

**Tuesday, November 5, 2019**  
**Medway Planning and Economic Development Board**  
**155 Village Street**  
**Medway, MA 02053**

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

**ALSO PRESENT:**

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

The Chairman opened the meeting at 7:00 pm.

Member Gay provided a remote participation form and was telephoned in remotely.

There were no Citizen Comments.

**APPOINTMENTS TO ECONOMIC DEVELOPMENT COMMITTEE:**

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

- Profiles/resume Cassandra McKenzie
- Profile/resume Mark Shultz

The Board was made aware that two members of the EDC have recently resigned. Those Members were Paul Yorkis and Anthony Varrichione. The Board thanks both for their service.

Two citizens Cassandra McKenzie and Mark Schultz submitted letters of interest. Mark Schultz was present at the meeting.

**On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted by Roll Call vote to appoint Cassandra McKenzie for a term through June 30, 2021 and Mark Schultz for a term through June 30, 2020.**

**Roll Call Vote:**

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

**Public Hearing Continuation: William Wallace Village Multi-Family Housing Development 274-276 Village Street:**

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

- Public Hearing Continuation Notice
- Revised Site plan dated 10-22-19
- Letter from project engineer Dan Merrikin dated 10-23-19
- Revised draft decision.
- Letter from Dan Merrikin 11-4-2019

Dan Merrikin was present along with applicant Larry Rucki. Mr. Merrikin informed the Board that he has revised the landscape plan to include the recommendations of the Board from the last meeting. The foundation plantings have been expanded around the proposed buildings. The details of those plantings have been provided. The proposed tree plantings have also been expanded. There are 13 new deciduous trees with caliper ratings added. There is also an increase of 10 new ornamental deciduous trees. The site has a total of 92 new trees, 135 shrubs, 272 shrubs, 172 perennial plants, ornamental grasses and groundcover plantings.

The Board was informed that the plan has been revised and submitted to Tetra Tech to address stormwater infiltration. The design will have a small level spreader that will discharge small amounts of flow across the front landscape area. The hydrant detail was revised to specify red paint per the Medway DPW Regulations. A Registry recording block was also added. Tetra Tech has no issues with that is being proposed.

A question was asked about what the cost of the water and sewer connection fees would be. The applicant responded that he does not know the cost of those fees.

The Board began discussing the decision. The decision has been reviewed by Town Counsel and those edits have been incorporated. The decision was provided to Larry Rucki and Dan Merrikin on October 31, 2019.

The Board reviewed the decision. The discussion revolved around page 5, Finding 6). Density. The language states “the maximum density for multifamily projects is 12 units per whole acre. With 3.62 acres, the site is eligible for a maximum possible 36 dwelling units. With 15 units, the project is well under the allowed maximum.”

**On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted by Roll Call to approve the findings as written.**

**Roll Call Vote:**

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

(Motion fails 2 to 3)

The Chairman communicated that he is not comfortable with 15 units on this parcel.

Member Gay disagrees. He noted that the design of the units on this site are good and this is

tastefully done.

Member Tucker is not in favor of having 15 units.

Member Di Iulio has concerns about the density on this site. He would like lesser units.

Dan Merrikin responded that from the beginning, the applicant has wanted to build a project that has affordable units and the economics of this project need to work. This project and the cost of the units provides options to those who are not able to spend over \$400,000.00. The town has a demand for this type of housing. The applicant has been working with the Town, meeting several times with the variety of boards and committees and has incorporated the recommendations provided. The sprinkler system which was added will cost over \$200,000. The multifamily bylaw was developed to include a diversity to the housing stock. This project does that.

Member Tucker agrees that the layout was done efficiently, but the level of density is not acceptable in this area of town.

The following suggestions were made:

- Scale down the unit size (footprint)
- Stay with 15 units but include some smaller unit. Reduce the size of every unit by 1.15%.
- Reduce footprint by one unit. (Chairman Rodenhiser and Member Di Iulio would be ok with this option)
- Reduce the number of Units to 12 or 13.
- Reduce the 4<sup>th</sup> building and increase the spacing between buildings.

The applicant will take the comments from the Board and will discuss the presented options so that this project can move forward.

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call to continue the hearing to a special PEDB meeting to be held on Tuesday, December 3, 2019 at 7:00 pm.**

**Roll Call Vote:**

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

**PUBLIC HEARING CONTINUATION - MARZILLI SITE PLAN, 21 TROTTER DRIVE:**

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

- Public Hearing Continuation Notice
- Email memo from Project Engineer Peter Bemis dated 10-24-19
- Revised site plan dated 10-22-19
- Letter from Engineer Walter Lewinski dated 10-30-19

- Revised building renderings received 10-30-19
- DRC Review Letter
- Draft decision dated October 31, 2019

Peter Bemis informed the Board that he has addressed the housekeeping issues noted from the last meeting. The Board is in receipt of a letter dated November 1, 2019 from Web Engineering Associates, Inc. There will be a SPCC plan for the proposed facility in place which will comply with the SPCC regulations. The fuel tanks will be in concrete containment with a canopy. This is full containment of the tanks. Certain employees will be trained to do the fueling of vehicles. The Board asked if there is a letter from the Fire Chief confirming that he is comfortable with what is being proposed.

The Board would like to get a written reply back from the Fire Chief.

The Board reviewed the decision. The following suggestions were made:

- Page 7. Be consistent through the document with the name of the owner R. P. Marzilli & Company.
- Page 7. Include language that the tank gallons will be 2,000 to 2,500.
- Page 8. a. Include language that this is a replacement of existing fueling system.
- Page 8. Fix spelling of word event.
- Page 13. Susy will double check that all the waivers are included.
- Page 14. Include language about the outdoor storage containers. Show these on the plan. Include the number of containers and how big.

The Board would like the applicant to provide written feedback from the Fire Chief to incorporate into the decision.

The suggestions noted above will be incorporated into the decision. This will be reviewed at the next meeting.

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call to continue the hearing for Marzilli Site Plan and special permit at 21 Trotter Drive to Tuesday, November 12, 2019 at 7:30 pm.**

**Roll Call Vote:**

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

**ZONING BYLAW AMENDMENTS:**

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

- Public Hearing Continuation Notice
- Updated warrant with edits as authorized at the 10-22-20 meeting.



The Board reviewed the updated edits on the warrant from the last PEDB meeting on October 22, 2019

**On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call to close the hearing for the Zoning Bylaw Amendments.**

**Roll Call Vote:**

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

**On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call to recommend Articles 7-12 for the Town Meeting.**

**Roll Call Vote:**

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

**PEDB MEETING MINUTES:**  
**October 1, 2019 & October 22, 2019:**

**On a motion made by Rich Di Iulio, and seconded by Bob Tucker, the Board voted by Roll Call to accept the minutes of the October 1 & 22, 2019 PEDB meeting.**

**Roll Call Vote:**

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

Member Tucker left the meeting at 9:15 pm.

Member Gay disconnected from remote participation at 9:15 pm.

**CTS SITE PLAN COMPLETION:**

- There is no update on 9 Trotter Drive.

**OTHER BUSINESS:**

- Salmon will be filing a modification for the drainage design. This will be on the November 26, 2019 agenda.

- The Board would like follow-up in regards to Barry's Nursery. It appears that the greenhouses have been reskinned and back in active use. This needs to be followed-up on by the Zoning Enforcement Officer.
- Medway Shopping Center has submitted an application for a major site plan.
- Medway Mills will be coming to meet with the Board informally at the next about the possibilities of multi-family units.
- The members are in receipt of a Request for Proposals for an Environmental Zoning Consultant. It was suggested to include language about enforcement. There was also a suggestion to secure input from Conservation, Board of Health, and Zoning Enforcement Officer.

**FUTURE MEETING:**

- Tuesday, November 12, 2019.

**ADJOURN:**

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

The meeting was adjourned at 9:25 pm.

Prepared by,



Amy Sutherland  
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs  
Planning and Economic Development Coordinator



**November 5, 2019**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Appointments to the Economic**  
**Development Committee**

Two members of the EDC have recently resigned – Paul Yorkis and Anthony Varrichione. Mr. Yorkis' email is attached. Mr. With these two resignations, the committee has difficulty in making quorum to hold meetings.

Two citizens have come forth and expressed interest in serving on the EDC – Cassandra McKenzie and Mark Schultz. Their profiles/resumes are attached. EDC Chairman Keith Peden and Barbara Saint Andre request that the PEDB appoint these individuals to the EDC.

Both individuals have been invited to the 11-5 PEDB meeting so you can meet them.

I would recommend you appoint Cassandra McKenzie to a term through June 30, 2021 (Mr. Varrichione's slot) and Mark Schultz for a term through June 30, 2020 (Mr. Yorkis' slot).

## Susan Affleck-Childs

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**From:** Paul Yorkis <pgyorkis@gmail.com>  
**Sent:** Thursday, October 17, 2019 9:36 PM  
**To:** Barbara Saint Andre; Keith Peden; Andy Rodenhiser  
**Cc:** Susan Affleck-Childs  
**Subject:** Medway Economic Development Committee, Medway Route 109 Committee

Good evening.

Many years ago while chair of the Medway Economic Development Committee I shared the idea of getting Main Street improved. Since the town had no free cash to pay for design and engineer funds I worked with our then Congressman Jim McGovern with guidance from Arthur Frost from Mass Highway and wrote an earmark for funds for the first phase, design and engineering. Jim was able to secure \$400,000. We needed \$700,000 so I approached Governor Deval Patrick shortly after he was elected to his first term when he was at an event in Franklin and with his support and Karen Spilka's support and our former state representatives Jim Vallee and Carolyn Dykema was able to get \$300,000 in the budget and then working with staff from the office of Administration and Finance got the money released. However, since there was no funding approved for construction, the Federal Highway Administration (FHA) was unwilling to release the federal funds. I worked with Congressman McGovern and the Boston MPO chair and was able to secure a waiver from the FHA and the Boston MPO released the funds. Karen Spilka and Carolyn Dykema and David D'Amico and I attended a MPO TIP hearing and we were successful in getting the project on the TIP list and in line for funding. There were many meetings with town staff, Mass Highway personnel, public meetings, public hearings, committee meetings, and continuous efforts to move the project forward. When the first Route 109 Committee was completing its work, the Board of Selectman decided to restructure the committee. Many of the same folks served. We had more meetings and finally got an approved plan from the state which went out to bid. I really don't know how many hours I invested in this project but I am sure it is more than 1000.

I was pleased to be a guest at the ribbon cutting event.

I feel my work on the project is done.

With that in mind I think it is time for the Economic Development Committee to recruit a new person with transportation planning knowledge and experience and real estate development knowledge and experience so that person or persons can contribute their efforts to the work of the EDC.

I thank you for the opportunity to contribute to the Town of Medway.

Please consider this email as my letter of resignation from Medway Economic Development Committee and Medway Route 109 Committee.

Paul G. Yorkis



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**Cassandra McKenzie, M.S.**  
Program Director at Northeastern University

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A photo helps Cassandra get recognized  
Without a photo, it's easy to skip past you

Barbara Saint Andre  
Director of Community and Economic ...

Add a photo

**Cassandra McKenzie, M.S.** · 2nd

Program Director at Northeastern University

Boston, Massachusetts · 412 connections · Contact info

Connect Message More...



Northeastern University

Northeastern University

## Highlights



1 mutual connection

You and Cassandra both know Kirk P. Jackson, Esq.

## About

Seasoned, results-driven, and dedicated professional, equipped with exceptional leadership skills and over 20 years of experience in the design and construction industry. Adept at managing and completing various projects and budget while leading and training teams to improve performance and achieve objectives. Highly skilled at developin... see more

## Activity

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I remember the moment like it was yesterday.

Cassandra commented

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## Experience



**Northeastern University**

20 yrs 10 mos

**Program Director**

Oct 2016 – Present · 3 yrs 1 mo

Greater Boston Area

Program Director in the Facilities Design & Construction department. Responsibility includes managing five FTE direct reports and 10-12 OPM support staff on various mid to large capital construction projects. Current and previous project budgets within my program range from \$50,000 to \$225M.

**Capital Construction Project Manager**

Jan 1999 – Present · 20 yrs 10 mos

**Project Executive**

Jan 1999 – Present · 20 yrs 10 mos

Barbara, hiring?



Post a job in minutes

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## People Also Viewed



**Nicole Imbergamo PE, LEED /**

Sr. Sustainability Project Manager  
Massachusetts Institute of Technol



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**Elizabeth Martin** · 3rd

Director of Facilities and Planning  
Brooks School



**Chris Keane** · 3rd

Project Manager, Northeastern  
University



**Ashley Lentz** · 3rd

Electrical Engineer at BALA | TMP  
CONSULTING ENGINEERS



**Mark Bontempo** · 3rd

Program Director at Northeastern  
University



**Mike Shearns** · 3rd

Clerk of the Works and Expediter  
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## Education

**Northeastern University**  
MS, Leadership in Project Management  
2005 – 2007



**Northeastern University**  
BS, Civil Engineering  
1982 – 1987  
Activities and Societies: National Society of Black Engineers

## Licenses & Certifications



**Executive Leadership Certification**  
The Partnership, Inc.  
Issued Dec 2018 • No Expiration Date

## Skills & Endorsements

### Project Management · 6



Endorsed by 4 of Cassandra's colleagues at Northeastern University

### Project Planning · 5



Endorsed by James Brand, who is highly skilled at this



Endorsed by 4 of Cassandra's colleagues at Northeastern University

### Construction Management · 5

Endorsed by Earl Manning and 1 other who is highly skilled at this



Endorsed by 3 of Cassandra's colleagues at Northeastern University

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## Interests



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**Mark Schultz, Ph.D.**  
**4 Island Road**  
**Medway, Ma. 02053**  
[Mark.Schultz2@va.gov](mailto:Mark.Schultz2@va.gov)  
drmarkrudolphschultz@gmail.com  
**508-846-5808 cell**

**Professional Objective:** A challenging position in which I can make use of my significant years of experience with project management, databases, technical writing, research methods, epidemiology/statistics and scientific programming

**Significant Accomplishments:**

December 2016 – present Volunteer at Center for Health Quality, Outcomes and Economic Research (CHQOER). Provided analysis support on a study of predictors of suicidal ideation (SI).

May 2009 – December 2016. Health Statistician. Center for Health Quality, Outcomes and Economic Research (CHQOER). Provided data management/statistical support to several program initiatives.

- Performed data analysis on a peer counseling RCT of factors affecting group attendance. Used CART analysis to determine factors relevant to predicting suicidal ideation.
- Built and imputed, using iterative regression imputation, SAS/SPSS datasets for post-deployment study, a retrospective mental health study of returning OEF/OEF vets selected from a nationally representative sample acquired from DMDC.
- Participated as programmer/statistician on a PTSD CAT study. Generated lists of possible candidate participants using complex algorithm from VA medical contacts database in Austin.
- Generalized regression imputation software for data imputation on Peer Support and PCAT and Peer Technician studies (SAS and R).
- Performed other analysis as required (logistic and OLS regression) and data management tasks (merging/data cleaning) as required. Participated in several proposal development efforts (analysis plan/power analysis).
- Made presentation at 2012 HSR&D conference in DC. Co-investigator on several projects.
- Co-authored several papers and presentations (one first author)..

June 2008 – April 2009. Medicaid/Medicare Analysis Center, Veterans Health Administration.

- Advanced data management programming using SAS. Made significant use of SAS macros and the ODS to perform quality assurance tasks with the data.
- Responsible for quality assurance on Medicaid, Medicare, CCW, and MCBS datasets.
- Performed analysis tasks (e.g. computing distances between veteran's homes and VA medical centers using mapquest JAVA api) for the Veterans rural health initiative.

Nov 2007 – June 2008 Biostatistician, MassPro Inc.

- Project lead on a pay for performance initiative with MassHealth. Responsible for creating SAS based data reduction architecture, designed reports and wrote data analysis plan.
- directed the work of other SAS programmers. Interfaced with clinicians and IS.
- Wrote significant portions of a complex proposal to MassHealth for follow-on funding.

2006 - Biostatistician II (Part time) Harvard School of Public Health

- Performed complex data management and statistical analysis tasks on a genetic epidemiology

cancer cohort study using SAS. (SAS/BASE, SAS/STAT, SAS/MACRO, SAS/ACCESS)

2003 – 2007: Research Analyst/Post Master's Graduate Student Vietnam Era Twin Study of Aging: Boston University

- Responsible for the analysis of neuropsychological and other types of measurements that are being collected on a large group of Vietnam era twins in a research project funded by the National Institute on Aging.
- Worked 20 hrs/per week as a biostatistician in support of Vietnam Era Twin Study of Aging project.
- Conducted analyses of the data collected using SAS/SPSS and MX, a specialized tool for Structural Equation Modeling.
- Collaborated on several papers (two first author) published in peer reviewed journals, writing/editing the methods and results sections and performing the supporting statistical analyses.
- Helped to coordinate a multi-institution grant proposal (lead IRB application team) to study schizophrenia in discordant MZ twins to NIMH worth several million dollars (which received a excellent study section score (4<sup>th</sup> percentile) but was not funded due to the cost).
- Tutored several graduate students in data analysis and statistical techniques as well as consulted with other doctoral candidates on statistical issues (hierarchical linear regression models/logistic regression/power analysis, GEE).
- Helped other PhD students with stat analysis to prepare posters for professional conferences.

Alcohol Vulnerability Study

- Lead author on a retrospective analysis of ADHD using twin data collected during this study which used SEM and Latent Class Analysis. Investigated relationship between ADHD and subsequent vulnerability to substance abuse (smoking and alcohol abuse). Paper published in Twin Research.

Harvard Drug Study

- Mentored two Master's level students on statistical approaches to twin data analysis (random effects models). Assisted in editing and performing data analysis for their directed study projects.

2002-2003 Visiting Scientist: Boston University

- Worked with a professor in the school of biomedical engineering. Together we wrote research grants for a number of funding sources including: NIST, the department of the ARMY and NIH. I also assisted in writing the methods and results sections of papers for publication on the genetic aspects of schizophrenia.
- – 2001 The Foxboro Company
- Custom applications development using Foxboro's Intelligent Automation data acquisition system (C, SAS, VB, JAVA, ODBC, various RDBMS)
- Architected three tier distributed manufacturing application (MES) using Java/C++,
- Project manager for large software development effort
- Testing/documenting Foxboro's control/system identification package

1994-1999 Northeastern University

Adjunct faculty. Taught courses (C++, Java, OO Design) in the NEU "state-of-the-art" program related to computer and database technology as well as software project management. Performed various software technology and project management teaching assignments through Corporate Consulting at



Northeastern University and Clark University in Worcester.

1995-1997 Tri-State Research Corp.

Started own technology based consulting firm. Succeeded in acquiring over \$350k in funding from Federal agencies including DARPA, NIST and the Air Force. Closed after two years due to Air Force cancellation of major contract (Air Force needed the money for other commitments).

1992-1995 Motorola/Codex Corporation

As a principal engineer, I provided support to the manufacturing aspects of the business.

### **Pre 1990 Significant Achievements**

#### **Scientific Systems**

- Helped the company secure almost \$1 million in contract funding
- Co-taught seminars in advanced statistical and forecasting techniques
- Principal data analyst in a contract applying statistical forecasting techniques to Holter monitor data
- Project management for large Air Force Verification and Validation contract

#### **The Analytic Sciences Corporation**

- Built energy related databases for EPRI and assisted statisticians in modeling using SAS and FOCUS.
- Built a database of GPS sea trials performance data
- Built a hydrologic simulation program using PL/1 and SAS database

#### **Statistical Laboratory, SUNY, Buffalo, NY.**

- Scientific programmer/analyst; Assisted statisticians in the data management of clinical trial cancer research data using SPSS and custom software. Provided programming support for data management.
- Helped analyze clinical trial outcome data

### **Software Languages and Packages**

SAS, SPSS, R (a public domain S plus clone), C, C++, Java, Informix, Oracle, MS-Access, SQL-Server, LISREL (SEM), WinBugs

### **Education**

Finished Doctorate in Quantitative Psychology, May 2009. Boston University. Graduate courses in Epidemiological methods, genetic epidemiology, psychiatric epidemiology, forensic psychology, behavioral genetics, statistics (advanced regression and multivariate techniques) and statistical genetics

Northeastern University: project management

M.S. Operations Research/Applied Statistics, State University of New York, Buffalo, New York

B.A. Liberal Arts (Magna Cum Laude), State University of New York, Fredonia, New York

Professional seminars in Advanced SAS programming techniques, DBMS techniques, UNIX systems programming and UNIX distributed systems, software development methodology, generalized linear models, Introduction to Mx for twin modeling, genetics.

### **Dissertation Topic**

A Methodological Analysis of Several Approaches to Understanding Rapid Memory Decline in a sample of Middle Aged Twins

## Publications

Eisen SV, Schultz MR, Ni P, Haley SM, Smith EG, Spiro A, Osei-Bonsu PE, Nordberg S, Jette AM. Development and Validation of a Computerized-Adaptive Test for PTSD (P-CAT) Psychiatr Serv. 2016 Oct 1;67(10):1116-1123.

Schultz M, Glickman M, Eisen S (2014) Predictors of decline in overall mental health, PTSD and alcohol use in OEF/OIF veterans, Compr Psychiatry. 2014 Oct;55(7):1654-64.

Glickman M, Rao S, Schultz M (2014). False discovery rate control is a recommended alternative to Bonferroni-type adjustments in health studies, J Clin Epidemiol. 2014 Aug;67(8):850-7.

Eisen SV, Schultz MR, Glickman ME, Vogt D, Martin JA, Osei-Bonsu PE, Drainoni ML, Elwy, AR. Postdeployment Resilience as a Predictor of Mental Health in OEF/OIF Servicemembers, Am J Prev Med. 2014 Dec;47(6):754-61.

Eisen SV, Schultz MR, Mueller LN, Degenhart C, Clark JA, Resnick SG, Christiansen CL, Armstrong M, Bottonari KA, Rosenheck RA, Sadow D (2012). Outcome of a Randomized Study of a Mental Health Peer Education and Support Group in the VA. Psychiatric Services Dec 63(12): 1243-6.

Eisen, S.V., Schultz, M., Vogt, D., Glickman, M., Elwy, R., Drainoni, ML., Osei-Bonsu, P., Martin, J., (2012). Mental and Physical Health Status and Alcohol and Drug Use Following Return From Deployment to Iraq or Afghanistan. American Journal of Public Health, Mar;102 Suppl 1:S66-73..

Eisen SV, Bottonari KA, Glickman ME, Spiro A 3rd, Schultz MR, Herz L, Rosenheck R, Rofman ES. The incremental value of self-reported mental health measures in predicting functional outcomes of veterans. J Behav Health Serv Res. 2011 Apr;38(2):170-90.

Schultz M, Kremen W, Franz C, Lyons M. Early effects of APOE e4 on memory performance: a twin study. Neurology. 2008 May 6;70(19 Pt 2):1771-7.

Schultz M, Faraone S, Kremen W, Lyons M. Efficacy of retrospective recall of ADHD symptomatology: A Twin Study. Twin Res Hum Genet. 2006 Apr;9(2):220-32.

Lyons MJ, Schultz M, Neale M, Brady K, Eisen S, Toomey R, Rhein A, Faraone S, Tsuang M. Specificity of Familial Vulnerability for Alcoholism versus Major Depression in Men. The Journal of Nervous and Mental Disease: [November 2006 - Volume 194 - Issue 11 - p 809-817](#)

Schultz M, Rabi K, Faraone S, Kremen W, Lyons M. Smoking and retrospectively assessed ADHD in a sample of middle aged veterans. Poster presented at the 7th Annual Society for Research on Nicotine and Tobacco European Conference, Prague, Czech Republic. March 2005.

Schultz M, Kremen W, Grant M, Lyons M. Early effects of APOE e4 on memory performance: a twin study.

Poster presentation at Gerontological Society of America in Dallas, November 2006.

Osei-Bonsu, P. E., Spiro III, A., Schultz, M. R., Ryabchenko, K. A., Smith, E., Herz, L., & Eisen, S. V. (in press). Does DSM-IV Criterion A2 predict PTSD diagnosis and symptom severity? *Journal of Traumatic Stress*.

Bottonari KA, Schultz MR, Resnick S, Mueller L, Clark JA, Sadow DC, & Eisen SE. (in press). Peer-led vs. Clinician-led Recovery-Oriented Groups: What Predicts Attendance by Veterans? *The International Journal of Psychosocial Rehabilitation*.

