$500
As-Built Plans	1	LS	\$5,000.00	\$5,000
Legal Services	1	LS	\$3,000.00	\$3,000
Subtotal				\$33,165
25% Contingency				\$8,291
Total				\$41,456

Notes:

¹Unit prices are taken from the latest information provided on the MassDOT website. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 10/2018 - 10/2019. Quantities which are too small for accurate representation using the weighted bid pricing were estimated based on industry construction experience.

²Items shown in gray have changed since our previous estimate.



November 12, 2019
Medway Planning & Economic Development Board
Meeting

Applegate Subdivision

Last week, Barbara and I met with Michael Boynton and Dave D'Amico to discuss next steps for Applegate. There is general agreement with the idea for the PEDB to secure the Applegate bond funds from Needham Bank and have the Town coordinate the needed work. It is understood that the available funds (\$ 271,525) will not be sufficient to accomplish everything included on the approved plan and the most recent Tetra Tech bond estimate (attached along with my spreadsheet). I would ask that you consider voting your intent to proceed in this manner.

Also attached is the recent email I sent to Needham Bank and Rodenhiser Excavating on 11-7-19. As of Friday afternoon, I have not heard any response.

**TETRA TECH**

Bond Estimate
Applegate Farm - High Priority (DPW Recommendation)
Medway, Massachusetts
 October 7, 2019

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Mobilization	1	LS	\$13,010.58	\$13,011
Construction Services	1	LS	\$10,194.00	\$10,194
Adjust Castings Down	32	EA	\$425.00	\$13,600
Reclaim Binder/Berm	5,450	SY	\$6.00	\$32,700
Remove Damaged Sidewalk	26	CY	\$39.00	\$1,014
Fine Grading & Compacting-Roadway	5,450	SY	\$5.00	\$27,250
Excess Material Export	375	CY	\$30.00	\$11,250
Fine Grading & Compacting-Sidewalk	534	SY	\$5.00	\$2,670
HMA Binder Course-Roadway	761	TON	\$125.00	\$95,125
HMA Binder Course-Sidewalk	52	TON	\$125.00	\$6,500
HMA Berm	3,250	FT	\$10.00	\$32,500
Adjust Castings Up	32	EA	\$425.00	\$13,600
HMA Top Course-Roadway	442	TON	\$120.00	\$53,040
HMA Top Course-Sidewalk	38	TON	\$120.00	\$4,560
Vertical Granite Curbing	275	FT	\$52.00	\$14,300
Catch Basin Hoods	12	EA	\$450.00	\$5,400
Rehandled Topsoil	683	CY	\$35.00	\$23,905
Seed	2,050	SY	\$2.00	\$4,100
Line Striping	1	LS	\$500.00	\$500
Clean Drainage System	1	LS	\$6,000.00	\$6,000
Bounds	34	EA	\$600.00	\$20,400
Remove Erosion Controls	1	LS	\$3,000.00	\$3,000
As-Built Plans	1,747	LF	\$5.00	\$8,735
Engineering Services ²	1	LS	\$5,000.00	\$5,000
Legal Services	1	LS	\$3,000.00	\$3,000
2 Year Snow Plowing	1,747	LF/YR	\$2.50	\$8,735
2 Year Road Maintenance	1,747	LF/YR	\$2.00	\$6,988
2 Year Drainage Maintenance	1,747	LF/YR	\$2.00	\$6,988

Project Subtotal	\$433,686
25% Contingency	\$108,422
Total	\$542,108

Notes:

¹ Unit prices taken from the latest information provided by MassDOT. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 10/2018 - 10/2019.

² Unit pricing for this item is for engineering services associated with as-builts of houses and impervious cover on private lots to confirm if these areas match the stormwater analysis for the site.