Nguyen GH, Bouchard J, Boselli MG, Tolstoi LG, Keith L, Baldwin C, Nguyen NC, Schultz M, Herrera VL, Smith CL. DNA stability and schizophrenia in twins. *Am J Med Genet B Neuropsychiatr Genet*. 2003 July 1;120(1):1-10.

### **Papers Reviewed**

The Aftermath of Terror: A Nationwide Longitudinal Study of Posttraumatic Stress across the 9/11 Decade for *Journal of Traumatic Stress*

The Course and Correlates of Combat-related PTSD in Australian Vietnam Veterans Three Decades after the War for *Journal of Traumatic Stress*

Attention and Executive function profile in drug naïve ADHD Subtypes for *Brain and Development*

The Extent of Shared Genetic influences on Hyperactivity-Impulsivity Symptoms: Does the rater matter? For *Behavior Genetics*

The association between conduct problems and maltreatment: Testing genetic and environmental mediation for *Behavior Genetics*

Prior year Alcohol Abuse Increases Posttraumatic Symptom Burden 1 Month Post-trauma in a Prospectively Recruited Emergency Department Cohort for *Journal of Traumatic Stress*

Health-Related Quality of Life, Spirituality and Suicidality among Iranian Iran-Iraq War Veterans with Chronic Posttraumatic Stress Disorder for *Journal of Nervous and Mental Disease*

Risk Factors for PTSD Incidence and Prevalence in a Cohort of Aging Australian Vietnam Veterans Three Decades after the War for *Journal of Traumatic Stress*

The Sources of Parent-Child Transmission of Drug Abuse; Path Analyses of Not-Lived-With Parental, Step-Parental Triparental and Adoptive Families for *Journal of Nervous and Mental Disease*



**November 5, 2019**  
**Medway Planning & Economic Development Board**  
**Meeting**

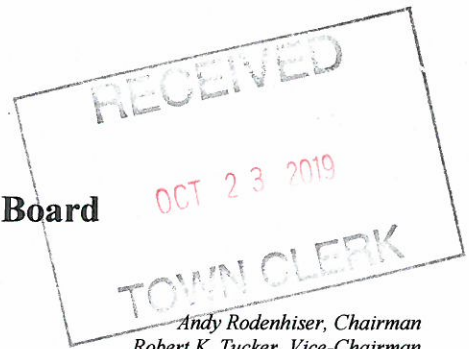
**William Wallace Village Public Hearing**

- Public Hearing Continuation Notice
- Revised Site Plan dated 10-22-19
- Letter from project engineer Dan Merrikin dated 10-23-19
- Revised draft decision dated 10-31-19

The draft decision has been reviewed by Town Counsel Carolyn Murray and her edits have been incorporated into the 10-31-19 version. This revised decision was forwarded to Larry Rucki and Dan Merrikin on 10-31-19.



**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 23, 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: William Wallace Village Multifamily Development**  
**(274-276 Village Street)**

**CONTINUATION DATE: Tuesday, November 5, 2019 at 7:00 p.m.**

**LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street**



At its meeting on October 22, 2019, the Planning and Economic Development Board (PEDB) voted to continue the public hearing on the applications of DTRT, LLC of Medway, MA for a multifamily housing special permit and major site plan approval for William Wallace Village, a proposed fifteen unit townhouse condominium community with associated site improvements at 274 & a portion of 276 Village Street, to the special PEDB meeting to be held on Tuesday, November 5, 2019 at 7:00 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 15 townhouse style residential dwellings – one triplex building, one quad building, and four duplex buildings. Each unit will have 3 bedrooms. Two affordable dwelling units will be included within the development. Access will be from Village Street. A total of 66 parking spaces will be provided. Surface and sub-surface stormwater management facilities will be installed on site as will landscaping, lighting, and an open space area. Connections will be made to existing Town sewer and water services. The existing house and commercial building on the premises will be demolished. The site plan entitled *William Wallace Village*, dated July 1, 2019, last revised October 7, 2019, was prepared by Legacy Engineering LLC of Millis, MA.

The applications, site plan and associated documents for the proposed William Wallace Village 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 are also posted at the Planning and Economic Development Board's page at the Town's web site at <https://www.townofmedway.org/planning-economic-development-board/pages/william-wallace-village-274-village-street>

**The Board will continue its review of a draft decision and is expected to vote at the November 5th meeting. Town staff, boards and committees who wish to provide any final comments on the proposed development and site plan should do so by October 30<sup>th</sup>. Thanks.**



# MEDWAY, MA

## SITE PLAN

PREPARED BY:  
LEGACY ENGINEERING LLC  
730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054

JUNE 25, 2019  
Latest Revision: October 22, 2019

PREPARED FOR:  
DTRT LLC  
P.O. BOX 95  
TRURO, MA 02666

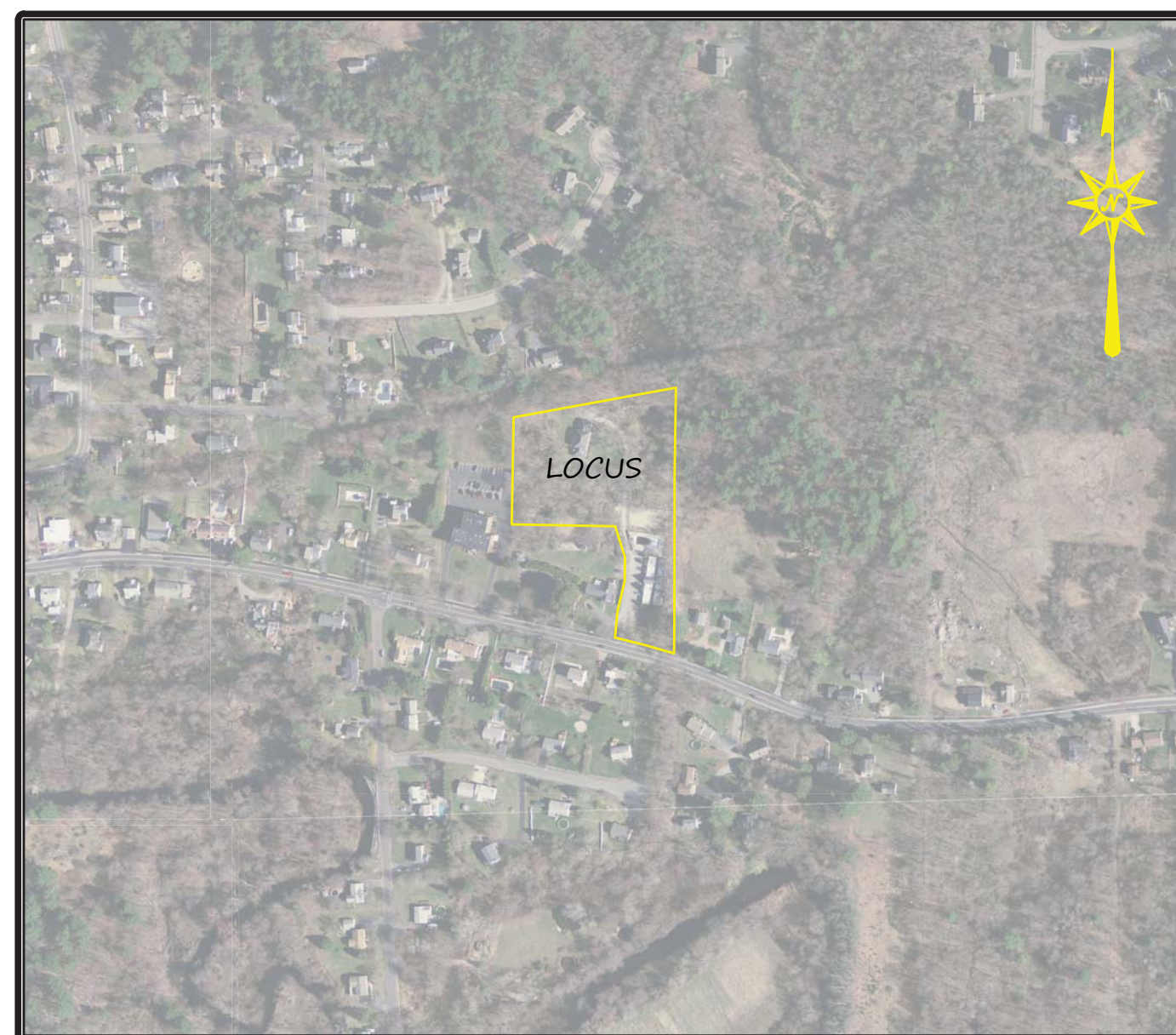
FOR REGISTRY USE

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

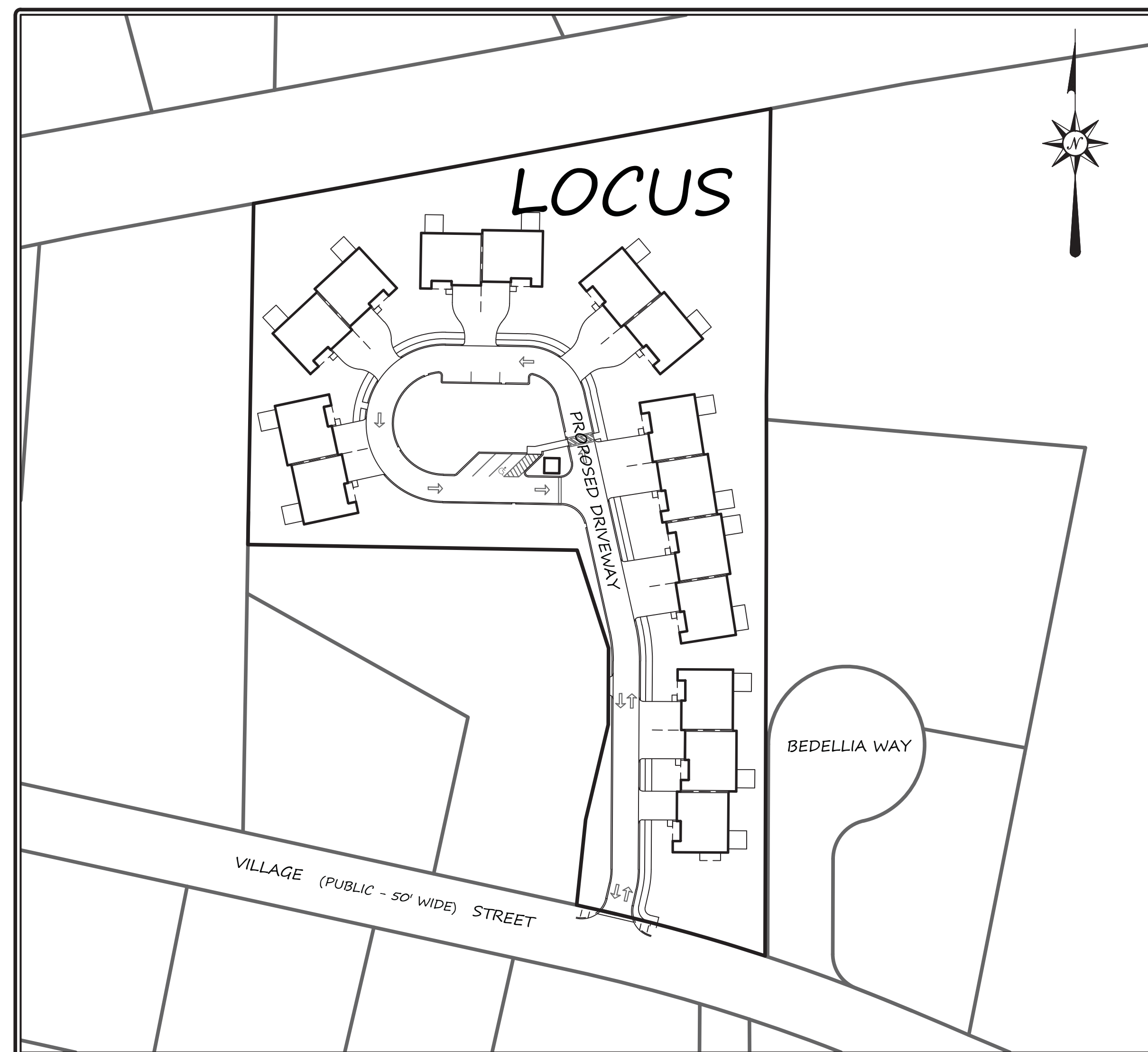
I CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED IN CONFORMITY WITH THE  
RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS

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

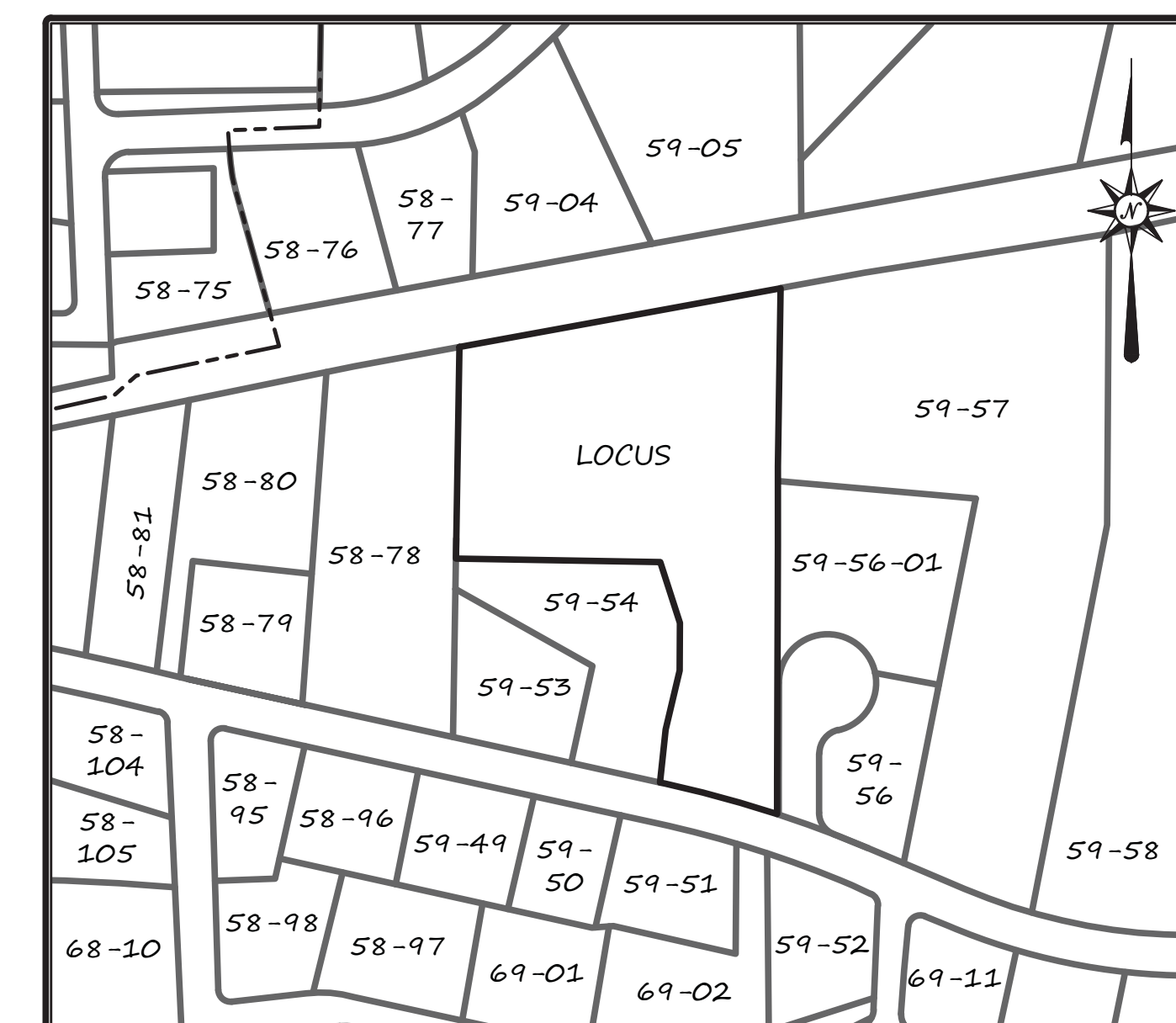
REGISTERED LAND SURVEYOR



2013 MASSGIS AERIAL LOCUS  
SCALE: 1" = 500'



LOCUS  
SCALE: 1" = 70'



MEDWAY ASSESSORS LOCUS  
SCALE: 1" = 200'

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

## WAIVERS LIST

## PLANNING BOARD RULES AND REGULATIONS

- 204-3.A.7.a TO NOT REQUIRE A TRAFFIC IMPACT ASSESSMENT.  
204-3.A.7.b TO NOT REQUIRE AN ENVIRONMENTAL IMPACT STUDY.  
204-5.C.3 & D.7 TO NOT REQUIRE LOCATING EXISTING TREES OVER 1" IN DIAMETER.  
205-3.B.2 TO ALLOW A DRIVEWAY WITHIN 15' OF A SIDE PROPERTY LINE.  
205-6.H TO ALLOW CAPE COD BERM AT PARKING LOTS.  
205-6.G.3.a TO ALLOW 18" DEEP PARKING SPACES.  
205-9.F TO NOT REQUIRE FULL REPLACEMENT OF TREES.

### SHEET LEGEND

- C-0: COVER SHEET
- C-1: SITE CONTEXT SHEET
- C-2: EXISTING CONDITIONS PLAN
- C-3: EROSION CONTROLS PLAN
- C-4: LAYOUT PLAN
- C-5: GRADING PLAN
- C-6: UTILITIES PLAN
- C-7: LIGHTING PLAN
- C-8: LANDSCAPE PLAN
- C-9: SNOW PLAN
- C-10: DETAILS
- C-11: DETAILS
- C-12: DETAILS

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.23 14:44:41 -04'00'

PLAN SCALE: AS NOTED



730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-0

D158-01



**LEGACY**  
ENGINEERING

WILLIAM WALLACE VILLAGE  
COVER SHEET  
PLAN OF LAND  
IN  
MEDWAY, MA





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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: \_\_\_\_\_

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

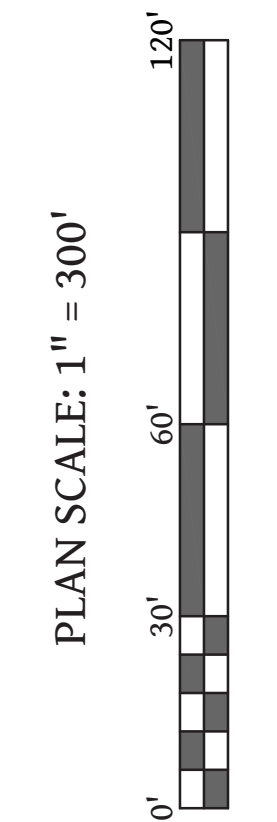
PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984



REVISION		DATE	BY
REVISIONS PER TOWN COMMENTS		2024-04-04	DJM
REVISIONS PER TOWN COMMENTS		2024-10-07	DJM
REVISIONS PER TOWN COMMENTS		2024-10-22	DJM

WILLIAM WALLACE VILLAGE  
SITE CONTEXT  
PLAN OF LAND  
IN  
MEDWAY, MA

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



Digitally signed by Daniel J. Merrikin,  
P.E.  
Date: 2019.10.23 14:43:28 -0400

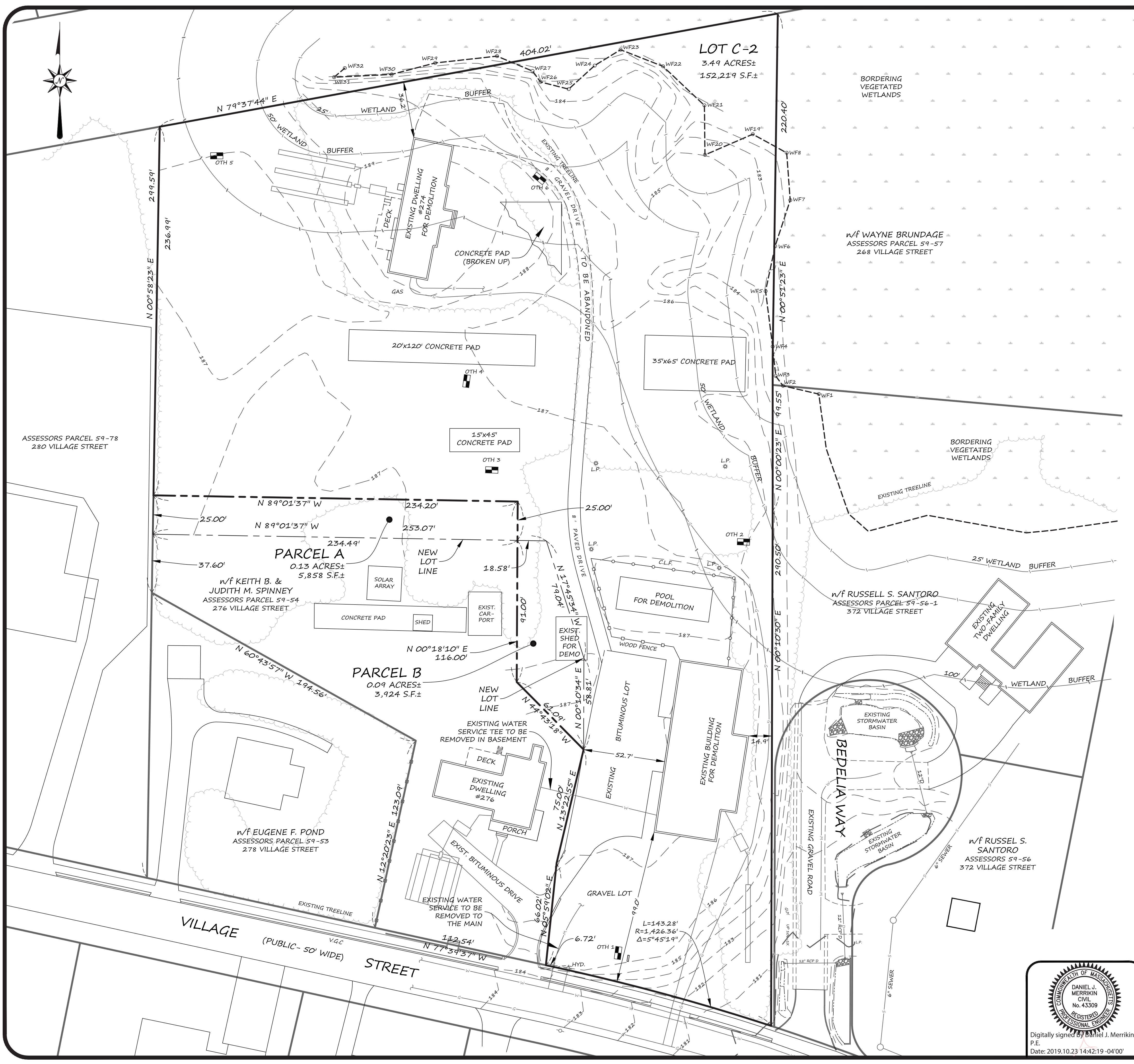
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-1

D158-01







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

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FOR REGISTRY USE

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#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

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P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984

### LEGEND & ABBREVIATIONS

- CB: SINGLE-GRATE CATCH BASIN
- CB: DOUBLE-GRATE CATCH BASIN
- OPTU xxx: PROPRIETARY STORMWATER UNIT
- ODMH: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TR.: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- OSMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- Q.C.O.: SEWER SERVICE CLEANOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- W.G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- G: GAS PIPELINE
- E: ELECTRIC CONDUIT
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.C.B.: INTEGRAL SLOPED BIT. BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- C.L.F.: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.P.F.: PVC PICKET FENCE
- G.R.: GUARD RAIL
- C.C.: HANDICAP CURB CUT

### EXISTING CONDITION NOTES:

- PARCEL A & B WILL BE SWAPPED PRIOR TO CONSTRUCTION AND THE EXISTING SHED WILL BE DEMOLISHED. THE DEVELOPMENT WILL THEREFORE CONSIST OF LOT C-2 AND PARCEL A. THE REST OF THE PLAN SHEETS DEPICT THESE PARCELS AS THE PROJECT BOUNDARIES.
- THE LOCATION OF EXISTING UTILITIES IS BASED ON AVAILABLE INFORMATION SUCH AS SURFACE FEATURES AND RECORD PLANS. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE, ARE NOT WARRANTED TO BE CORRECT, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO CONDUCTING ANY EXCAVATION ON THE SITE.
- OFFSITE FEATURES SUCH AS BUILDING, PAVING LIMITS, UTILITIES, ETC... ARE APPROXIMATE ONLY AND BASED ON MASSGIS AERIAL PHOTOGRAPHS.
- ELEVATIONS ARE ON THE NAVD88 DATUM.

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

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

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.23 14:42:19 -04'00'

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-2

D158-01

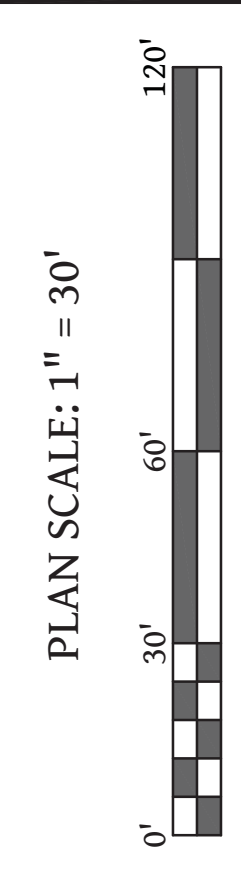


LEGACY  
ENGINEERING

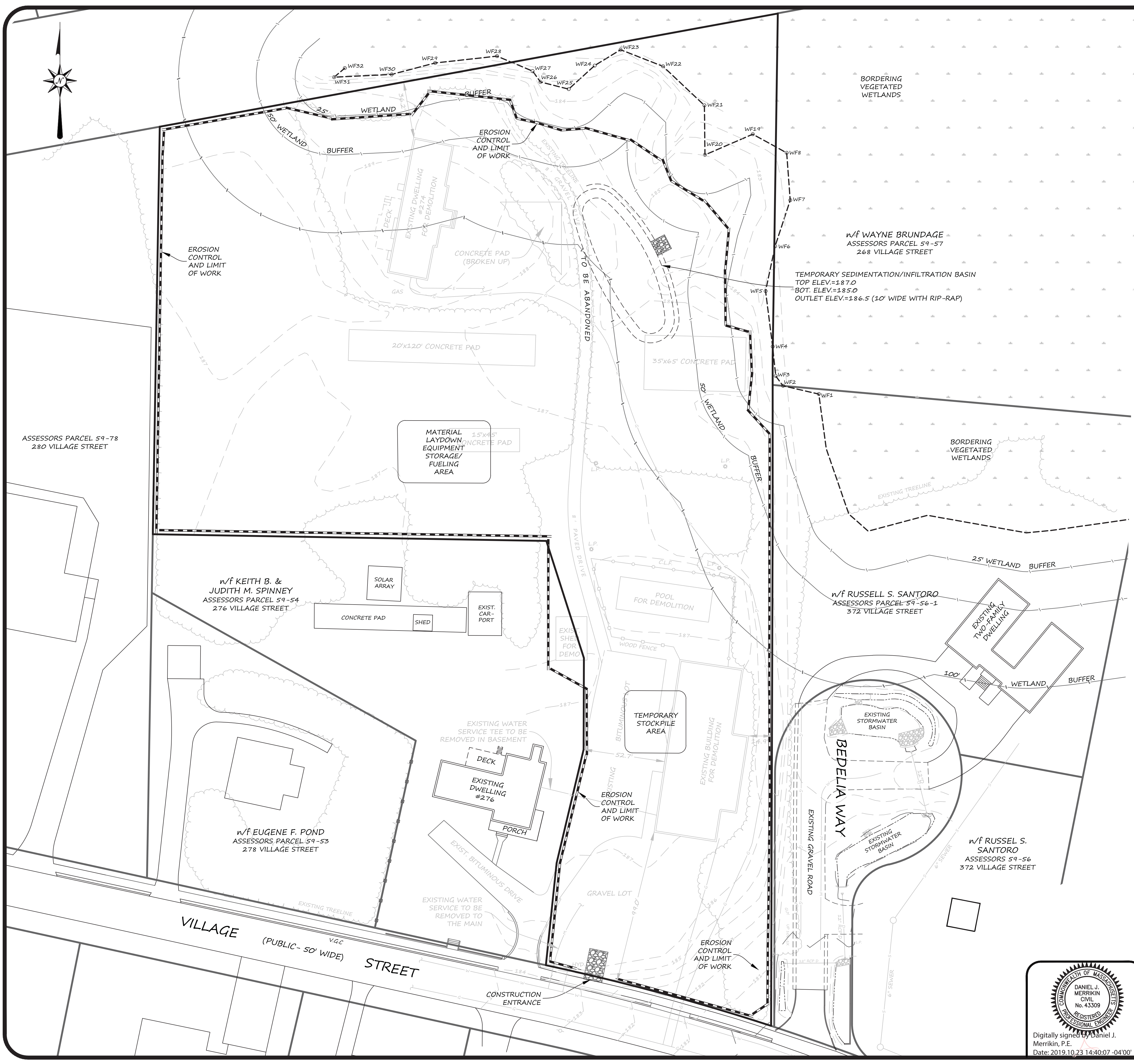
WILLIAM WALLACE VILLAGE  
EXISTING CONDITIONS  
PLAN OF LAND  
IN  
MEDWAY, MA

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-04-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM







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

REGISTERED LAND SURVEYOR \_\_\_\_\_

FOR REGISTRY USE

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984

- CONSTRUCTION NOTES:**
- FOR A FULL EXPLANATION OF EXPECTED CONSTRUCTION PRACTICES, PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN IN THE STORMWATER MANAGEMENT REPORT.
  - CONSTRUCTION SEQUENCE:
    - INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS
    - LOCATE EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA
    - DEMOLISH THE EXISTING BUILDINGS AND APPURTENANCES
    - CLEAR AND GRUB THE DEVELOPMENT AREA
    - INSTALL TEMPORARY STORMWATER BASIN
    - GRADE THE SITE
    - CONSTRUCT THE STORMWATER BASINS
    - INSTALL UTILITIES & BEGIN ROAD CONSTRUCTION
    - INSTALL BUILDING FOUNDATIONS FOR ALL UNITS EXCEPT FOR UNITS 8 & 9
    - COMPLETE BUILDING CONSTRUCTION AND BEGIN LANDSCAPING
    - ONCE NEW STORMWATER SYSTEMS ARE ONLINE, CONSTRUCT UNITS 8 & 9
    - FINISH LANDSCAPING AND PAVEMENT TOP COAT
    - ENSURE THAT ALL STORMWATER FACILITIES ARE CLEANED OUT AND OPERATE AS INTENDED
  - REMOVE INVASIVE PLANT SPECIES WHERE DIRECTED BY THE CONSERVATION COMMISSION AGENT.
- EROSION CONTROL NOTES:**
- EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION. EROSION CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. EROSION CONTROLS SHALL REMAIN UNTIL SUCH TIME AS THE ADJACENT DISTURBED AREAS ARE COMPLETELY STABILIZED AS APPROVED BY THE CONSERVATION COMMISSION.
  - ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
  - ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAC UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
  - INSPECT AND CLEAN NEWLY INSTALLED UNDERGROUND INFILTRATION SYSTEMS REGULARLY.
  - REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
  - THE TOTAL AREA OF DISTURBANCE IS 136,807 S.F.

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-04-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

WILLIAM WALLACE VILLAGE  
EROSION CONTROL  
PLAN OF LAND  
IN  
MEDWAY, MA

DANIEL J. MERRIKIN  
CIVIL  
No. 43309  
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.23 14:40:07 -04'00'

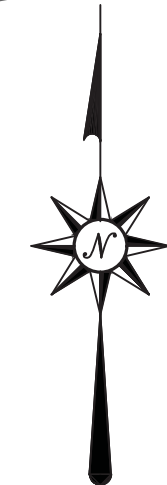
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-3

D158-01







LOT C-2/  
PARCEL A  
3.63 ACRES±  
158,077 S.F.±

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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: \_\_\_\_\_

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

#### LAYOUT NOTES

1. TRASH WILL BE COLLECTED BY PRIVATE CURBSIDE PICKUP WITHIN THE DEVELOPMENT AND NOT AT THE VILLAGE STREET FRONTAGE.
2. ALL PATIOS TO BE CONSTRUCTED OF PERVIOUS PAVEMENT SYSTEMS AND ARE TO BE EXCLUDED FROM IMPERVIOUS COVERAGE CALCULATIONS.
3. REMOVE EXISTING DRIVEWAY APRON, SAWCUT STREET PAVING, INSTALL MATCHING CONCRETE CURB, INSTALL MATCHING GRASS STRIP, AND REPAVE EXISTING SIDEWALK AND PATCH STREET PAVING AS NEEDED FROM EXISTING CURB CUT TO NEW DRIVEWAY.

#### ZONING REQUIREMENTS

1. PROPOSED PARKING SPACES ARE 9' WIDE BY 18' DEEP.
2. 12% OF THE UNITS ARE REQUIRED TO BE AFFORDABLE, WHICH EQUALS 1.80 UNITS (ROUNDED UP TO TWO UNITS).
3. UNITS 2 & 6 WILL BE THE AFFORDABLE UNITS.

#### OWNER

#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

#### APPLICANT

DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 11198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

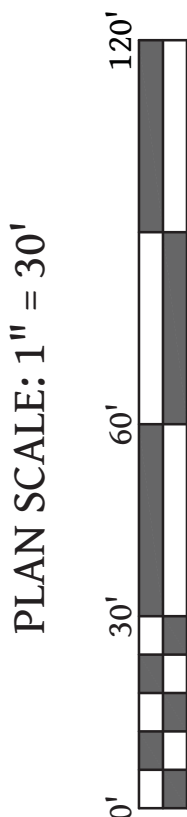
#### ZONING REQUIREMENTS:

ZONE: AGRICULTURAL RESIDENTIAL II  
MIN. LOT AREA:  
REQUIRED: 30,000 S.F. (FOR TWO FAMILY DWELLINGS)  
PROVIDED: 158,077 S.F.  
MIN. FRONTAGE:  
REQUIRED: 50' (FOR MULTIFAMILY)  
PROVIDED: 150.01'  
MIN. FRONT SETBACK:  
REQUIRED: 35'  
PROVIDED: 56.3'  
MIN. SIDE SETBACK:  
REQUIRED: 15'  
PROVIDED: 16.0'  
MIN. REAR SETBACK:  
REQUIRED: 15'  
PROVIDED: 45.2'  
MAX. HEIGHT:  
REQUIRED: 40' (FOR MULTIFAMILY)  
PROVIDED: APPROX. 26'  
MAX. BUILDING COVERAGE:  
REQUIRED: 30%  
PROVIDED: 18% (27,930 S.F.)  
MAX. LOT COVERAGE:  
REQUIRED: 40%  
PROVIDED: 39% (62,303 S.F.)  
OPEN SPACE:  
REQUIRED: 15% (FOR MULTIFAMILY)  
PROVIDED: 48%  
PARKING SPACES:  
REQUIRED: 1.5/UNIT + 1 VISITOR/2 UNITS  
= 30 PARKING SPACES  
PROVIDED: 4/UNIT + 6 VISITOR = 66 SPACES

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-04-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

WILLIAM WALLACE VILLAGE  
LAYOUT  
PLAN OF LAND  
IN  
MEDWAY, MA



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.23 14:39:20 -0400

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

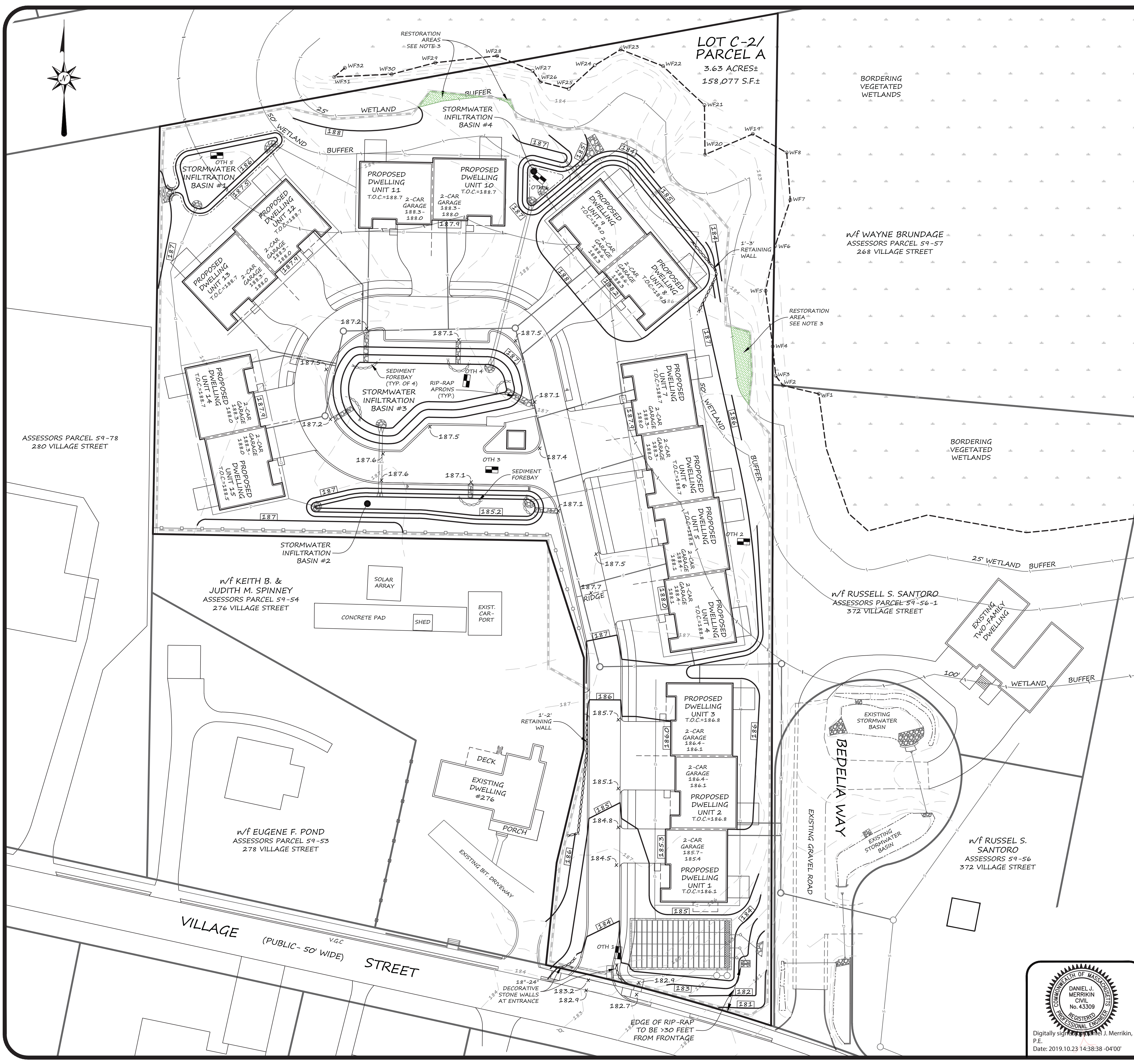


LEGACY  
ENGINEERING

C-4

D158-01





LOT C-2/  
PARCEL A  
3.63 ACRES±  
158,077 S.F.±

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P.O. BOX 95  
TRURO, MA 02666

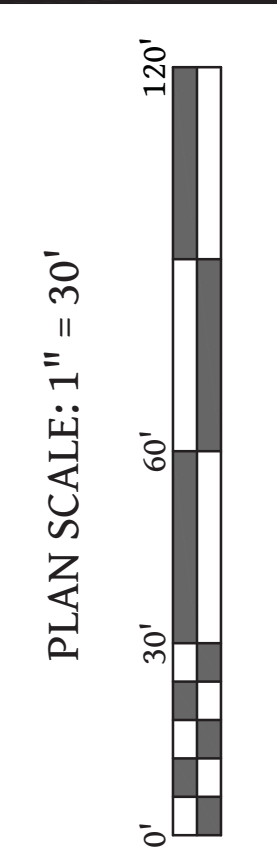
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984

GRADING NOTES

1. EXPECTED SOIL IMPORT: ~900 C.Y.
2. EXPECTED SOIL EXPORT: ~350 C.Y.
- 2.1. MOSTLY CONCRETE & PAVEMENT DEBRIS
3. LOAM AND SEED BUFFER ZONE RESTORATION AREAS WITH AN UPLAND EROSION CONTROL MIX. PLANT A TOTAL OF 10 SHRUBS (MIN 18" TALL AT INSTALLATION) IN RESTORATION AREAS. (SPECIES TO BE APPROVED BY CONSERVATION AGENT).



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-09-04	DJM
REVISIONS PER TOWN COMMENTS	2024-10-07	DJM
REVISIONS PER TOWN COMMENTS	2024-10-22	DJM

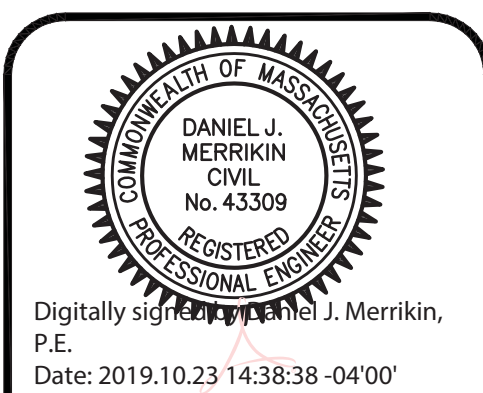
WILLIAM WALLACE VILLAGE  
GRADING & UTILITIES  
PLAN OF LAND  
IN  
MEDWAY, MA

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

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



Digitally signed by Daniel J. Merrikin,  
P.E.  
Date: 2019.10.23 14:38:38 -0400

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
  
C-5



D158-01



LOT C-2/  
PARCEL A  
3.63 ACRES±  
158,077 S.F.±

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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: \_\_\_\_\_

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

UTILITY NOTES:

1. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
3. SEWER SERVICE SHALL BE 6-INCH SDR35 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEDWAY SEWER AND WATER DEPARTMENT. MIN SLOPE = 0.02. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS. PROVIDE MIN. 18" VERTICAL SEPARATION BETWEEN SEWER SERVICES AND WATER MAIN.
4. STORMWATER PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL) PIPES.
5. EXCEPT WHERE NOTED, ROOF DRAIN PIPING TO BE 6" HDPE.
6. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. ALL ON-SITE ELECTRICAL WIRING SHALL BE UNDERGROUND.
7. FIRE PROTECTION SPRINKLERS SHALL BE PROVIDED FOR ALL RESIDENTIAL UNITS.
8. THE EXISTING HYDRANT MAY NEED TO BE RELOCATED DURING CONSTRUCTION IF REQUIRED BY THE DPW.
9. ALL FIRE SERVICE LINES SHALL BE CONNECTED DIRECTLY TO THE MAIN.
10. CURB STOPS LOCATED IN PAVEMENT SHALL BE FURNISHED WITH A STREET BOX TOP PER DPW REQUIREMENTS.

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

PLAN SCALE: 1" = 30'



PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-04-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

WILLIAM WALLACE VILLAGE  
UTILITY  
PLAN OF LAND  
IN  
MEDWAY, MA

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.10.23 14:37:04 -04'00'

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

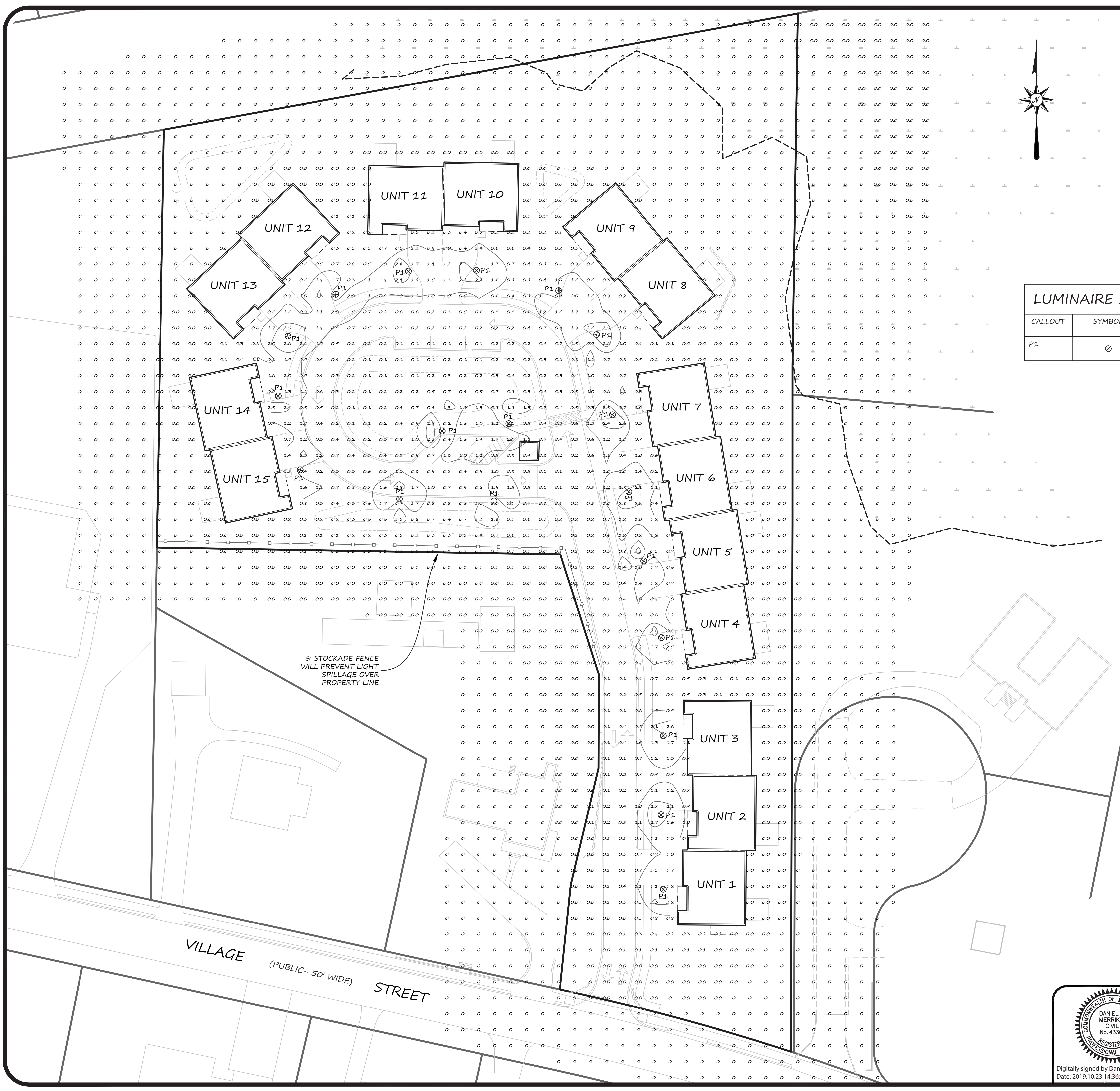
C-6

D158-01



LEGACY  
ENGINEERING





OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
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ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

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LINES SHOWN ON THIS PLAN ARE THE  
LINES DIVIDING EXISTING OWNERSHIPS,  
AND THE LINES OF THE STREETS AND  
WAYS SHOWN ARE THOSE OF PUBLIC OR  
PRIVATE STREETS OR WAYS ALREADY  
ESTABLISHED, AND THAT NO NEW LINES  
FOR DIVISION OF EXISTING OWNERSHIP OR  
FOR NEW WAYS ARE SHOWN.