**TETRA TECH**

Bond Estimate
Applegate Farm - Mid-Low Priority
Medway, Massachusetts
October 7, 2019

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Mobilization	1	LS	\$2,904.60	\$2,905
Street Trees	84	EA	\$650.00	\$54,600
Drainage Basin Landscaping	26	EA	\$400.00	\$10,400
Tree Pruning ²	1	LS	\$12,300.00	\$12,300
Extend Stone Walls ²	152	LF	\$100.00	\$15,200
Repair Electrical Box	1	LS	\$1,500.00	\$1,500

Project Subtotal	\$96,820
25% Contingency	\$24,205
Total	\$121,025

Notes:

¹ Unit prices taken from the latest information provided by MassDOT. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 10/2018 - 10/2019.

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

**TETRA TECH**

Bond Estimate
Applegate Farm - Low Priority (Coffee Street Off-Site Imp.)

Medway, Massachusetts

October 7, 2019

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Mobilization	1	LS	\$1,684.35	\$1,684
Erosion Controls	1	LS	\$1,500.00	\$1,500
Sawcutting	900	FT	\$3.00	\$2,700
Tree Removal (allowance) ²	2	EA	\$1,800.00	\$3,600
Excavation	180	CY	\$39.00	\$7,020
Gravel Borrow	140	CY	\$45.00	\$6,300
HC Ramp	20	SY	\$95.00	\$1,900
Drainage	1	LS	\$4,000.00	\$4,000
HMA Binder Course	68	TON	\$125.00	\$8,500
Type 3 Bituminous Curb	575	FT	\$10.00	\$5,750
HMA Top Course	45	TON	\$120.00	\$5,400
Sign/Mailbox Relocation	1	LS	\$1,000.00	\$1,000
Rehandled Topsoil	20	CY	\$35.00	\$700
Seed	70	SY	\$2.00	\$140
Remove Erosion Controls	1	LS	\$1,000.00	\$1,000
As-Built Plans	700	LF	\$5.00	\$3,500
Legal Services	1	LS	\$1,500.00	\$1,500
Project Subtotal				\$56,145
25% Contingency				\$14,036
Total				\$70,181

Notes:

¹ Unit prices taken from the latest information provided by MassDOT. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 10/2018 - 10/2019.

² Unit pricing for this item is an allowance for expected removal of trees as a result of construction of the proposed sidewalk along Coffee Street. It appears portions of the sidewalk may be located within the root zone or close to tree trunks.

PEDB PRIORITIES for Applegate Work	Tetra Tech Estimate of Town's Cost (3- 7-2018)	Needham Bank & Rodenhiser Excavating Scope and Budget	UPDATED Work Scope per DPW & Tetra Tech Bond Estimate (10-7-19)	Expenditures to Date	NOTES	Recently Submitted Invoices - Pending PEDB authorization to pay
Bond funds held by Needham Bank - \$290,969				\$ 290,969.00		
PEDB's TOP PRIORITIES - Subdivision Work						
Engineering - Tetra Tech Inspection Services	\$ 10,194.00	\$ -	\$ 10,194.00	\$ 10,194.00	Deposited to PEDB's construction observation revolving fund	
Mobilization			\$ 13,011.00			
Crack Filling (1500 linear feet)	\$ 795.00	\$ -	\$ -			
Reclaim Binder/Berm (5450 square yards)			\$ 32,700.00			
Adjust 32 Castings Up	\$ 12,160.00	\$ 5,000.00	\$ 13,600.00			
Adjust 32 Castings Down			\$ 13,600.00			
Fine Grading & Compacting Roadway (5,450 cubic yards)			\$ 27,250.00			
Export Excess Material (375 cubic yards)			\$ 11,250.00			
HMA Top Course - Roadway (442 tons)	\$ 44,200.00	\$ 44,780.00	\$ 53,040.00			
HMA Binder Course - Roadway (761 tons)			\$ 95,125.00			
Remove Damaged Sidewalk (26 cubic yards)			\$ 1,014.00			
Fine Grading & Compacting Sidewalk (534 square yards)			\$ 2,670.00			
HMA Binder Course - Sidewalk (52 tons)			\$ 6,500.00			
HMA Top Course - Sidewalk (72 tons)	\$ 7,200.00	\$ 27,700.00	\$ 4,560.00			
Repair Damaged Sidewalk Binder	\$ 3,000.00	\$ 1,650.00	\$ -			
Vertical Granite Curbing (275 feet)	\$ 13,750.00	\$ 16,000.00	\$ 14,300.00			
Cape Cod Berm (500 feet)	\$ 6,000.00	\$ 9,100.00				
HMA Berm (3,250 linear')			\$ 32,500.00			
Catch Basin Hoods (12)	\$ 4,320.00	\$ 3,800.00	\$ 5,400.00			
Rehandled Topsoil (683 cubic yards)	\$ 18,441.00	\$ -	\$ 23,905.00			
Seed (2050 square yards)	\$ 4,100.00	\$ 700.00	\$ 4,100.00			
84 Street Trees	\$ 54,600.00	\$ 59,810.00	\$ 54,600.00		DPW says this is mid priority	
Drainage Basin Landscaping (36 shrubs)	\$ 10,400.00	\$ 4,000.00	\$ 10,400.00		DPW says this is mid priority	
Extend Stone Walls per Scenic Road Work Permit (152 linear feet)	\$ 15,200.00	\$ 51,830.00	\$ 15,200.00		DPW says this is mid priority	