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

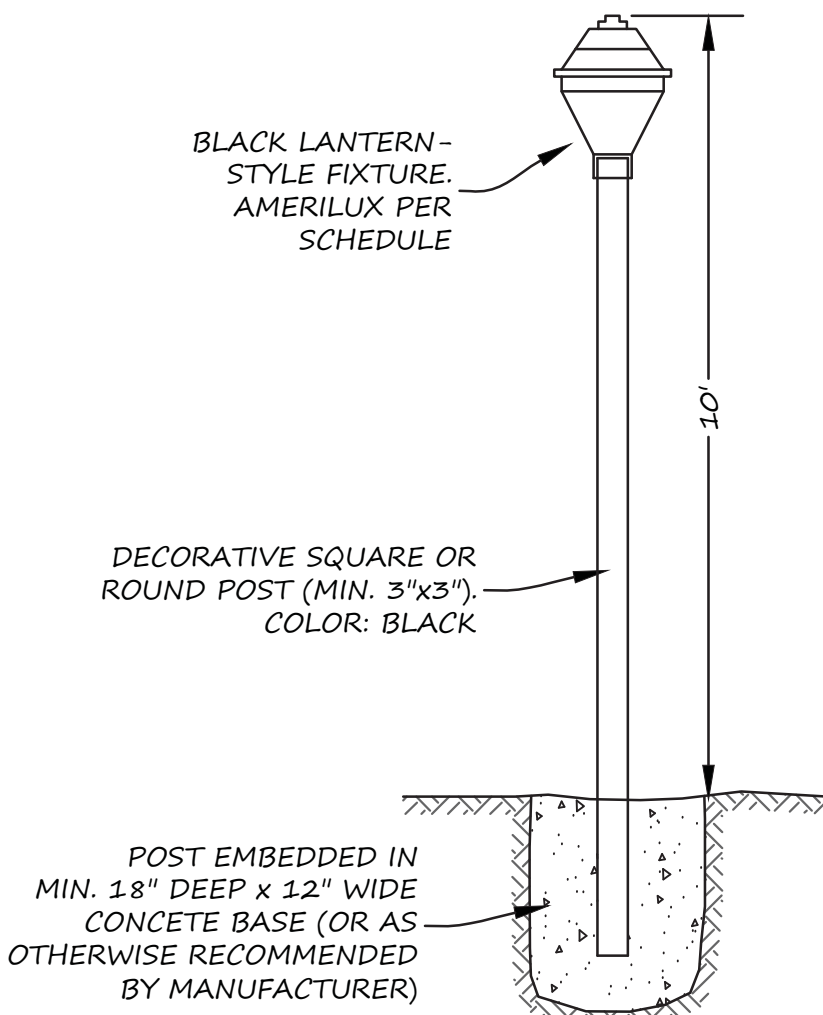
DATE: \_\_\_\_\_

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

### LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	19	LED	POLE TOP	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE



### RESIDENTIAL LIGHTPOST

NOT TO SCALE

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



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Date: 2019.10.23 14:36:23 -0400

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-7

D158-01



LEGACY  
ENGINEERING

WILLIAM WALLACE VILLAGE  
LIGHTING  
PLAN OF LAND  
IN  
MEDWAY, MA

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-07-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

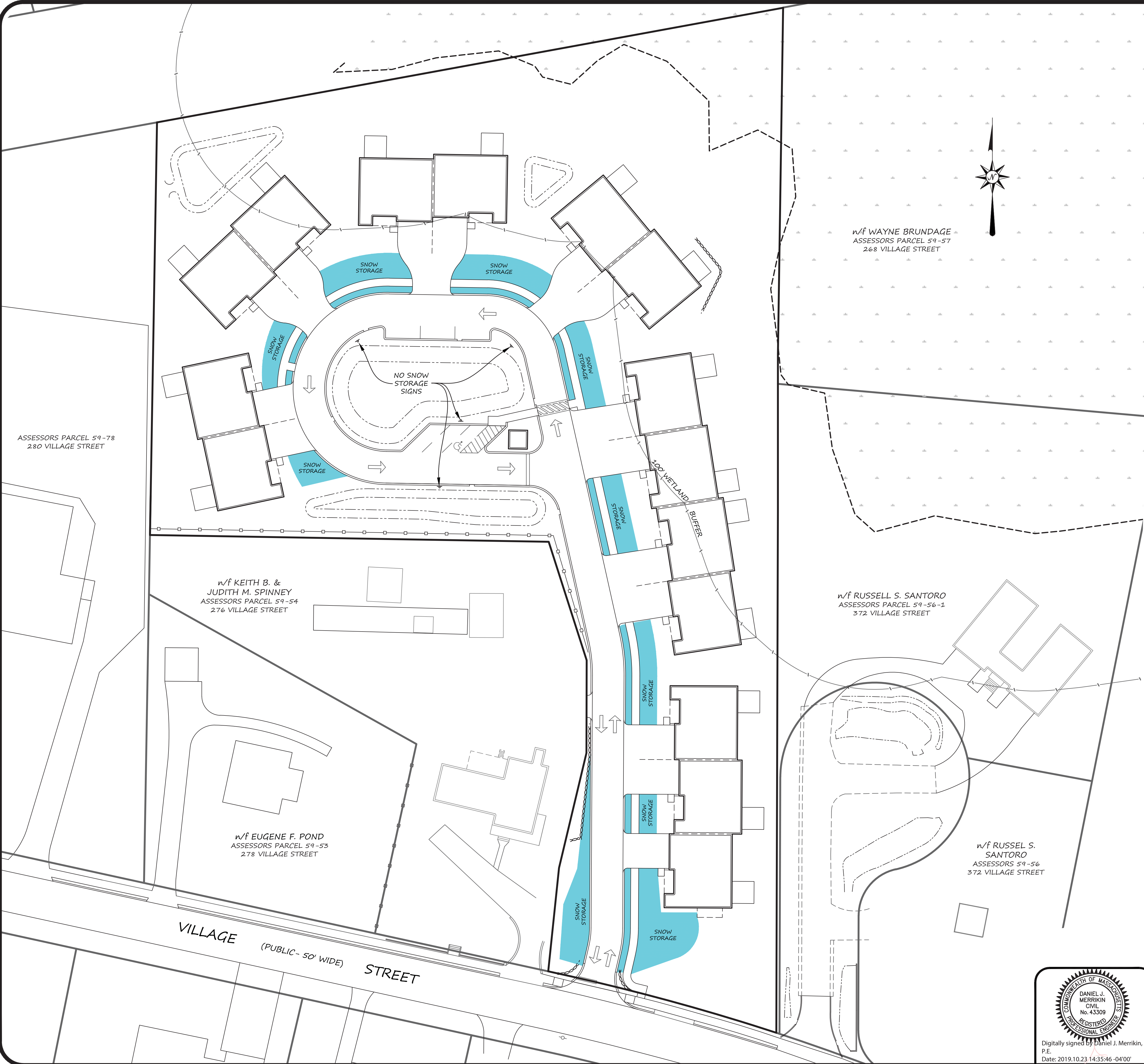
PLAN SCALE: 1" = 30'











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

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
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ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

**SNOW REMOVAL NOTES:**

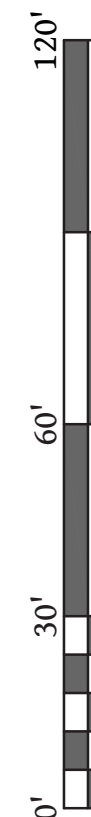
1. SNOW SHALL BE PLOWED INTO WINDROWS ALONG PAVEMENT WHERE POSSIBLE AND STOCKPILED IN DESIGNATED SNOW STORAGE AREAS.
2. NO SNOW STORAGE ALLOWED WITHIN THE 100' BUFFER ZONE.
3. SNOW SHALL NOT BE PILED AT THE ENTRANCE CORNERS IN SUCH A MANNER THAT IT WILL OBSTRUCT SIGHT DISTANCE.
4. ICE CONTROL SHALL BE BY SAND, SODIUM CHLORIDE OR CALCIUM CHLORIDE.
5. THE TOTAL AREA REQUIRING SNOW REMOVAL IS APPROXIMATELY 17,350 S.F. THE SNOW STORAGE AREAS TOTAL APPROXIMATELY 9,580 S.F.

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

PLAN SCALE: 1" = 30'



PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-04-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

WILLIAM WALLACE VILLAGE  
SNOW STORAGE  
PLAN OF LAND  
IN  
MEDWAY, MA



Digitally signed by Daniel J. Merrikin,  
P.E.  
Date: 2019.10.23 14:35:46 -0400'

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

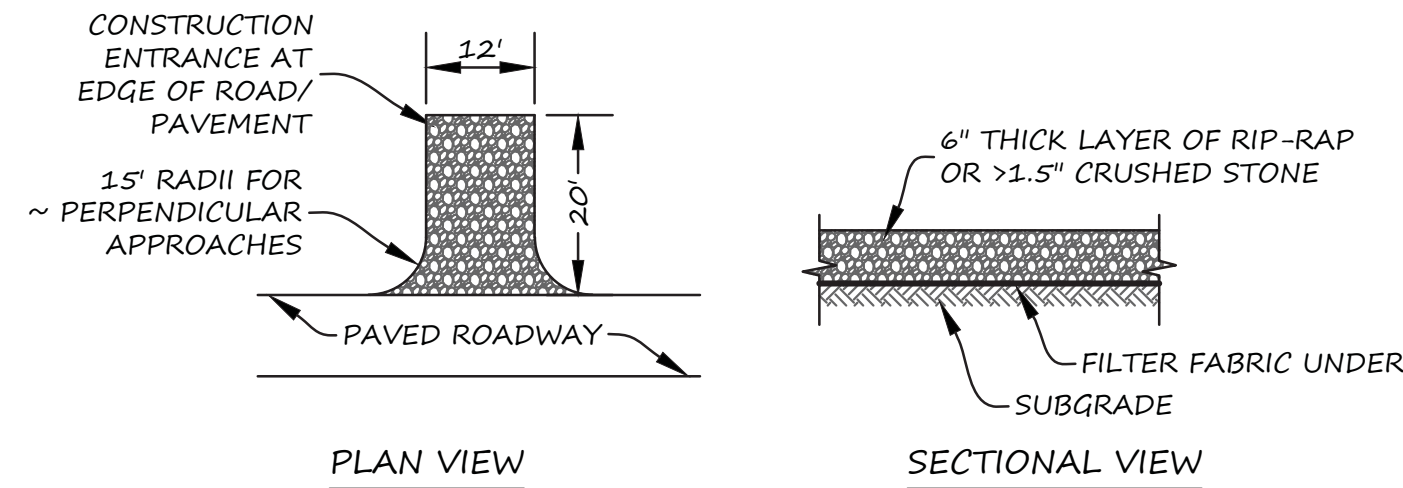
C-9

D158-01



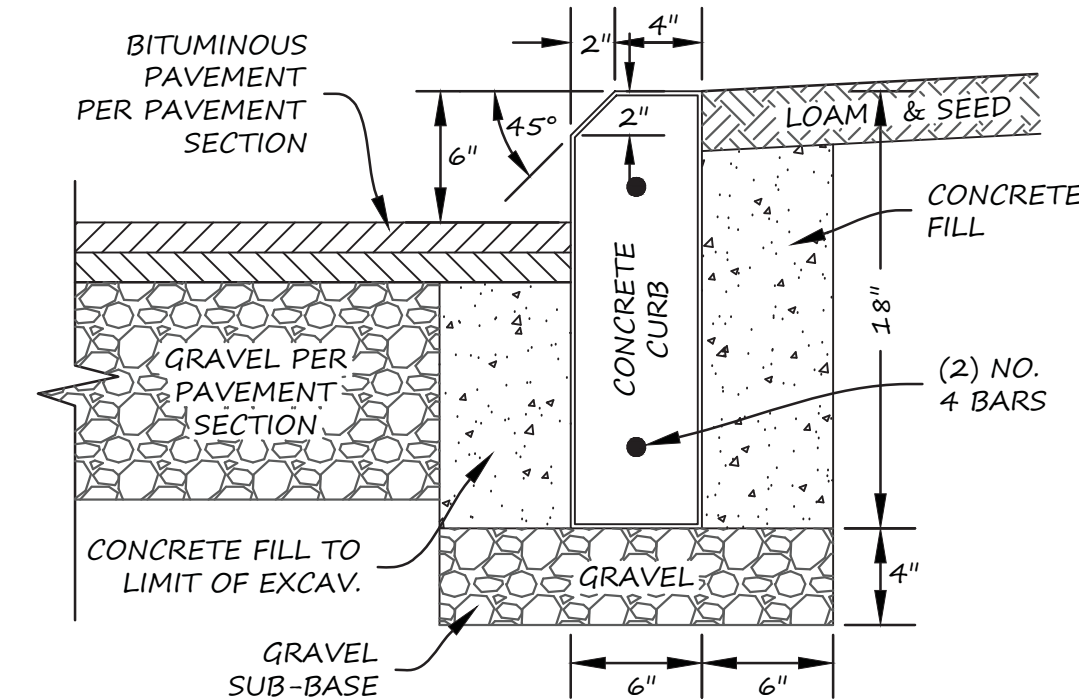
LEGACY  
ENGINEERING





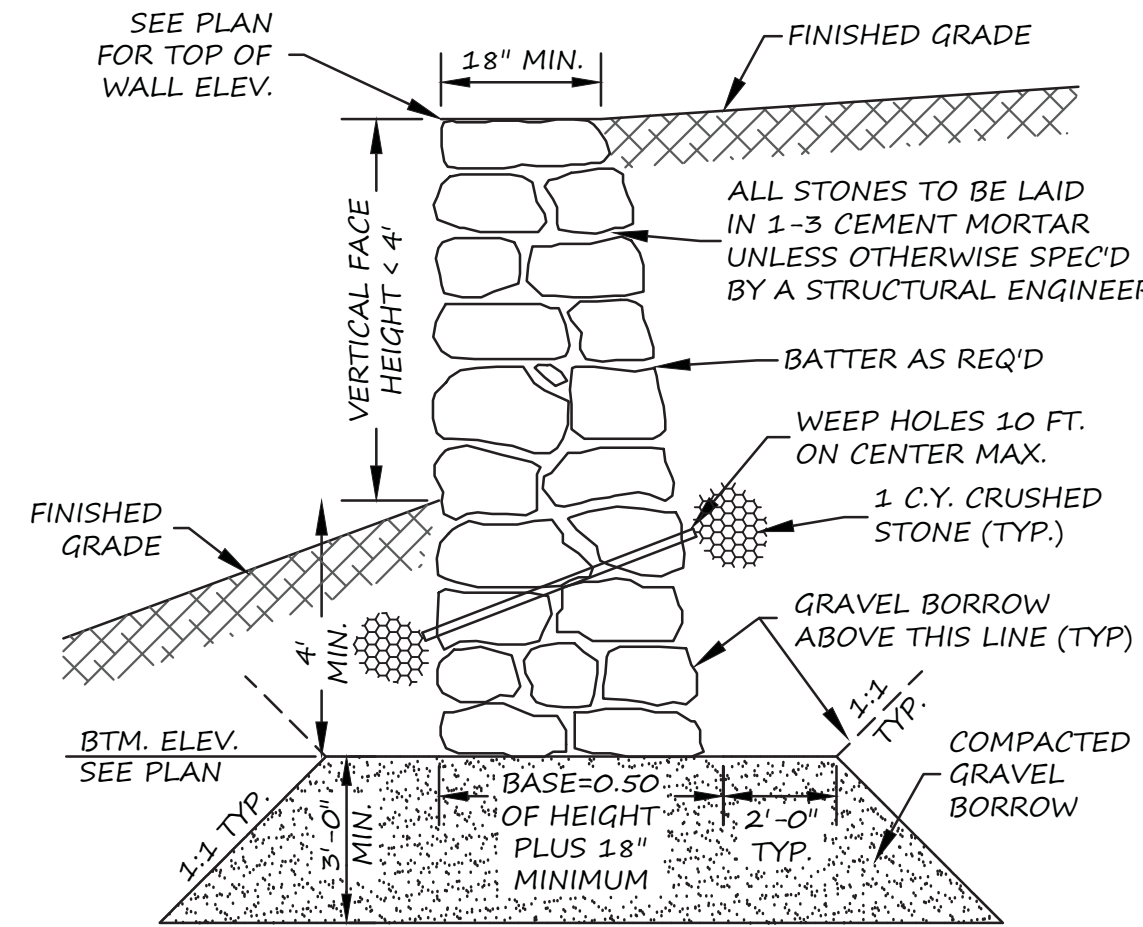
- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
  - ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

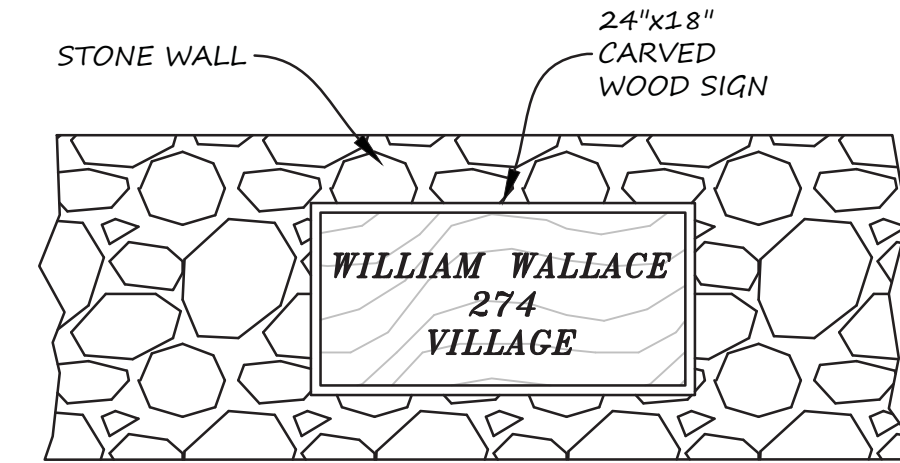


- NOTES:
- CONCRETE TO BE 4,000 PSI.
  - ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

**PRECAST CONCRETE CURB DETAIL**  
(NO SCALE)



**TYPICAL STONE RETAINING WALL**  
NOT TO SCALE



**ENTRANCE SIGNS**  
NOT TO SCALE

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

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

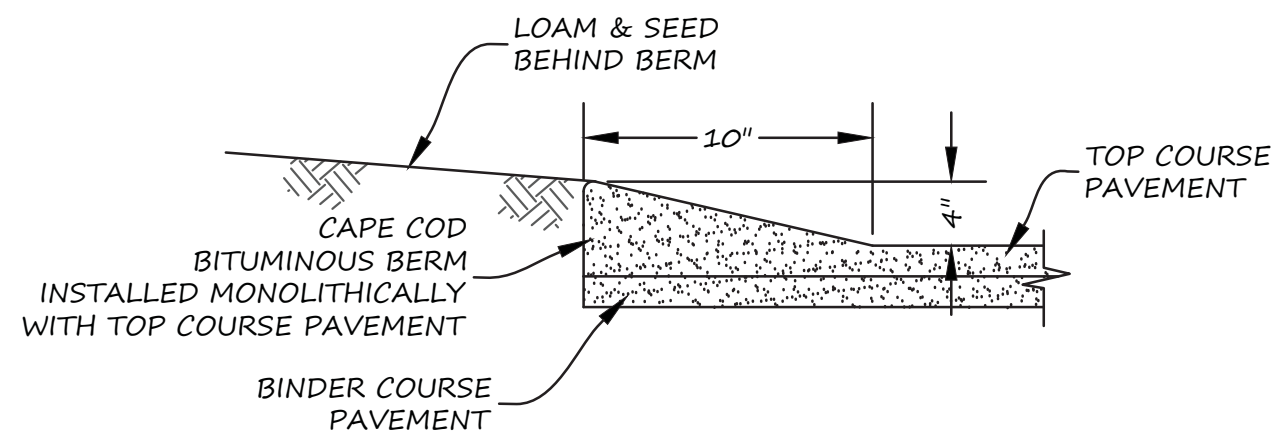
PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
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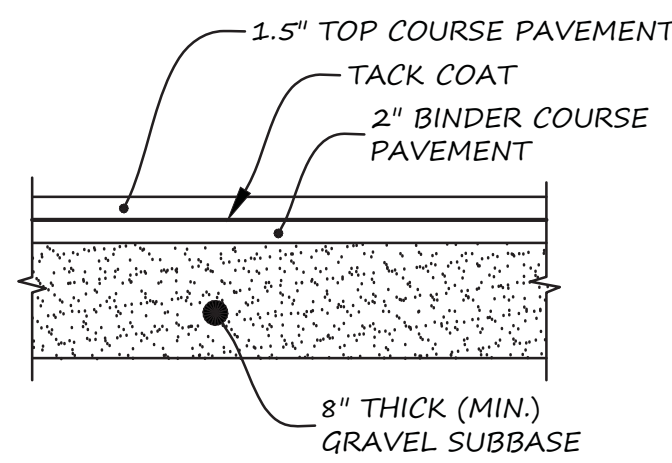
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

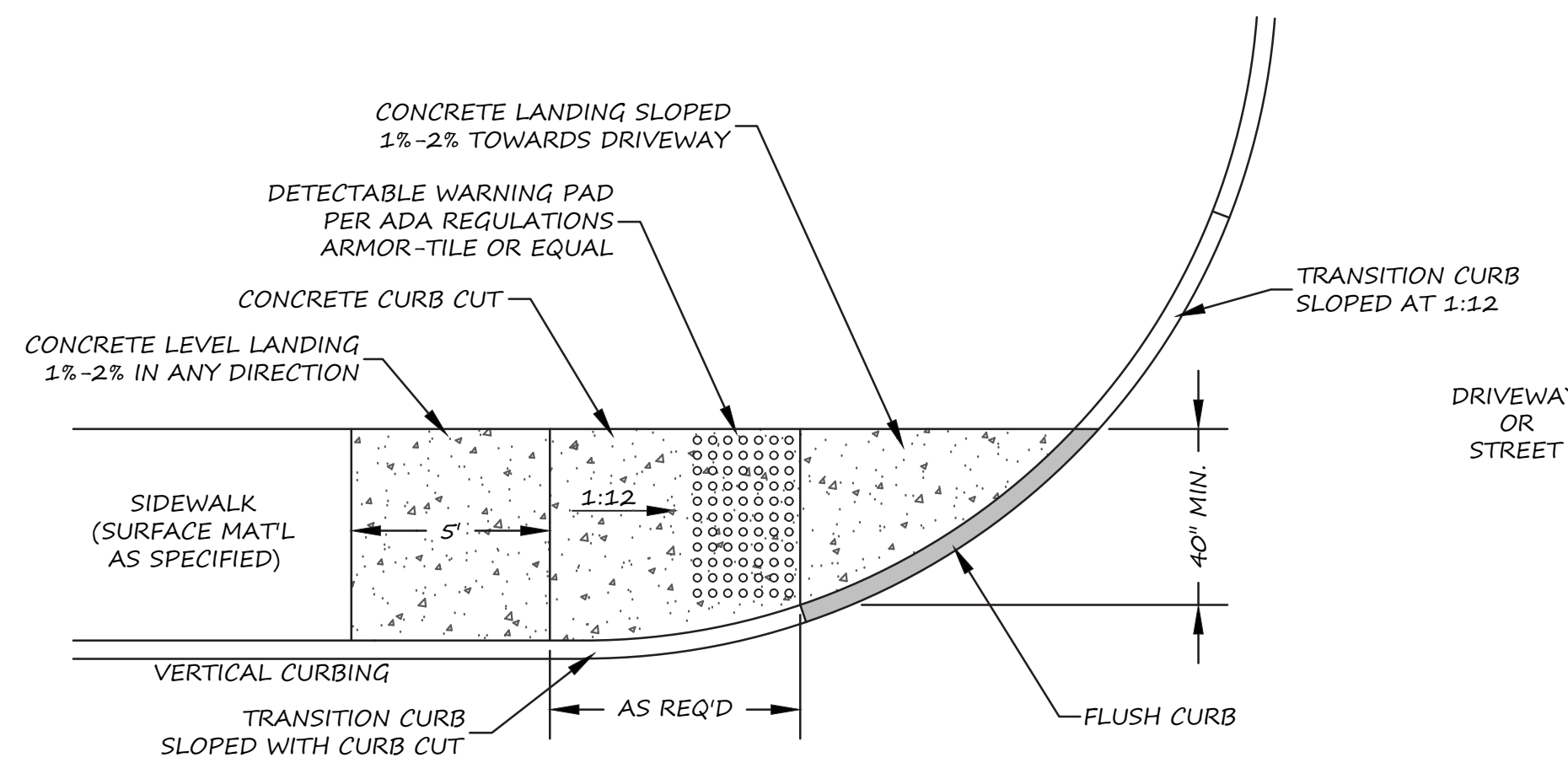
PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984



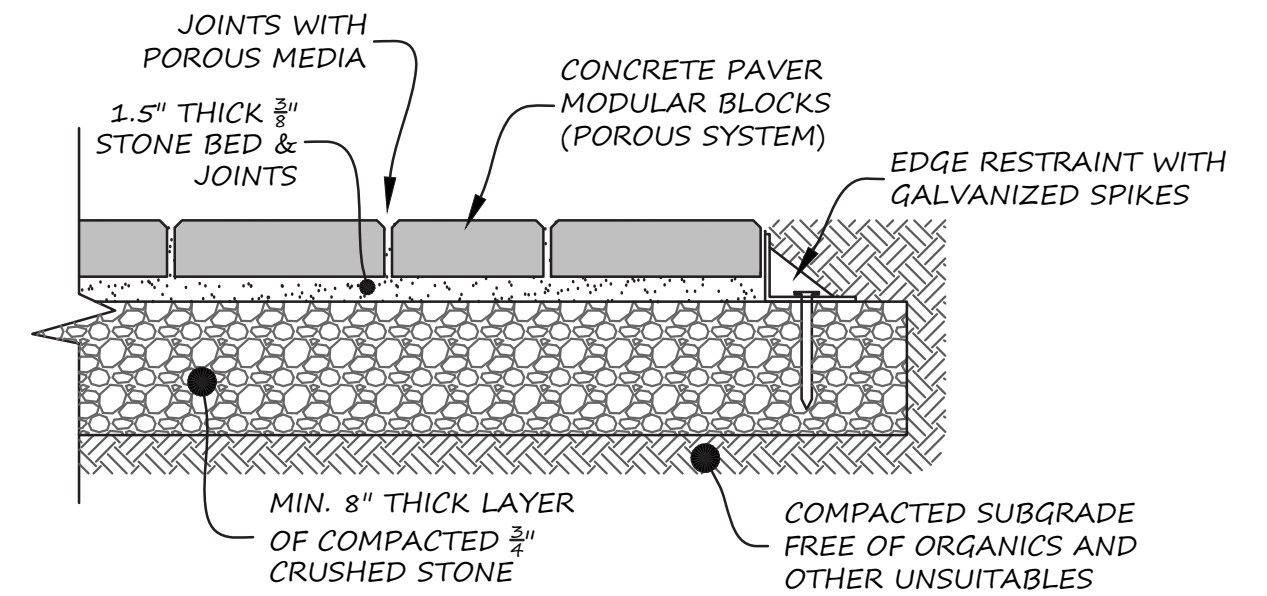
**MONOLITHIC CAPE COD BERM DETAIL**  
(NO SCALE)



**TYPICAL PARKING LOT PAVING SECTION**  
NOT TO SCALE

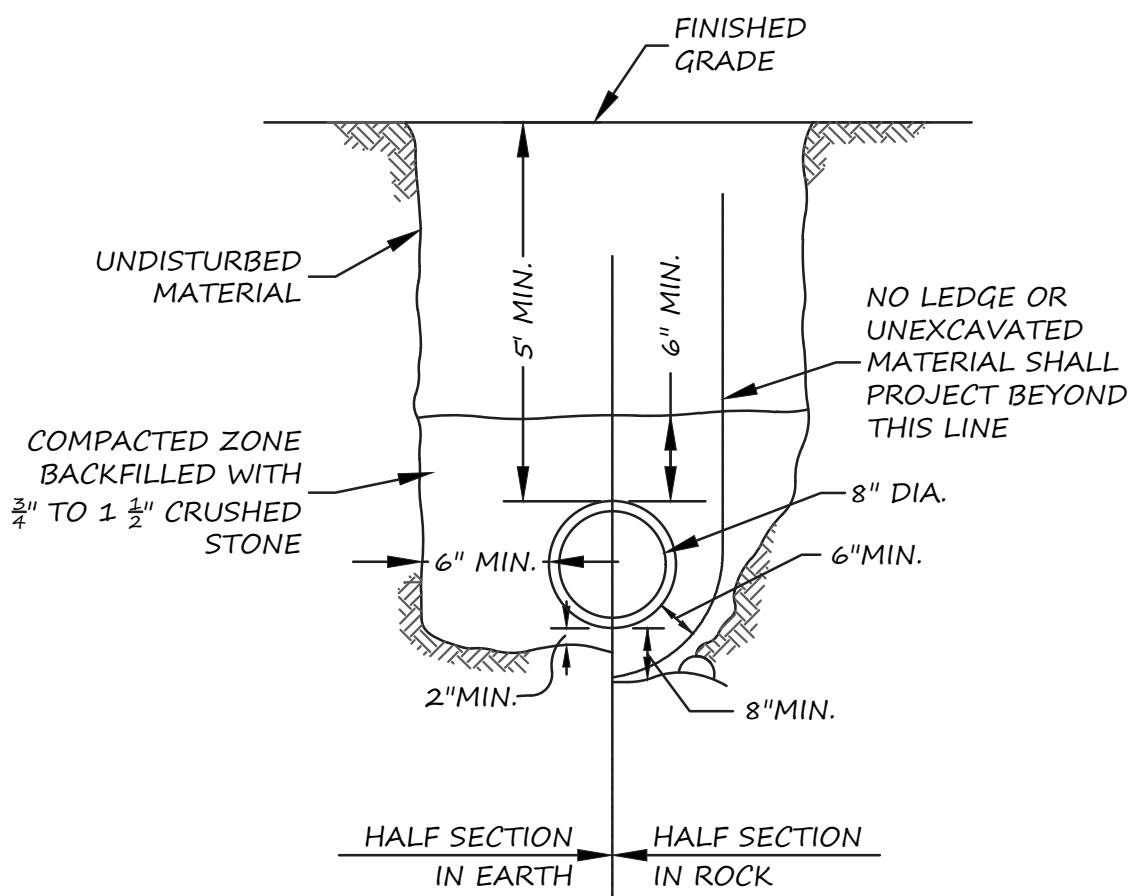


**TYPICAL ACCESSIBLE CURB CUT DETAIL**  
NOT TO SCALE

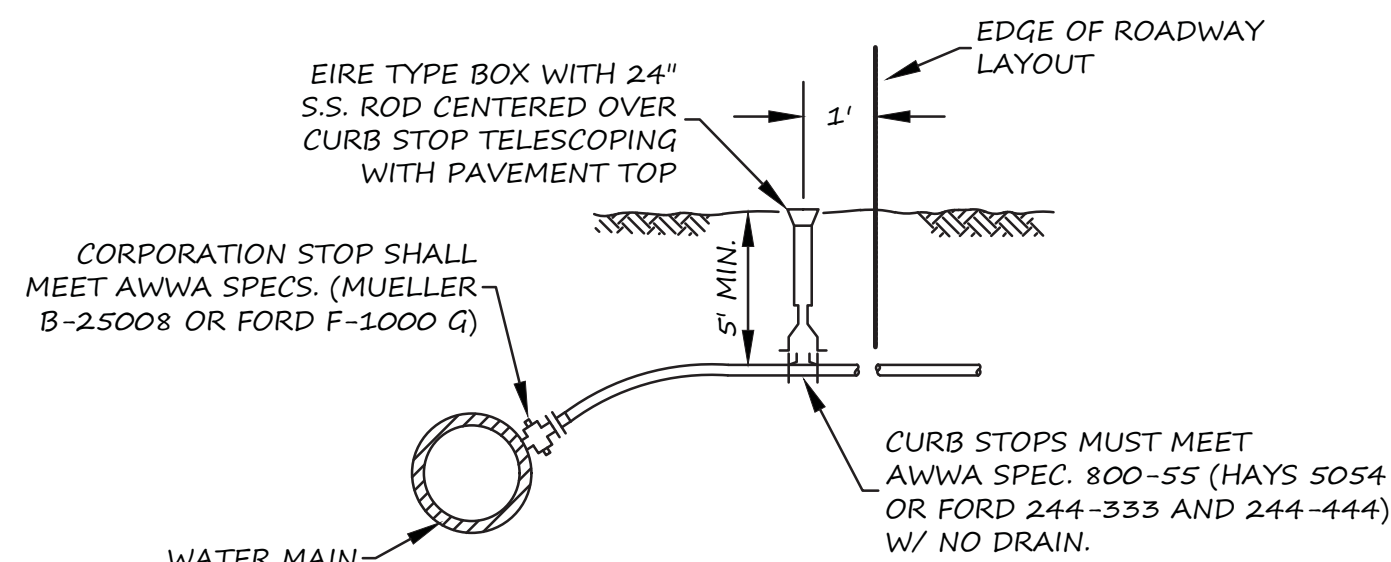


NOTE: PAVER MANUFACTURER, MODEL AND COLOR AT APPLICANT'S DISCRETION BUT MUST BE A POROUS PAVER SYSTEM.

**CONCRETE PAVER DETAIL**  
NOT TO SCALE

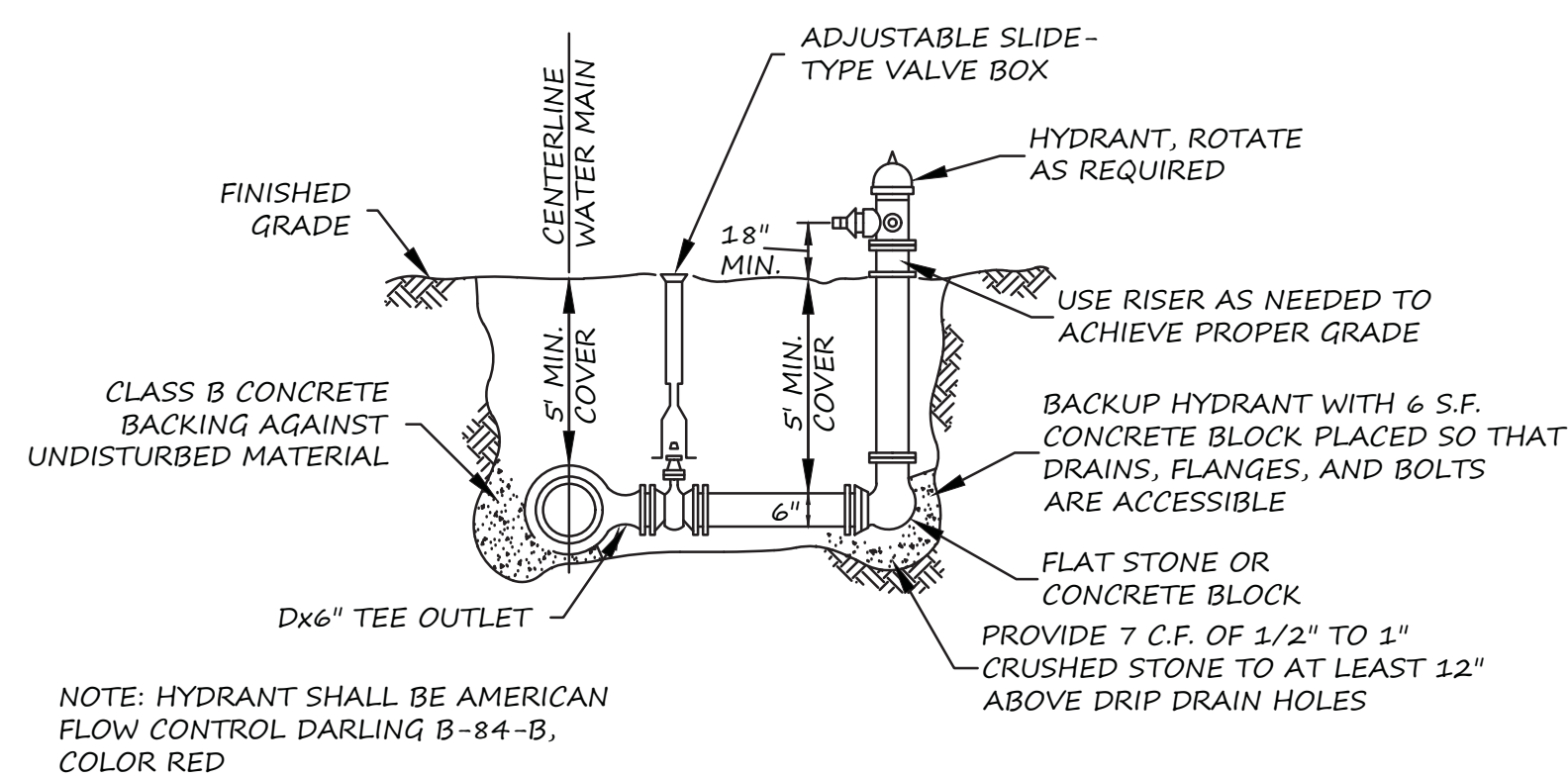


**WATER MAIN TRENCH DETAIL**  
NOT TO SCALE

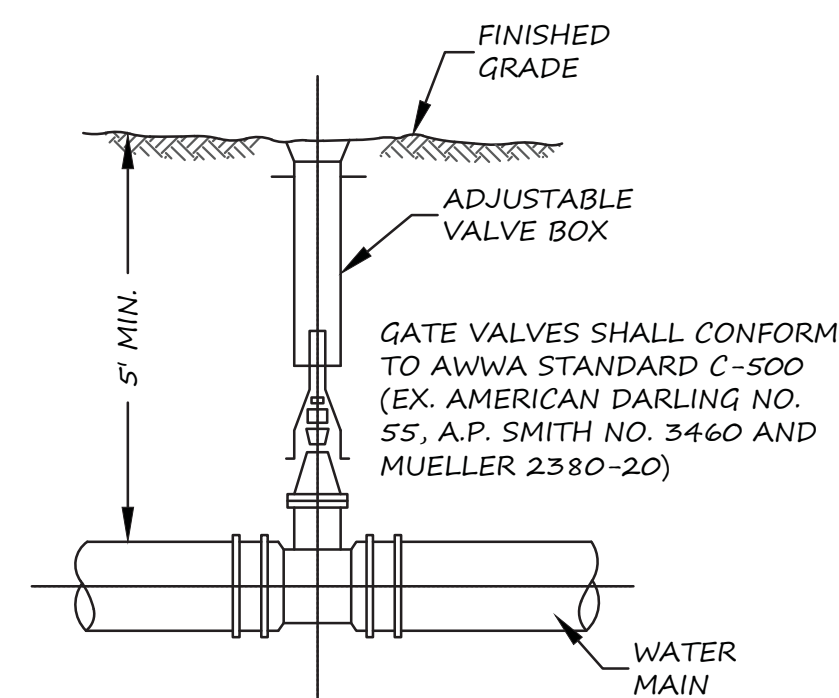


- NOTES:
- COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
  - 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

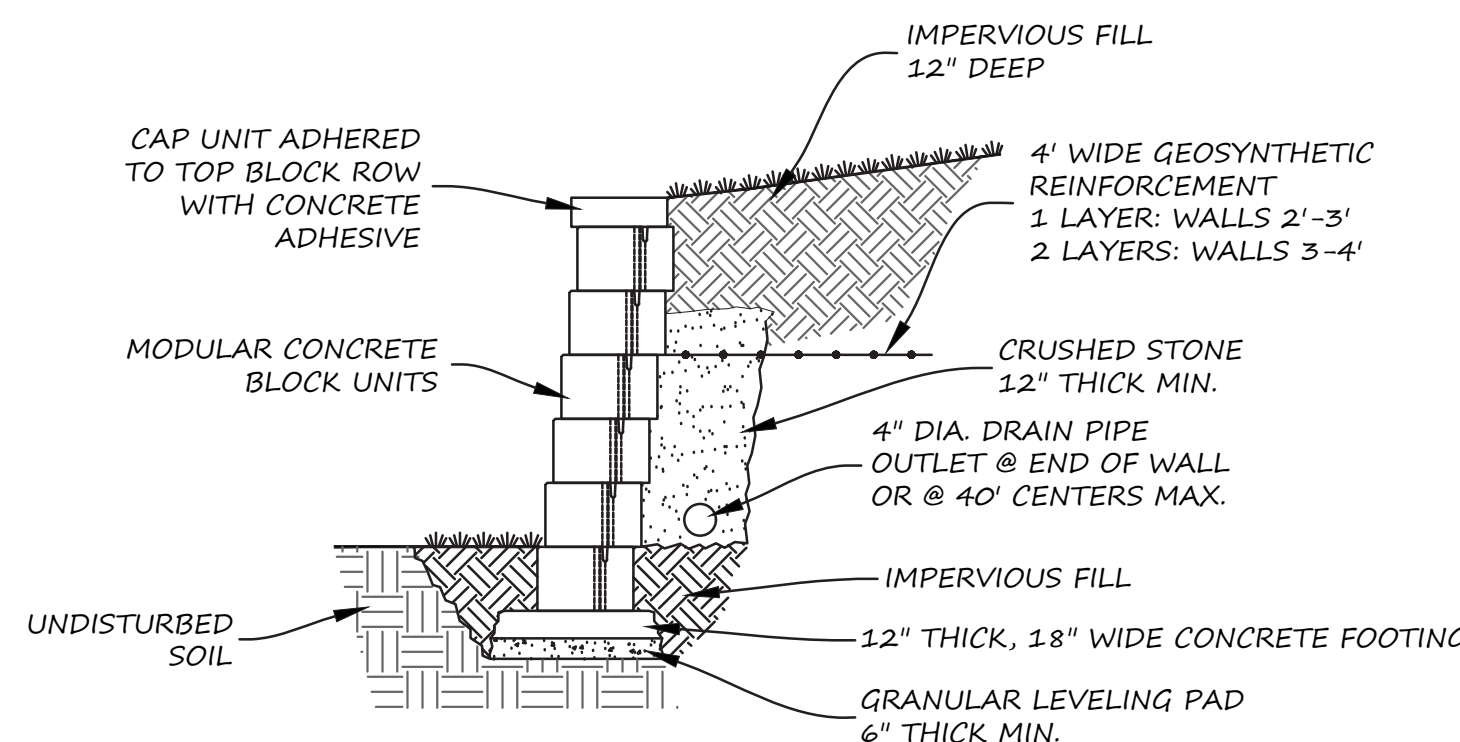
**TYPICAL WATER SERVICE CONNECTION**  
NOT TO SCALE



**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE

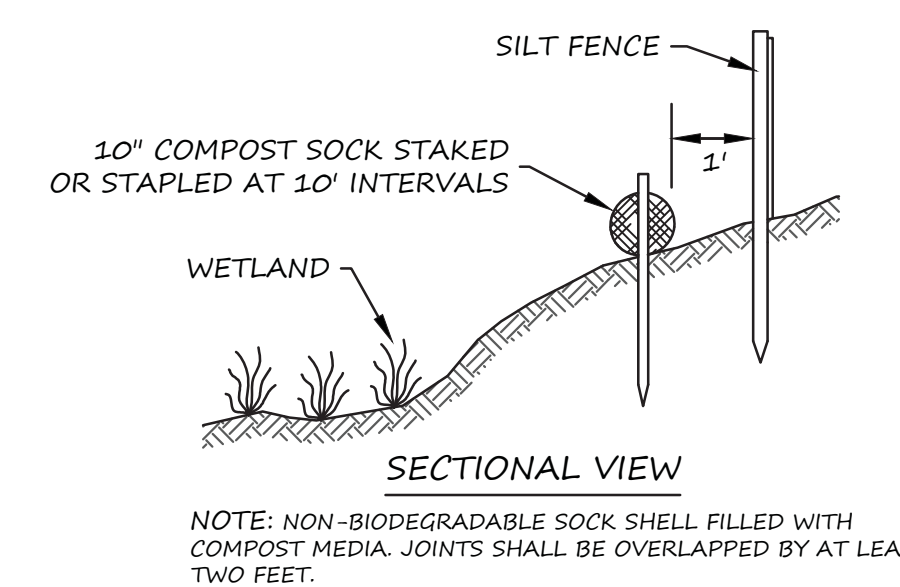


**TYPICAL GATE VALVE**  
NOT TO SCALE



- NOTES:
- SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
  - INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

**TYPICAL "SMALL BLOCK" RETAINING WALL**  
NOT TO SCALE



**EROSION CONTROL DETAIL (FILTER SOCK)**  
NOT TO SCALE



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Date: 2019.10.23 14:35:15 -0400

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-10

D158-01



**LEGACY**  
ENGINEERING

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-04-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

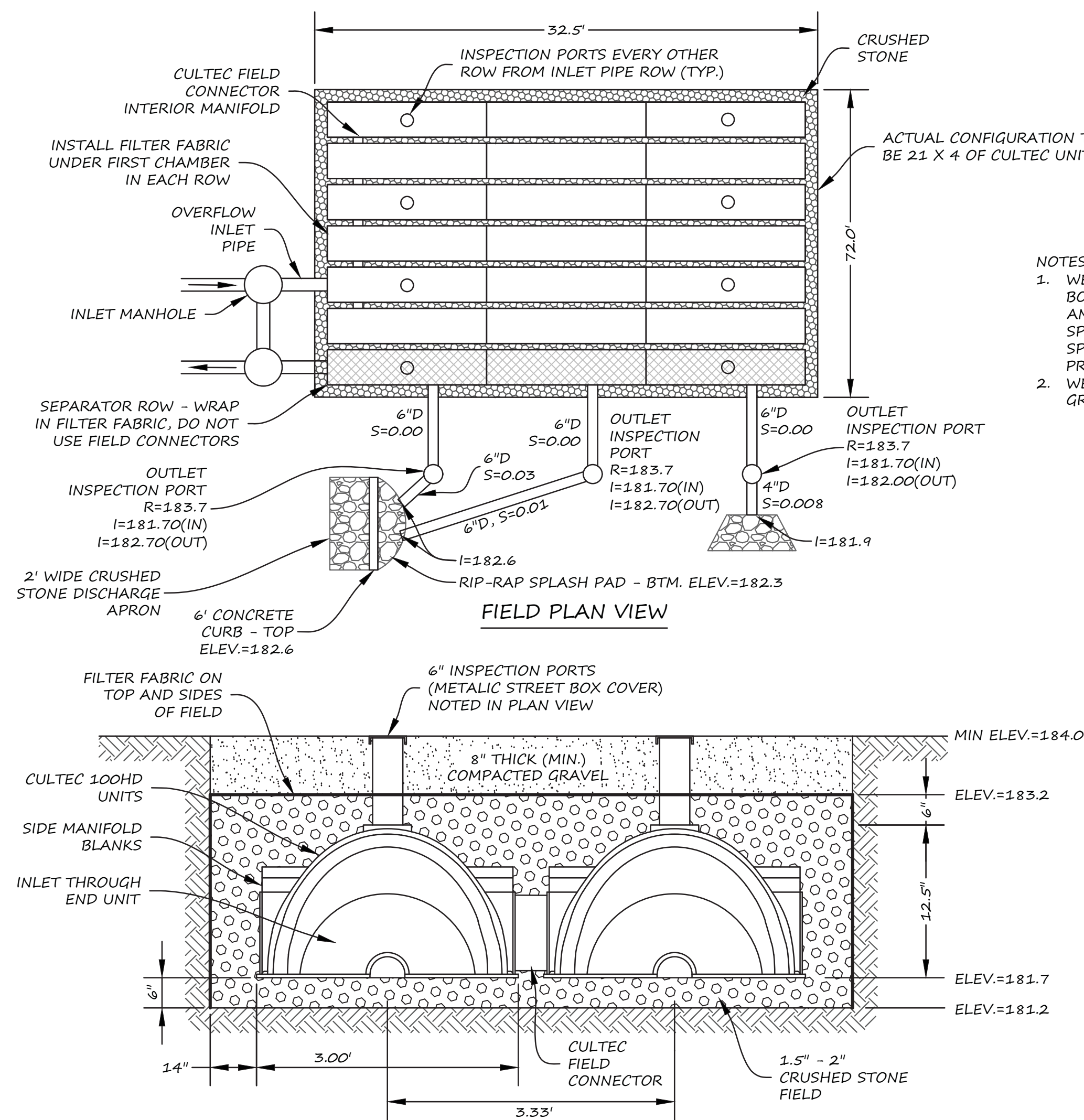
WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD



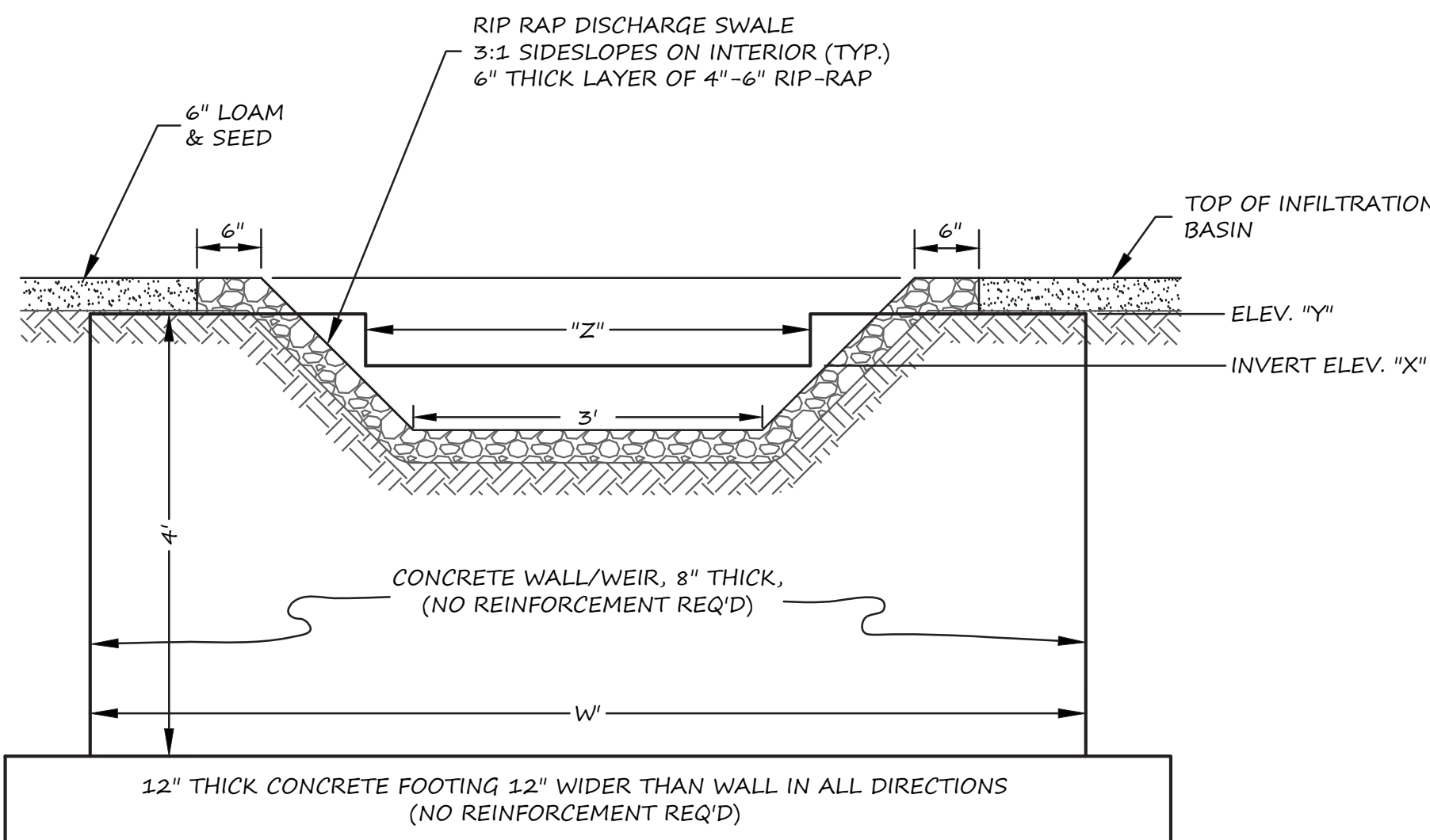


#### NOTES:

1. INFILTRATION TRENCH UNITS TO BE RECHARGER 100XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
5. REMOVE ALL TOPSOIL AND SUBSOIL BELOW SYSTEM AND REPLACE WITH GRAVEL MEETING ENGINEER'S APPROVAL AS NEEDED.