Line Striping	\$ 500.00	\$ 500.00	\$ 500.00			
Repair Electrical Box	\$ 1,500.00	\$ 3,200.00	\$ 1,500.00		DPW says this is mid priority	
2 years of maintenance of drainage system (1747 linear')	\$ 6,988.00	\$ -	\$ 6,988.00		Truax Corporation - fall 2019	\$ 834.75
20% GC fee on Truax bill						\$ 166.95
2 years of Snowplowing (1747 linear feet)	\$ 8,735.00	\$ -	\$ 8,735.00	\$ 9,250.00	Spent for winter of 2018/2019 with Village Green	
20% GC fee on 2018-2019 winter snowplowing contract of \$15,500						\$ 3,100.00
Clean Drainge System one final time before street acceptance	\$ 6,000.00	\$ 1,800.00	\$ 6,000.00			
Install 34 bounds	\$ 15,300.00	\$ -	\$ 20,400.00		Covered under Grady Engineering (See Other Work below)	
Prepare as-built plan	\$ 8,735.00	\$ -	\$ 8,735.00		Covered under Grady Engineering (See Other Work below)	
OTHER - Powerbrush & weeding & police details	\$ -	\$ 11,900.00	\$ -			
Removal of Erosion Controls (subivision and sidewalk)	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00			
OTHER - Tree Pruning	\$ -	\$ 1,100.00	\$ -			
Additional engineering services for applicant for stormwater compliance	\$ -	\$ -	\$ 5,000.00			
	\$ 256,118.00	\$ 245,870.00	\$ 505,777.00			
Off-Site Mitigation - Coffee Street Sidewalk (from Ellis to Holliston)						
Mobilization	\$ -	\$ -	\$ 1,684.00			
Erosion Controls	\$ 1,500.00	\$ -	\$ 1,500.00			
Sawcutting	\$ 2,700.00	\$ -	\$ 2,700.00			
Tree Removal	\$ 3,600.00	\$ -	\$ 3,600.00			
Excavation	\$ 5,400.00	\$ -	\$ 7,020.00			
Gravel Borrow	\$ 4,900.00	\$ -	\$ 6,300.00			
HC Ramp	\$ 1,980.00	\$ -	\$ 1,900.00			
Drainage	\$ 4,000.00	\$ -	\$ 4,000.00			
HMA Binder Course	\$ 7,820.00	\$ -	\$ 8,500.00			
Type 3 Bituminous Curb	\$ 6,325.00	\$ -	\$ 5,750.00			
HMA Top Course	\$ 4,500.00	\$ -	\$ 5,400.00			
Sign/Mailbox Relocation	\$ 1,000.00	\$ -	\$ 1,000.00			
Rehandled Topsoil	\$ 540.00	\$ -	\$ 700.00			
Seed	\$ 140.00	\$ -	\$ 140.00			
Remove erosion controls	\$ -	\$ -	\$ 1,000.00			
AS-Built Plans	\$ -	\$ -	\$ 3,500.00			
Legal Services	\$ -	\$ -	\$ 1,500.00			
	\$ 44,405.00	\$ -	\$ 56,194.00			

Other Work						
Mobilization for mid priority work	\$ -	\$ -	\$ 2,905.00			
Legal Services for subdivision and sidewalk	\$ 4,500.00	\$ 15,099.00	\$ 3,000.00			
2 years of Roadway Maintenance (1747 linear feet)	\$ 6,988.00	\$ -	\$ 6,988.00		10/8/19 Rodenhiser X invoice	\$ 1,565.00
Sidewalk As-Built Plan	\$ 3,500.00	\$ -	\$ -			
Tree pruning per Scenic Road Work Permit	\$ 12,300.00	\$ -	\$ 12,300.00		DPW says this is mid priority	
OTHER - Site Engineering - Grady Engineering (as-builts, install bounds, etc.)	\$ -	\$ 30,000.00	\$ -		Retainer to Grady Engineering	\$ 10,000.00
20% GC fee on Grady Engineering contract						\$ 2,000.00
Rodenhiser Administrative Services - meetings & office support	\$ -	\$ -	\$ -		9/9/19 Rodenhiser X invoice	\$ 1,177.19
	\$ 27,288.00	\$ 45,099.00	\$ 25,193.00	\$ 19,444.00		
TOTAL	\$ 327,811.00	\$ 290,969.00	\$ 587,164.00	\$ 271,525.00		\$ 18,843.89
10/11/2019 - sac						

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Thursday, November 07, 2019 9:13 AM
To: Bill Rodenhiser
Cc: 'John T. Shea'; Bob Tucker; Barbara Saint Andre
Subject: Applegate Subdivision - Rodenhiser Excavating Invoices

Good morning,

The Medway Planning and Economic Development Board has received and reviewed two invoices (September and October) from Rodenhiser Excavating related to the Applegate subdivision. On September 30th, we also received the Needham Bank Construction Schedule which specifies the various items included in the scope of work you have with Needham Bank. We understand there is no contract between Rodenhiser Excavating and Needham Bank for the referenced scope of work.

The Board and I have some questions and comments on the invoices presented to the Board for payment authorization.

9/9/19 invoice

1. A 15% GC fee is specified for last year's snowplowing contract with Village Green. This should be against the actual expenditure for last year's work which was \$9,250. Accordingly, the 15% fee should be \$1,387.50, not \$2,332.50 as noted.
2. Legal Review. What services are attributable to the \$15,099 legal line item in the Needham Bank Construction Schedule? \$500 for ongoing contract legal review is specified on this invoice. No backup documentation is provided. So what does this pertain to?
3. The costs associated with the meeting Bill and Kim attended and the various administrative support fees are not attributable to any line item on the Needham Bank Construction Schedule. The Board does not feel these should be paid from the Applegate funds.

10/8/19 invoice

1. You show a 20% GC fee on the subcontracts with Grady Engineering, Truax Engineering and Village Green Snowplowing. We understand from John Shea at Needham Bank that the agreed upon GC fee is 15%, not 20%.
2. \$30,000 for engineering services seems excessive for the preparation of as-built and street acceptance plans. What is the scope of work for your contract with Grady Consulting?

Please respond in writing and make the appropriate changes on the referenced invoices and resubmit for reconsideration. Thank you.

Best regards,

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