#### INFILTRATION FIELD DETAIL

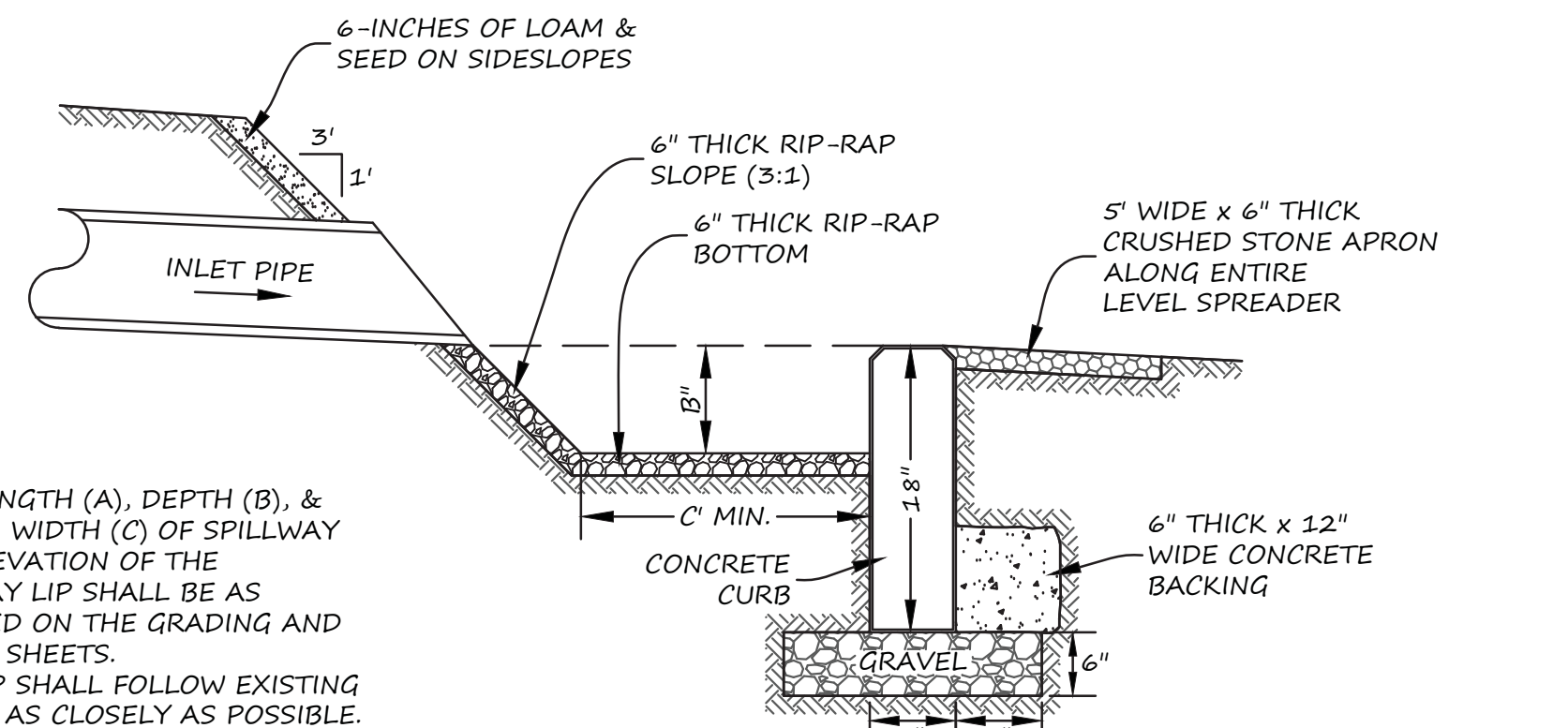
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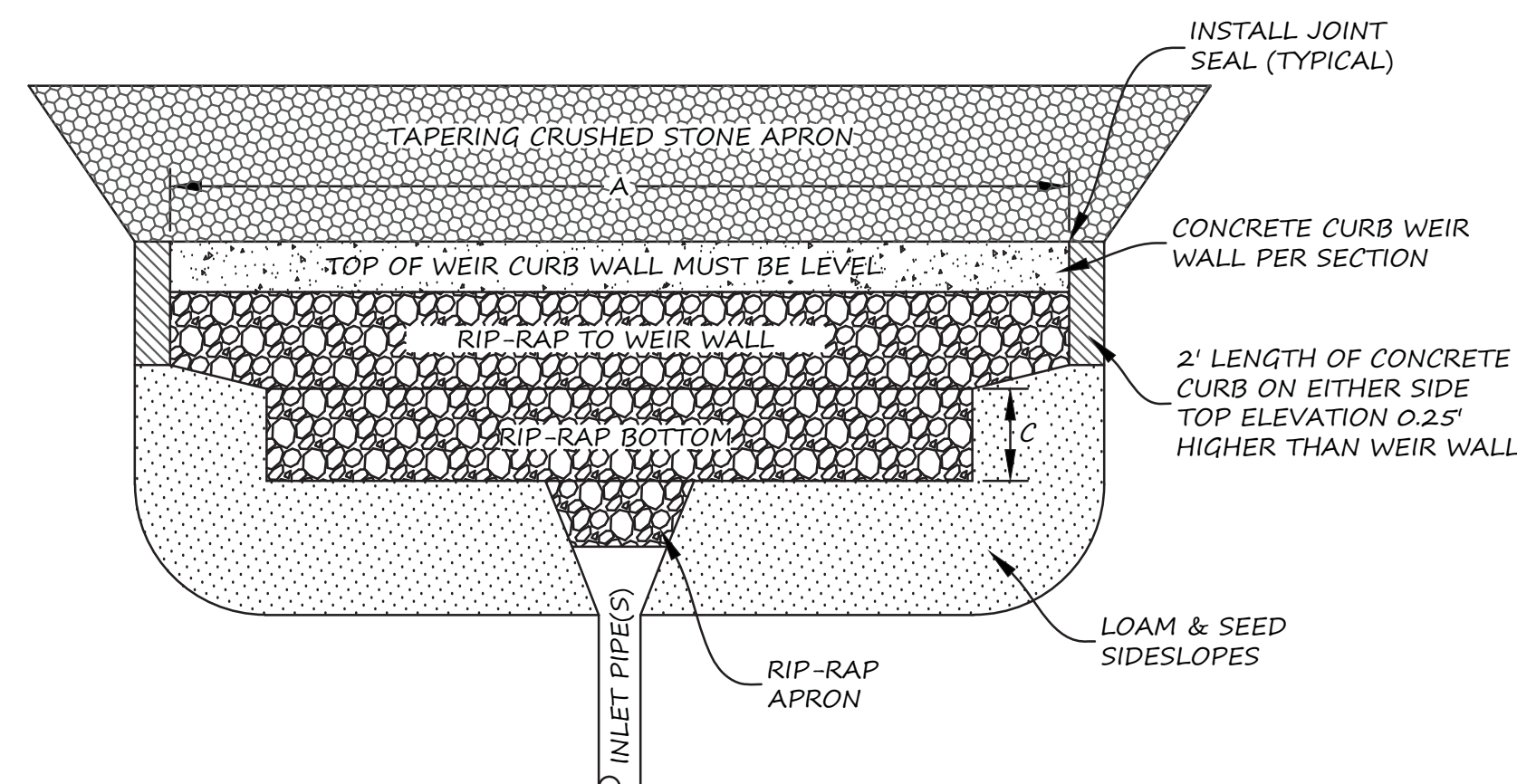
#### BASIN OUTLET WEIR AND RIP-RAP SWALE DETAIL

#### NOTES:

1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.



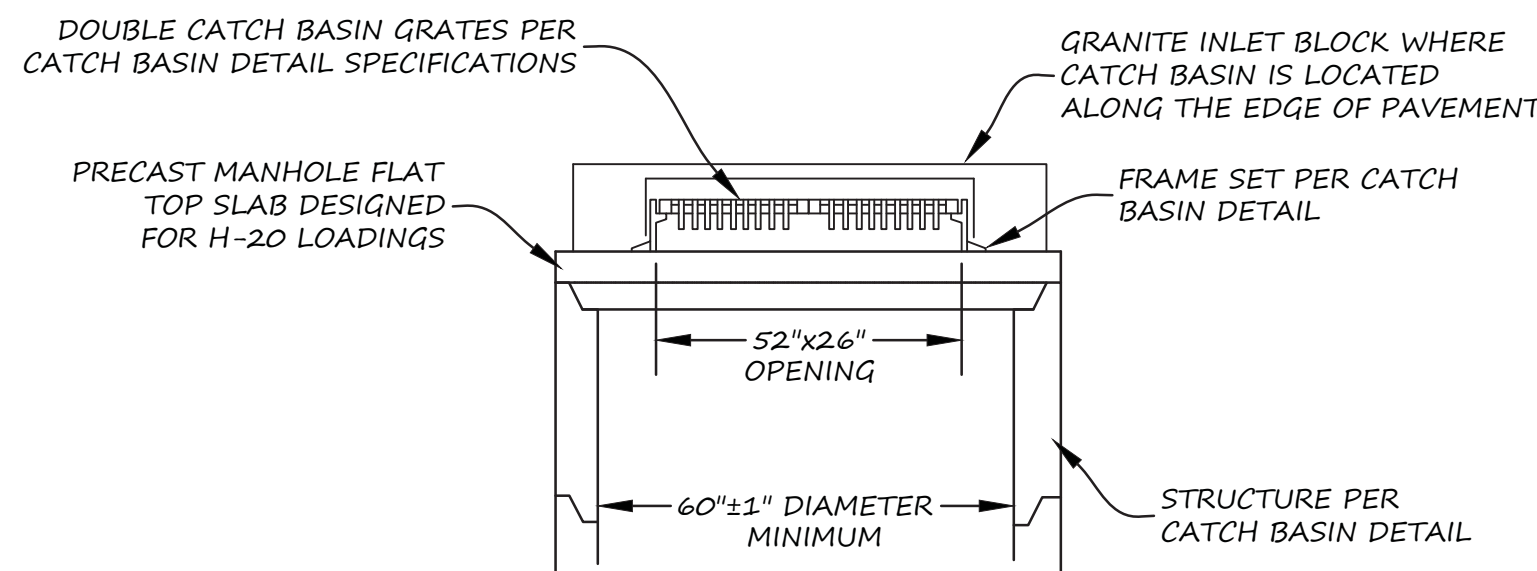
#### TYPICAL SECTIONAL VIEW



#### PLAN VIEW

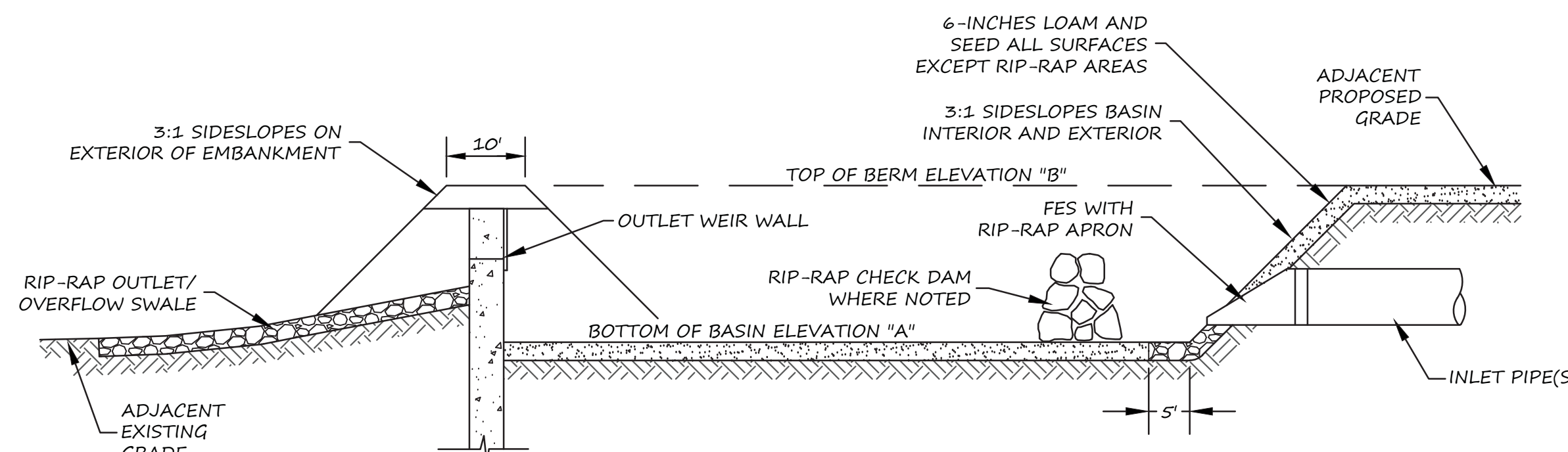
#### LEVEL SPREADER DETAIL

NOT TO SCALE



#### CATCH BASIN DOUBLE GRATE DETAIL

NOT TO SCALE



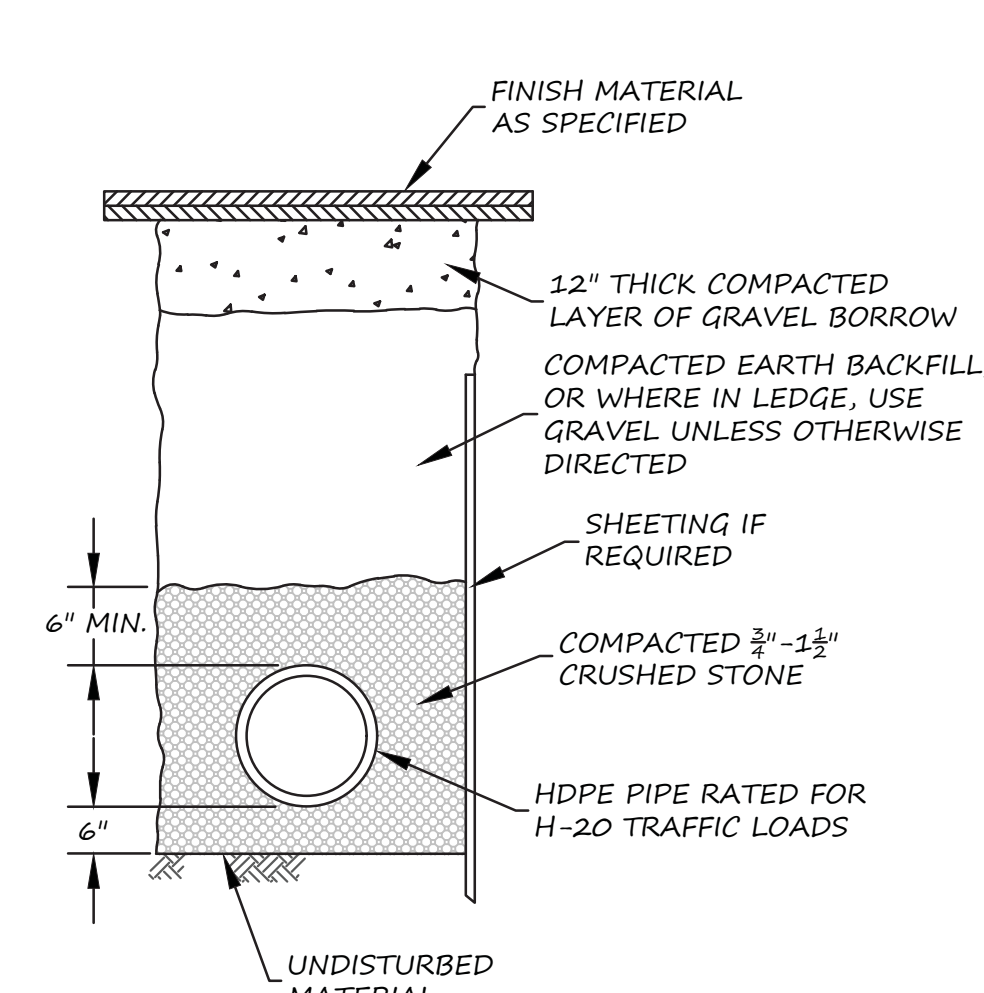
#### TYPICAL BASIN CROSS-SECTION

#### SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2	BASIN #3	BASIN #4
BOTTOM OF BASIN ELEVATION "A"	186.0	185.2	185.0	184.5
TOP OF BERM ELEVATION "B"	187.0	187.0	186.0	187.0
EMERGENCY OVERFLOW ELEV.	N/A	N/A	N/A	186.0
EMERGENCY OVERFLOW WIDTH	N/A	N/A	N/A	6'

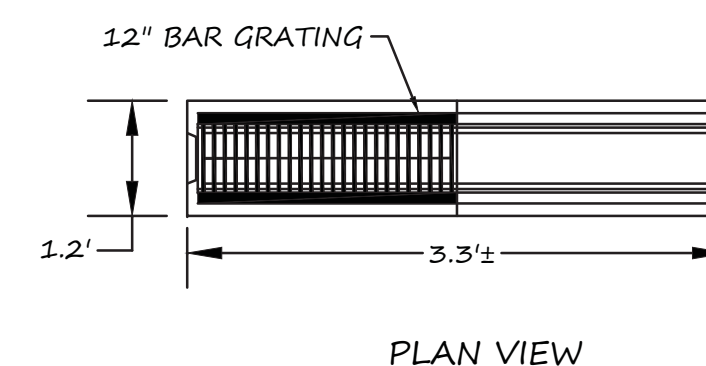
NOT TO SCALE

#### TYPICAL INFILTRATION BASIN CROSS-SECTION

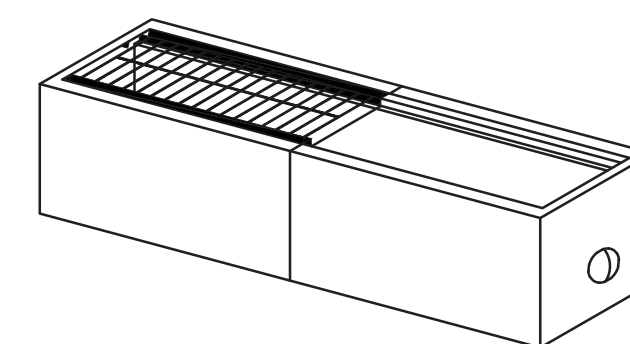


#### TYPICAL DRAIN TRENCH

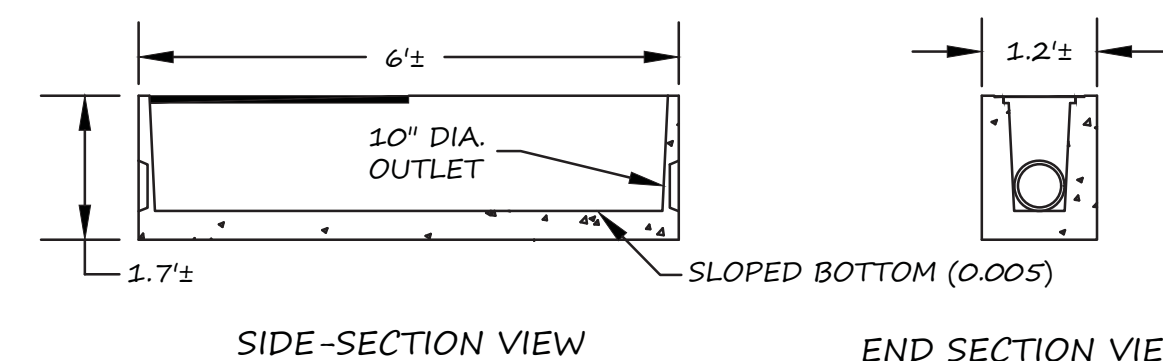
(NO SCALE)



#### PLAN VIEW



#### ISOMETRIC VIEW



#### SIDE-SECTION VIEW

#### END SECTION VIEW

#### NOTES:

1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
2. SHALL CONFORM TO H-20 LOADINGS.
3. SHALL BE POWER DRAIN 5300K BY ACO DRAIN OR EQUAL.

#### TRENCH DRAIN DETAIL

NOT TO SCALE

#### NOTES:

1. SEE GRADING SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
2. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

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

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

MEDWAY PLANNING & ECONOMIC  
DEVELOPMENT BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-11

D158-01



**LEGACY**  
ENGINEERING



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Merrikin, P.E.  
Date: 2019.10.23 14:34:49 -04'00'

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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: \_\_\_\_\_

REGISTERED LAND SURVEYOR

FOR REGISTRY USE

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 14198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

PLAN SCALE: NOT TO SCALE

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-07-04	DJM
REVISIONS PER TOWN COMMENTS	2019-10-07	DJM
REVISIONS PER TOWN COMMENTS	2019-10-22	DJM

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA



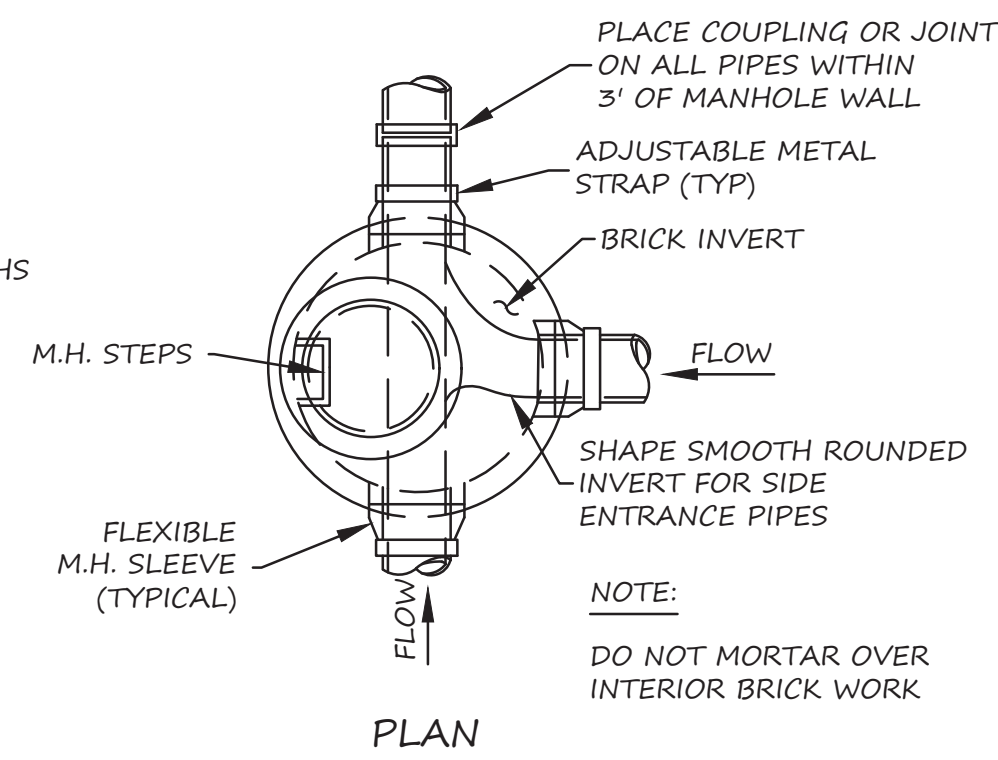
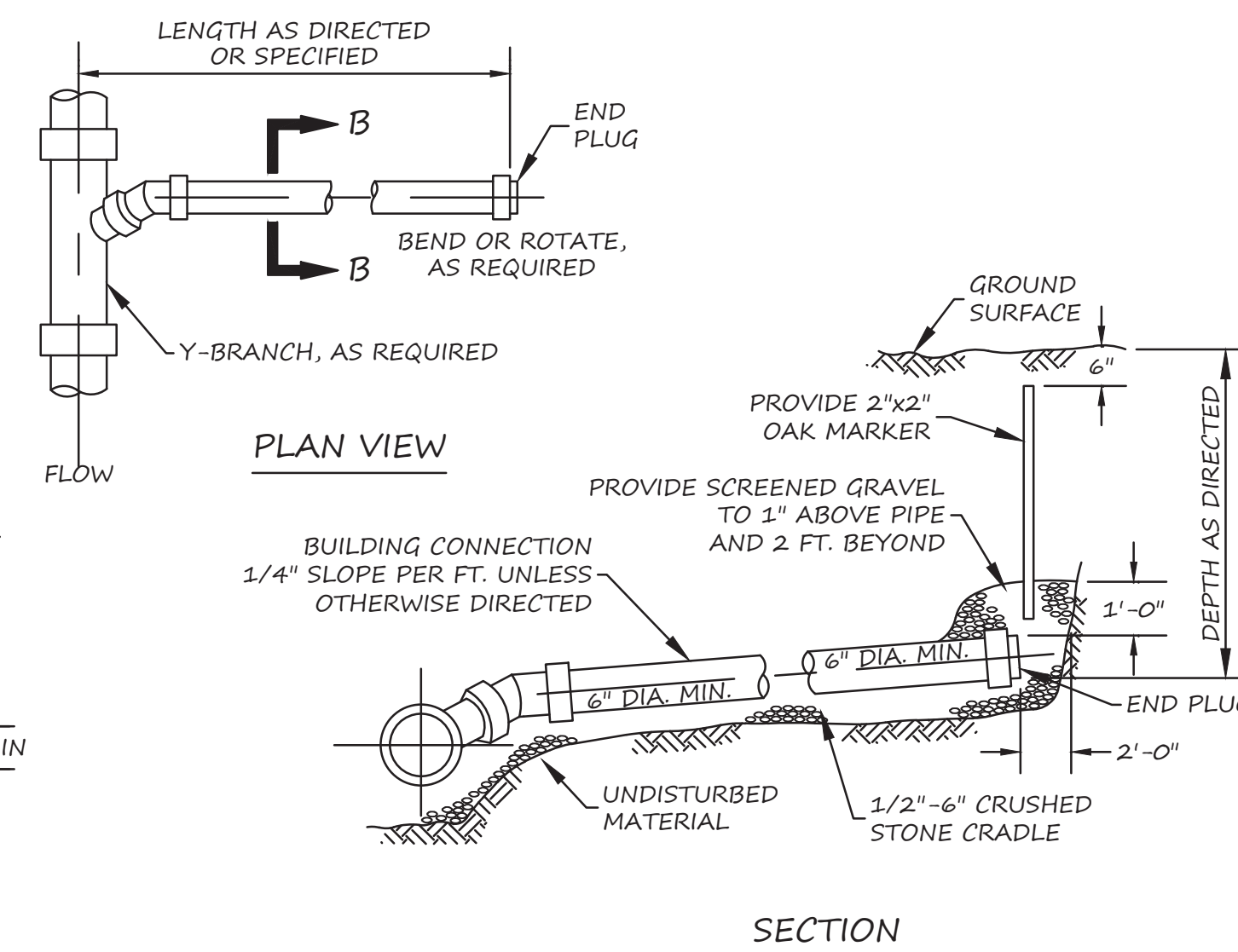


Diagram illustrating the cross-section of a trench or foundation preparation. The layers and dimensions are as follows:

- Top Layer:** SELECTED MATERIAL COMPACTED THOROUGHLY. Depth: 1'-0".
- Middle Layer:** 1/2" - 3/4" COMPACTED CRUSHED STONE. Thickness: 1/2" - 3/4".
- Bottom Layer:** UNDISTURBED MATERIAL. Depth: 4" MIN.

SECTION B-B



PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

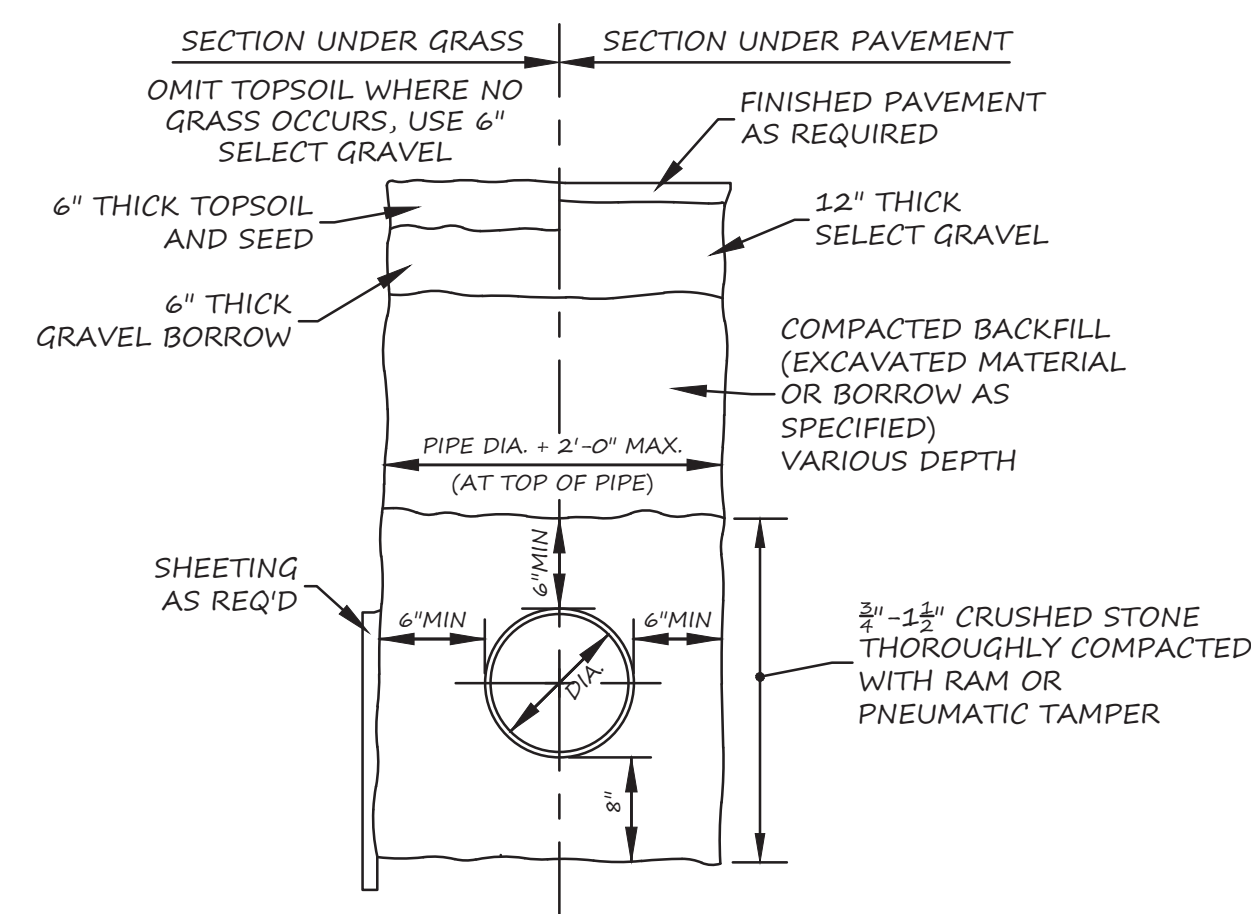


Diagram illustrating the cross-section of a fence structure, showing the following components and details:

- 4" ROUND POST**: The vertical support post.
- FENCE SLATS**: The horizontal slats forming the fence body.
- CROSS-MEMBER SUPPORTS**: Horizontal supports connecting the fence slats to the posts.
- BOTTOM OF FENCE AT EXISTING GRADE**: The base of the fence structure.
- MINIMUM BURIAL DEPTH OF 2' IN COMPACTED SOIL**: The required depth for the post foundation.

NOTES:

1. ALL WOOD COMPONENTS TO BE CEDAR.
2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.
3. VINYL STOCKADE MAY BE SUBSTITUTED PROVIDED THAT THE FINISH IS TEXTURED AND SLIGHTLY MATTED SO IT IS NOT EXCESSIVELY GLOSSY.

NOTES:

1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
2. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

8" CAST IRON CLEANOUT BOX

THREADED GASKETED CLEANOUT CAP


6" DIA PIPE

45° FITTING

45° WYE

6" SDR35 SEWER SERVICE

FLOW



Digitally signed by Daniel J. Merrikin,  
P.E.  
Date: 2019.10.23 14:34:22 -04'00'

D158-01



**LEGACY**  
ENGINEERING

PLAN SCALE: NOT TO SCALE

PLAN DATE: JUNE 25, 2019	
REVISION	

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA





[dan@legacy-ce.com](mailto:dan@legacy-ce.com)

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

October 23, 2019

Planning & Economic Development Board

Town Offices

155 Village Street

Medway, MA 02053

Ref: William Wallace Village  
Special Permit and Site Plan Review

Dear Members of the Board:

Please find enclosed the following;

- Two full-size and one 11x17 copies of a revised site plan; and
- One copy of a revised stormwater report.

In order to address concerns expressed by the DPW about the front stormwater infiltration field, the outlet configuration was redesigned. We have reverted back to a small level spreader that will discharge small amounts of flow across the front landscape area, much as the site currently discharges runoff towards Village Street.

In addition, the following minor changes were made:

- ✓ The hydrant detail was revised to specify red paint per the Medway DPW regulations; and
- ✓ A registry recording block was added. It will be filled out on the final endorsement plans.

Do not hesitate to contact me if you have any questions or comments.

Yours Truly,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.

President

cc: Conservation Commission



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

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

REVISED DRAFT - October 31, 2019

**MULTI-FAMILY HOUSING SPECIAL PERMIT  
and SITE PLAN DECISION**  
**William Wallace Village – 274 & a portion of 276 Village Street  
with Waivers and Conditions**

**Decision Date:** November 5, 2019

**Name of Applicant/Permittee:** DTRT, LLC

**Address of Applicant:** DTRT, LLC  
PO Box 95  
Truro, MA 02666

**Name/Address of Property Owners:** DTRT, LLC  
PO Box 95  
Truro, MA 02666  
  
Keith and Judith Spinney  
276 Village Street  
Medway, MA 02053

**Engineer:** Daniel Merrikin, P.E.  
Legacy Engineering, LLC  
730 Main Street  
Millis, MA 02054

**Site Plan:** *William Wallace Village*  
Dated July 1, 2019, last revised October 22, 2019

**Location:** 274 and a portion of 276 Village Street

**Assessors' Reference:** Map 55, Parcel 55 and a portion of Parcel 54

**Zoning District:** Agricultural Residential II  
Multi-Family Housing Overlay District

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

**I. PROJECT DESCRIPTION** – The Applicant proposes to develop a 15-unit residential condominium community at 274 Village Street and a small portion of 276 Village Street which is to be conveyed to the Applicant. The combined area of the site is 158,077 sq. ft. The project includes construction of one 4-unit building, one 3-unit building, and four duplex buildings; all 15 units will have 3-bedrooms. Two of the dwelling units will be available for sale to low or moderate income households and comply with the requirements for inclusion on the Subsidized Housing Inventory (“SHI”) compiled by the Massachusetts Department of Housing and Community Development (“DHCD”) pursuant to Massachusetts General Laws, Chapter 40B, §§20-23 (the “affordable housing units”).

Access to the development will be from Village Street via a permanent, private roadway to be known as Sterling Circle. A total of 66 parking spaces will be provided (2 in the garage and 2 in the driveway for each of the 15 units plus 6 spots for visitors and guests). The existing residential structure and former gym building at 274 Village Street will be demolished. Sub-surface stormwater management facilities will be installed on site as will landscaping and lighting. Connections will be made to the existing Town sewer and water services on Village Street.

The proposed use requires a multifamily housing special permit pursuant to Sections 5.6.4 and 3.4 of the Town of Medway Zoning Bylaw (the “Bylaw”) and site plan review and approval pursuant to Section 3.5 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 November 5, 2019, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, **voted to GRANT with CONDITIONS a Multi-Family Housing Special Permit to DTRT, LLC of Truro, MA (hereafter referred to as the Applicant or the Permittee) and to APPROVE with WAIVERS and CONDITIONS as specified herein, a site plan for the construction of a fifteen unit, condominium development and associated site improvements on the property at 274 and a portion of 276 Main Street as shown on the plan titled William Wallace Village dated July 1, 2019, last revised October 22, 2019 to be further revised as specified herein before endorsement and recording.**

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

<b>Planning &amp; Economic Development Board Member</b>	<b>Vote</b>
Richard Di Iulio	
Matthew Hayes	
Thomas A. Gay	
Andy Rodenhiser	
Robert Tucker	

**III. PROCEDURAL HISTORY**

- A. July 1, 2019 – Special permit and site plan applications and associated materials filed with the Board and the Medway Town Clerk
- B. July 2, 2019 – Public hearing notice filed with the Town Clerk and posted at the Town of Medway web site.
- C. July 8, 2019 - Public hearing notice mailed to abutters by certified sent mail.

- D. July 9, 2019 – Site plan information distributed to Town boards, committees and departments for review and comment.
- E. July 8, 2019 and July 16, 2019 - Public hearing notice advertised in *Milford Daily News*.
- F. July 23, 2019 - Public hearing commenced. The public hearing was continued to August 27, September 10, September 24, October 22, and November 5, 2019 when the hearing was closed and a decision rendered.

#### IV. INDEX OF SITE PLAN/SPECIAL PERMIT DOCUMENTS

- A. The special permit application for the proposed William Wallace Village condominium development included the following plans, studies and information that were provided to the Board at the time the application was filed:
  - 1. Multifamily Housing Special Permit application dated July 1, 2019 with Special Permit Narrative prepared by Daniel Merrikin, P.E., Legacy Engineering, LLC of Millis, MA.
  - 2. Major Site Plan application dated July 1, 2019 with Site Narrative prepared by Daniel Merrikin, P.E., Legacy Engineering, LLC of Millis, MA.
  - 3. *William Wallace Village site plan*, dated July 1, 2019 prepared by Daniel Merrikin, P.E., Legacy Engineering, LLC of Millis, MA.
  - 4. Certified Abutters List from Medway Assessor's office dated May 29, 2019
  - 5. *Development Impact Statement* for William Wallace Village, dated June 25, 2019, prepared by Legacy Engineering, LLC.
  - 6. Requests for Waivers from *Site Plan Rules and Regulations* dated June 25, 2019, prepared by Legacy Engineering, LLC.
  - 7. Quit Claim deed dated March 31, 2019 conveying 274 Village Street from McKenna/Dowley to DTRT, LLC.
  - 8. *Stormwater Report* for William Wallace Village, dated June 25, 2019, prepared by Legacy Engineering, LLC.
  - 9. Building architectural plans including elevations and floor plan, undated, unattributed, received July 1, 2019.
- B. During the course of the Board's review, revised plans and a variety of other materials were submitted to the Board by the Applicant and its representatives:
  - 1. *William Wallace Village site plan*, revised September 4, 2019, prepared by Daniel Merrikin, P.E. Legacy Engineering, LLC.
  - 2. *William Wallace Village site plan*, revised October 7, 2019, prepared by Daniel Merrikin, P.E., Legacy Engineering LLC.
  - 3. *William Wallace Village site plan*, revised October 22, 2019, prepared by Daniel Merrikin, P.E., Legacy Engineering LLC.
  - 4. *Stormwater Report* for William Wallace Village, revised September 4, 2019, prepared by Legacy Engineering, LLC.
  - 5. *Stormwater Report* for William Wallace Village, revised October 7, 2019 prepared by Legacy Engineering, LLC.

6. *Stormwater Report* for William Wallace Village, revised October 22, 2019 prepared by Legacy Engineering, LLC.
7. *Landscape Plan for William Wallace Village*, dated August 9, 2019, prepared by Cosmos Associates, Landscape Architects and Site Planners, Natick, MA.
8. *Landscape Plan for William Wallace Village*, revised September 11, 2019, prepared by Cosmos Associates, Landscape Architects and Site Planners, Natick, MA.
9. Another updated landscape plan to show more trees and foundation plantings!?!? Forthcoming . . .
10. Email communication dated July 29, 2019 from Daniel Merrikin, Legacy Engineering re: applicability of *Scenic Road Rules and Regulations* to the subject site.
11. Response letters dated September 5, 2019, October 7, and October 22, 2019 from Daniel Merrikin, P.E., Legacy Engineering to the plan review letters from Tetra Tech and PGC Associates.
12. Revised architectural plans including elevations, floor plans and renderings, undated, unattributed, received September 23, 2019.
13. Requests for Waivers from *Site Plan Rules and Regulations* dated September 4, 2019, prepared by Legacy Engineering, LLC.
14. Sewer Calculations dated August 21, 2019 prepared by Daniel Merrikin, P.E., Legacy Engineering, LLC.
15. William Wallace Village *Fire Circulation Plan of Land* dated September 4, 2019 prepared by Legacy Engineering, LLC.
16. Email communication dated October 17, 2019 from applicant Larry Rucki
17. Additional tree information forthcoming from Dan Merrikin.
- 18.

C. Other Documentation submitted during the course of the public hearing

1. PGC Associates plan review letters dated August 1, 2019 and September 23, 2019
2. Tetra Tech plan review letters dated July 31, 2019 and September 15, 2019
3. ANR Plan of Land dated July 15, 2019, revised July 19, 2019, prepared by Colonial Engineering, Inc. of Medway, MA, endorsed by PEDB on July 30, 2019. The ANR plan shows the splitting off a 5,858 sq. ft. portion of 276 Village Street to be conveyed by owners Keith and Judith Spinney to DTRT, LLC and the splitting off a 2,924 sq. ft. portion of 274 Village Street to be conveyed by DTRT, LLC to Keith and Judith Spinney.
4. Design Review Committee comment memorandum dated September 10, 2019
5. Design Review Committee comment memorandum dated October 21, 2019.
6. Review comment letter dated July 11, 2019 from Medway Police Safety Officer Sergeant Jeffrey Watson.
7. William Wallace Village site plan mark-ups from DPW Director Dave D'Amico dated July 11, 2019

8. Memorandum from Community and Economic Development Director Barbara Saint Andre dated August 1, 2019 regarding definition of a multi-family development.
9. Email from Fire Chief Jeff Lynch dated October 18, 2019
10. Email from DPW Water and Sewer Superintendent Barry Smith dated October 22, 2019 re: sewer connection

11.

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

- Steve Bouley, P.E. of Tetra Tech, Inc., the Town's Consulting Engineer – Commentary provided throughout the public hearing process.
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Commentary provided throughout the public hearing process.
- Daniel Merrikin, P.E., engineer for the Applicant – Commentary provided throughout the public hearing process
- Larry Rucki, Applicant
- Abutter James Rucki, 1 Bedelia Lane
- Abutter Wayne Brundage, 268 Village Street
- Abutter Scott Peterson, 6 Forest Road
- Abutter Patricia Muratori, 8 Forest Road

**VI. FINDINGS** - The Board, at its meeting on November 5, 2019, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, voted to approve the following **FINDINGS** regarding the site plan and special permit applications for the proposed William Wallace Village located at 274 and a portion of 276 Village Street. The motion was \_\_\_\_\_ by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

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

Applicability

- 1) Location - *The site is within the Multifamily Housing Overlay District (Section 5.6.4) and thus eligible for the multifamily housing proposal.*
- 2) Traffic capacity - *Village Street is a major artery within the town and has sufficient capacity to handle the traffic from the 15 units that are proposed. The 15 units do not rise to the level of triggering a traffic study.*
- 3) Parcel size & frontage – *Following the land swap proposed for Parcels A and B, the site will consist of 3.62 acres, which exceeds the minimum area requirement of 22,500 square feet. The site has more than 50 feet of frontage on Village Street, so it meets the frontage requirement of Section 5.6.4.B(1) of the Bylaw.*

Dimensional

- 4) Dimension adjustments – *The dimensional requirements of the underling AR-II zoning district apply to the project, as set forth in Table 2 of Section 6 of the Bylaw.*



*The plan shows a front building setback of 58.8' from Village Street. The minimum front setback for the AR-II district is 35 feet. The plan shows a side setback of 16' where the minimum required is 15'. The plan shows a rear setback of 45.2 feet where a 15' minimum is required. The plans indicate that the project complies with maximum building coverage requirements (18% provided vs. 30% maximum allowed) and the maximum impervious surface standards (37% provided vs. 40% allowed).*

- 5) Building Height - *As noted on the plans, the height of the six buildings will be approximately 26 feet, less than the maximum 40 feet allowed.*

Density

- 6) Density - *The maximum density for multifamily projects is 12 units per whole acre. With 3.62 acres, the site is eligible for a maximum possible 36 dwelling units. With 15 units, the project is well under the allowed maximum.*

Special Regulations

- 7) Affordable housing - *At 15 units, 12% (1.8 rounded up to 2) of the units must be affordable. Two affordable units are proposed in accordance with Section 8.6.C of the Bylaw.*
- 8) Open Space - *A minimum of 15% of the parcel must be open space or yard area. This requirement is met with 51% open space provided.*
- 9) Parking spaces - *Two off-street spaces per unit (30 spaces) are the minimum required per Section 5.6.4 E. 3 of the Bylaw and 63 off-street parking spaces are provided.*
- 10) Town water and sewer service - *The project will be served by Town water and sewer.*
- 11) Number of units - *The number of units proposed (15) is less than the 36 unit maximum possible allowed under the Bylaw.*
- 12) Historic Properties - *Existing buildings on the site will be razed but they are not designated as "historically significant buildings" by the Medway Historical Commission.*

Decision Criteria

- 13) Meets purposes of Multifamily Housing section of the Bylaw (Section 5.6.4) and the Site Plan Rules and Regulations - *The project meets the following purposes of the Multifamily Housing section of the Bylaw: (1) It provides a diversity of housing types in the form of townhouse style units, and (2) increases the number of affordable housing units. It also meets the purpose of the Site Plan Rules and Regulations. The plans have been reviewed by Town officials, the Consulting Engineer and Consulting Planner to ensure that the health, safety and welfare of Town residents is protected. Impacts on traffic, parking, drainage, environmental quality, community economics and community character were considered.*
- 14) Consistent with the Medway Housing Production Plan - *The project is consistent with Medway's Housing Production Plan in that it includes two new affordable housing units but also meets the implementation strategies of encouraging the use of the Multifamily Housing special permit provision of the Bylaw and providing additional options for duplexes and multifamily housing.*

- 15) Impact on abutting properties and adjacent neighborhoods - *The impact on abutting properties and adjacent neighborhoods has been addressed through vegetative screening, elimination of a possible driveway connecting William Wallace Village to the adjacent property on Bedelia Lane, provision of guest parking, and the aesthetics of the buildings.*
- 16) Variety of housing stock - *The development increases the variety of housing stock in the community by providing four duplex buildings, a 3-unit building, and a 4-unit building.*
- 17) Designed to be reflective of or compatible with the character of the surrounding neighborhood - *The surrounding neighborhood includes a mix of housing types including single family, multifamily, and a complex of independent living cottages and assisted living units currently under construction. Therefore, the proposed development is compatible with the surrounding neighborhood.*

**SPECIAL PERMIT DECISION CRITERIA** – Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed multifamily housing 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. The Board makes the following findings in accordance with Section 3.4 of the Bylaw. In making its determination, the special permit granting authority, in addition to any 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 property abuts an existing multi-family building to the west (Anderson Village), a two-family building and private way to the east, and an abandoned railroad bed to the north. The proposed use is a multifamily development within the Multi-Family Housing Overlay District as approved by Town Meeting. Therefore the proposed use is in an appropriate location.*
- 2) Adequate and appropriate facilities will be provided for the operation of the proposed use. *As documented in the plans and associated materials, and conditioned herein, adequate and appropriate facilities will be provided for the operation of the proposed uses. Town officials, the Town's Consulting Engineer and Consulting Planner have all reviewed the proposed facilities. The project will be serviced by Town water and sewer systems. Private electric and gas utilities will be provided. And the stormwater management system has been designed in accordance with the applicable regulations.*
- 3) The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment. *The proposed use adds 15 residential units off a major through street and it is estimated that the development will generate less traffic than the most recent previous use of the Property as a gym... The entrance to the site has more than adequate sight distance and does not create a hazard to abutters, vehicles, or pedestrians. Suitable sidewalk facilities exist on Village Street and within the new development. The proposed stormwater management system has been reviewed by the Town's Consulting Engineer and will not present a hazard to the environment.*

- 4) The proposed use will not cause undue traffic congestion or conflicts in the immediate area. *Village Street has the capacity to handle the traffic from 15 residential units. The development is expected to generate less traffic than the most recent previous gym use. The entrance has been designed for maximum sight distance so the development will not cause undue traffic congestion or conflicts.*
- 5) The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials or other undesirable visual, site or operational attributes of the proposed use. *The Applicant has provided documentation reviewed by the Town's Consulting Engineer and the Conservation Commission that its stormwater management plan is adequate to prevent flooding. The development will utilize residential style driveway lanterns instead of traditional parking lot lighting. The plans also document that there is no light trespass. Household refuse will be disposed of by curb-side pickup along the private roadway by private collection service. There will be no detrimental impact on abutters due to odors, dust, noise, vibration, refuse materials or other undesirable impacts.*
- 6) The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district. *The proposed use is within the Multi-Family Housing Overlay District. It is adjacent to a two-family building and multifamily development (Anderson Village) and is nearby an independent and assisted living development currently under construction (Salmon Willows) and thus will not alter the character of the neighborhood*
- 7) The proposed use is in harmony with the general purpose and intent of the Zoning Bylaw. *The Multi-Family Housing Overlay District was established to accommodate this type of use subject to certain conditions to limit adverse impacts. The proposed use is in harmony with the general purpose and intent of the Bylaw.*
- 8) The proposed use is consistent with the goals of the Medway Master Plan. *The proposed use is consistent with the Master Plan goals of identifying housing needs and implementing projects to meet those needs such as increasing housing diversity and the number of affordable housing units.*
- 9) The proposed use will not be detrimental to the public good. *As documented in the plans and application, and the findings and conditions of this decision, the proposed use is in accordance with the goals of the Master Plan while protecting against potential adverse impact. The proposed development has reasonable and appropriate density in a suitable location.*

*For all of the above reasons, the Board finds that the beneficial impacts of the proposed William Wallace Village outweigh the effects of the proposed use on the Town and neighborhood.*

**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*, unless specifically waived. In making its decision, the Board makes the following findings in accordance with Section 204-8 of the *Site Plan Rules and Regulations*, as amended December 3, 2002, and Section 3.5 of the Bylaw:

- 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 plan has been thoroughly reviewed by Town officials, the Consulting Engineer and Consulting Planner. No access from minor streets is necessary or available, there is no backing onto a public way, and Village Street is adequate to safely handle the additional traffic from the 15 new housing units.*
- 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 buildings are residential and their scale and materials are suitable for the site and use. The design has been reviewed by the Design Review Committee and is acceptable for its location. The buildings are located well off Village Street and are mostly not visible from the public way. 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 buildings are mostly set back off Village Street and are a residential use so there is no outside storage, large intrusive parking lots, or dumpsters. Appropriate vegetation is proposed to screen the development from abutting residences.*
- 4) Is adequate access to each structure for fire and service equipment provided? *The proposed structures are accessible from the driveways and are located relatively close to the street. The Fire Chief has reviewed the plans and not identified any access issues. All buildings will have sprinklers installed.*
- 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. Appropriate soil pollution and erosion controls have been incorporated into the plan. No extraordinary noise will be generated by the residential neighborhood. Visibility is limited from Village Street. No stone walls are being removed. The subject site was previously disturbed so the impact on the environment is minimal.*

- 6) Is pedestrian and vehicular safety both on the site and egressing from it maximized? *The proposed use adds 15 residential units off a major street. The*

*entrance to the site has adequate sight distance and does not create a hazard to abutters, vehicle, or pedestrians. There is sidewalk along the north side of Village Street adjacent to the subject property. Within the site are 690 linear feet of sidewalk.*

- 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 is residential in scale and minimizes light pollution. 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 stormwater management system reduces impacts on the sensitive environmental resources.*

**VII. WAIVERS** – At its November 5, 2019 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 request 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 – 3.A. 7. A. Traffic Impact Assessment** - A full *Traffic Impact Assessment* is needed if the project involves one or more of the following characteristics:
  - (a) proposes an additional thirty (30) or more parking spaces;
  - (b) contains frontage or proposes access on a public way.

*The Applicant has requested a waiver from this requirement due to the relatively small size of this proposed development (15 units). Instead, the Applicant has provided a general traffic overview as part of the project narrative submitted with the applications. The traffic overview was prepared by project engineer Daniel Merrikin, P.E. of Legacy Engineering and reviewed by Tetra Tech, the Town's Consulting Engineer, which does not believe that a full traffic impact assessment is merited. The development's proposed access and egress is on a straight portion of Village Street that offers more than 1,000 feet of sight distance to the west and more than 500 feet to the east. The estimated traffic generation from the proposed development (5.86 trips per day per dwelling unit) is less than the estimated traffic generated by the most recent active use of the Property for a gym and one single family home. The location is served by a sidewalk on the north side of Village Street, the same side as the proposed development, and provides safe*

pedestrian access to and from the site. **For the foregoing reasons, the Board approves this waiver request.**

2. **Section 204 – 3 A. 7. B. Environmental Impact Assessment** - An *Environmental Impact Assessment* is needed if the project involves one or more of the following characteristics:
  - (a) proposes an additional thirty (30) or more parking spaces;
  - (b) proposes a building footprint of fifteen thousand (15,000) square feet or greater;
  - (c) proposes to disturb thirty thousand (30,000) square feet of land or greater.

*The Applicant has requested a waiver from this requirement. Due to the presence of wetlands on the property, a Notice of Intent has been filed with the Medway Conservation Commission and the Massachusetts Department of Environmental Protection for site work in the buffer zone of the wetland resources. The Applicant has also filed an application for a Land Disturbance Permit with the Conservation Commission. The site is already disturbed due to its past uses as a single family dwelling and a gym with paved parking at the front of the site. Historically, the site had been used for poultry farming and there are a number of abandoned concrete slabs from previously demolished buildings; these will be removed. Given the highly disturbed nature of the site, it does not contain substantive undisturbed animal habitats nor are there any endangered species on the site. Movement of wildlife will not be impeded by the development as there are no large parking areas and the landscaping will include native trees, grasses and bushes. **For the foregoing reasons, the Board approves this waiver request.***

3. **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 because all trees need to be removed from the site to accommodate the proposed development. Locating the trees on-site would be an unnecessary additional expense as there will be no opportunity to retain the existing trees in the interior of the site given the scope of the proposed development. Undertaking this task provides no added value. **For the foregoing reasons, the Board approves this waiver request.***

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

- 1) **Section 205-3 B. 2 Internal Site Driveways** - No part of any driveway shall be located within fifteen (15) feet of a side property line.

*The Applicant has requested a waiver from this requirement as it pertains to the location of the main roadway into the development from Village Street. It borders, in part, the eastern boundary of 276 Village Street. The location of the proposed roadway is where the current driveway to the site has been located for many years, an existing condition. Moving the driveway 15 feet easterly would eliminate the driveways in front of seven of the residential units, resulting in an*

inferior site design with parking located on portion of the property facing Village Street. The affected abutter at 276 Village Street (and co-applicant) is satisfied with the driveway location and overall site design as it reflects a land swap with the Applicant and an associated easement over the roadway that will give the abutter access to the rear portion of their property. **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.**

- 2) **Section 205-6 Parking G. 3. a) Parking Spaces/Stalls -** Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet

The Applicant has requested a waiver from this requirement seeking authorization for 9' x 18' parking spaces which is consistent with the parking space size provisions of the Bylaw. **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.**

- 3) **Section 205-6 Parking 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 proposes to use Cape Cod berm in lieu of vertical granite curbing on the perimeter of the parking areas. The curbing elsewhere on the property will be Cape Cod berm. Granite curbing shall be retained for use at the roundings of the entrance and exits to the site. **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.**

- 4) **Section 205-9. F. Landscaping - 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 Board.

The Applicant has requested a waiver from this requirement due to the extensive land clearance which is needed for the site, the consequent extent of tree removal and the demands of fulfilling this requirement. A general tree inventory performed by Legacy Engineering found that the approximate total diameter of 45 existing trees over 10" in diameter to be cleared is 620". Approximately 84" of these trees will be replaced with new deciduous trees and an additional 21 evergreen trees not measured by caliper will also be planted on the site, all as shown on the landscaping plan prepared by a licensed landscape architect. The replacement of all removed trees on-site would result in overcrowding. **BOARD DECISION on this?? Do you want to see more trees planted on site??**

**Commented [SA1]:**  
Dan Merrikin o provide additional information

**VIII. CONDITIONS** The *Special and General Conditions* included in this Decision shall assure that the Board's approval of this site plan complies with the Bylaw, Section 3.4 (Special Permits) and Section 5.6.4 (Multi-Family Housing), is consistent with *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered. The Board's issuance of a special permit and site plan approval is subject to the following conditions:

**SPECIFIC CONDITIONS OF APPROVAL**

- A. Notwithstanding any future amendment of the Bylaw, G.L. c.40A, or any other legislative act:
1. The maximum number of dwelling units to be constructed under this special permit shall be fifteen.
  2. The tract(s) of land on which this multi-family development will be located shall not be altered or used except:
    - a) as granted by this special permit;
    - b) substantially as shown on the site plan entitled *William Wallace Village* dated July 1, 2019, last revised October 22, 2019, to be modified as referenced herein; and
    - c) in accordance with subsequent approved plans or amendments to this special permit.
  3. The tracts of land and buildings comprising William Wallace Village shall not be used, sold, transferred or leased except in conformity with this special permit and shall not be further divided.
- B. **Plan Endorsement** - Within sixty (60) days after the Board has filed its *Decision* with the Town Clerk, the site plan set for William Wallace Village dated July 1, 2019, last revised October 22, 2019, prepared by Daniel Merrikin, P.E, of Legacy Engineering including a landscaping plan by Cosmos Associates and architectural drawings including building elevations, floor plans and renderings, 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*). Upon approval, the Applicant shall provide the revised Plan in its final form to the Board for its endorsement prior to recording at the Norfolk County Registry of Deeds along with this decision. All Plan sheets shall be bound together in a complete set.
- C. **Cover Sheet Revisions** – Prior to plan endorsement, the cover sheet of the October 22, 2019 site plan shall be revised as follows:
1. Include the list of APPROVED Requests for Waivers
  2. Add reference to the architectural elevations, floor plans and renderings to the Legend
  3. Include a new plan revision date



4. Add language that the development is subject to a performance security Covenant to be executed by the Board and recorded with the special permit and plan.
5. Add a reference to the Long Term Stormwater Operations and Maintenance Plan to the Legend
6. any others to be imposed by the Board?

D. **Other Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the October 22, 2019 Site Plan.

1. Change all references to “driveway” on all sheets of the plan to “Sterling Circle”
2. Show the access easement across Sterling Circle for the benefit of Keith and Judith Spinney of 276 Village Street.
3. Change “Bedelia Way” to “Bedelia Lane” on all applicable plan sheets.
4. Denote the elimination of the driveway for Keith and Judith Spinney of 276 Village Street that presently exists on what will become Sterling Circle.
5. Add information to specify the color of the Versa-Lok blocks for the retaining wall to run along approximately 80’ along the western edge of the Sterling Circle, to be approved by the Design Review Committee.
6. Change the detail for the type of fencing planned for installation adjacent to the 276 Village Street property from a stockade style to be vinyl with a natural, non-glossy wood tone.
7. Add information on the building siding color palette to be approved by the Design Review Committee
8. Per the recommendation of the Design Review Committee, the building elevations shall be revised to show consistently square columns on the building units’ front porches/entryways and side porches and the gas stove-bump out on the south façade of unit #1 shall be removed. The building elevation drawings shall also indicate that Clopay Gallery garage doors shall be used on all garages. The plans shall also be dated and attributed.
9. A sheet shall be added to the plan set to document the Long Term Stormwater Operations and Maintenance Plan for the property.
10. Street addresses, as assigned by the Assessor’s office, shall be added to the plan set in addition to the existing unit numbers.

**Commented [SA2]:** Is this easement for the full 20’ width of the roadway? And for what distance/length?

E. **Other Documentation** - Prior to plan endorsement, the Applicant shall provide the following additional documentation to the Board:

1. Revised color palette for building siding as recommended by the Design Review Committee in its October 21, 2019 letter, to be approved by the Design Review Committee
2. Proposed color for Versa-Lok stones for retaining wall along western edge of Sterling Circle, to be approved by the Design Review Committee.
3. Copy of the deed conveying the portion of 276 Village Street from Keith B. and Judith M. Spinney, shown as Parcel A on the ANR Plan, to the Permittee and a copy of the deed conveying the portion of 274 Village Street from the Permittee to Keith B. and Judith M. Spinney, shown as Parcel B on the ANR Plan. NOTE - Said deeds are to be recorded prior to recording this Decision and endorsed plan.

4. Copy of the access easement across Sterling Circle from the Permittee for the benefit of Keith and Judith Spinney of 276 Village Street in a form suitable for recording at the Registry of Deeds or Land Court, as may be applicable.
5. Copy of the Performance Security Covenant to be executed by the Permittee and the Board in a form acceptable to the Board and suitable for recording at the Registry of Deeds or Land Court, as may be applicable, for review, comment, amendment and approval by Town Counsel.
6. Copy of the Restrictive Covenant from each of the Bedelia Lane property owners for an approximately 10' wide by 180' long, permanent "no cut zone" along the western edge of the adjacent Bedelia Lane property behind Units 4-7 of the William Wallace property, in a form suitable for recording at the Registry of Deeds or Land Court, as may be applicable, for review, comment, amendment and approval by Town Counsel.
7. Copy of the stormwater and sewer easements from each of the Bedelia Lane property owners for the benefit of the Permittee and assigns, in a form suitable for recording at the Registry of Deeds or Land Court, as may be applicable, for review, comment, amendment and approval by Town Counsel.
8. Copy of the Long Term Stormwater Management Operations & Maintenance Plan prepared by Legacy Engineering.
9. Copy of a sample deed to be used to convey each dwelling unit for review, comment, amendment and approval by Town Counsel. The deed shall clearly state that the William Wallace Condominium Trust shall own and be responsible for the maintenance and upkeep of development's private roadway (Sterling Circle), the stormwater management system, and all other infrastructure.
10. Written communication from the owners of 1 and 3 Bedelia Lane agreeing, in principle, to the granting of stormwater and sewer easements across the Bedelia Lane property and the establishment of a restrictive covenant for a 10' no cut zone along the western edge of the Bedelia Lane property in the area behind units 4-7 of William Wallace Village.

F. **Recording of Plans and Documents**

1. The Plan of Record associated with this special permit is titled: *William Wallace Village*, dated July 1, 2019, last revised October 22, 2019 to be further revised as specified herein, prepared by Daniel Merrikin, P.E., Legacy Engineering, of Millis, MA with additional sheets provided by other building, design and landscape architectural consultants.
2. No construction shall begin on the site and no building permit for any of the new units shall be issued before the following documents are recorded at the Norfolk County Registry of Deeds:
  - a) This special permit decision with the Plan of Record endorsed by the Board
  - b) Performance Security Covenant with the Board
3. The following documents which shall be in compliance with the conditions of this decision shall be recorded at the Norfolk County

Registry of Deeds prior to the issuance of the first occupancy permit for the development.

- a) William Wallace Village Condominium Master Deed
  - b) Declaration of Trust of William Wallace Village Condominium Association
  - c) Access easement on Sterling Circle granted by the Permittee to Keith and Judith Spinney of 276 Village Street to allow access to the rear of the 276 Village Street property.
  - d) A stormwater and sewer easement through the adjacent Bedelia Lane property granted to the Permittee from each of the Bedelia Lane property owners.
  - e) A restrictive covenant from the Bedelia Lane property owners for a 10' wide by approximately 180' long "no cut zone" zone along the western edge of the adjacent Bedelia Lane property behind Units 4-7 of the William Wallace property.
4. The following documents which shall be in compliance with the conditions of this decision shall also be recorded at the Norfolk County Registry of Deeds.
- a) If and to the extent approved by DHCD, an affordable housing deed rider in compliance with the requirements of the Massachusetts Department of Housing and Community Development's Local Initiative Program.
  - b) Executed Affordable Housing Regulatory Agreement with DHCD, if and to the extent approved by DHCD.
5. Within thirty days of recording, the Permittee or its assigns or successors shall provide the Board with a receipt from the Norfolk County Registry of Deeds indicating that the specified documents have been duly recorded, or supply another alternative verification that such recording has occurred.

G. **Open Space/Yard Area** - At least 15% of the site shall be retained as open space and/or yard area in perpetuity. This is an ongoing obligation of the William Wallace Village condominium. This area shall be unpaved but may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area may include a play area or other communal recreational space, subject to plan modification requirements. The no-cut zone on western edge of the adjacent Bedelia Lane property shall not be included in the 15% open space area.

H. **Ownership/Maintenance of Common Areas**

1. Sterling Circle, the stormwater drainage facilities, and all other infrastructure shall be owned and maintained by the William Wallace Village Condominium Trust. It is the intent of the Board that these facilities will not be accepted by the Town of Medway.
2. The Board requires that the following aspects of the development shall be and shall remain forever private, and that the Town of Medway shall not have, now or ever, any legal responsibility for operation or maintenance of same:
  - a) Sterling Circle and parking areas
  - b) Stormwater management facilities

- c) Sidewalks
- d) Snowplowing/sanding
- e) Landscaping
- f) Street lights

I. **Building Permits**

1. For the First Building - The Board authorizes the applicant to apply for a building permit to begin construction of the first building (Units 1, 2 and 3) prior to installation of the base coat of paving (binder course) on the development's roadway, Sterling Circle. One of the three units will be used as a model home for the development.
2. For the Remaining Buildings - Before the Board will authorize a building permit for the second structure, the following items, at a minimum must be installed and inspected and approved by the Board:
  - a) Roadway and parking area gravel sub-base (excluding unit driveways)
  - b) Roadway and parking area binder course (excluding unit driveways)
  - c) Drainage system completed to the proposed outfall with frame and grates set to binder grade, as well as stormwater basins, swales, infiltrations systems or any other stormwater management facilities.
  - d) As-built plan of each stormwater basin and forebay and all critical elevations and details of the associated structures, pipes and headwalls.
  - e) Street name signs in a size and form as specified by the Medway Department of Public Works, and all regulatory signs as specified on the approved Plan.
  - f) Stop line pavement markings.
  - g) Provisions for fire prevention and protection. Private water main/ service to be constructed, installed and functional.

- J. **Buffer** – The Applicant has agreed to work with the adjacent Bedelia Lane property owners to establish a permanent 10-foot wide by approximately 180' long "no cut zone" along a portion of the western edge of the Bedelia Lane condominium (behind Units 4-7). Prior to plan endorsement, the Permittee shall provide a suitable easement or comparable restriction to the Board for review.

- K. **Patios** – All patios in the development shall be constructed with pervious paving materials as these surfaces are not included in the impervious coverage calculations.

- L. **Sidewalk Construction** – Any damage to the sidewalk on the north side of Village Street along the subject site's frontage resulting from site infrastructure and building construction work, shall be repaired or replaced to the satisfaction of the Medway Department of Public Works before the occupancy permit is issued for the 8<sup>th</sup> condominium unit.

M. **Easements**

- 1) The Applicant has agreed to grant an access easement across the William Wallace roadway to Keith and Judith Spinney of 276 Village Street to provide access to the rear of the 276 Village Street property.

- 2) The owners of 1 and Bedelia Lane will grant an easement(s) to the Permittee and his assigns for stormwater and sewer access through a portion of the adjacent Bedelia Lane property.
- N. The Declaration of Trust for the William Wallace Condominium shall include the following language: *“The construction and operation of the condominium is authorized by a Multifamily Housing Special Permit and Site Plan approval granted by the Medway Planning and Economic Development Board on November 5, 2019, a copy of which is available for inspection at the Town Clerk’s office and which is recorded at the Norfolk County Registry of Deeds.*
- O. **Affordable Housing**
1. In accordance with the Bylaw, Section 8.6 Affordable Housing, two dwelling units within William Wallace Village shall be “Affordable” and comply with the requirements for inclusion on the Town’s Subsidized Housing Inventory as maintained by the MA Department of Housing and Community Development (DHCD). All provisions of Section 8.6 shall apply to William Wallace Village.
  2. Within 180 days after the Decision and Plan are recorded at the Norfolk County Registry of Deeds, the Applicant shall apply to DHCD’s Local Initiative Program (LIP) for inclusion of the proposed Affordable Housing Units as Local Action Units on the Town’s Subsidized Housing Inventory and thereafter shall diligently pursue DHCD approval of the LIP/Local Action Unit Application. Prior to submitting the LIP Application to DHCD, the Applicant shall meet with the Medway Board of Selectmen and the Medway Affordable Housing Committee and Trust for purposes of securing their support for the LIP/LAU application including the proposed marketing plan and local preference guidelines.
  3. Each Affordable Housing Unit shall be subject to a perpetual affordable housing deed rider, in a form acceptable to DHCD, to be recorded at the Norfolk County Registry of Deeds with the deed for the affordable housing unit as required by LIP. The Affordable Housing Units shall be sold and resold in accordance with the provisions of the affordable housing deed rider.
  4. The Affordable Housing Units are to be located within the development as required by DHCD for approval of the project’s LIP application. The location of the affordable housing units shall comply with the provisions of Section 8.6 Affordable Housing of the Bylaw, F. Location and Comparability of Affordable Housing Units. The Applicant has proposed condominium Units #2 and #6 as the Affordable Housing Units. However, the unit locations must be approved by DHCD. Upon direction by DHCD or request of the Permittee (*without effect to the Subsidized Housing Inventory eligibility*), the Board shall permit a change in the location of the Affordable Housing Units. In the event that DHCD does not approve of the project’s eligibility under the Subsidized Housing Inventory, then the Applicant will work diligently with the Town to take any action necessary to ensure the units are included on the Town’s Subsidized Housing

Inventory.

5. Affordable Housing Regulatory Agreement – If and to the extent that DHCD approves the Affordable Housing Units pursuant to 760 CMR 56.04(7) and 56.05 (10)(b), the Permittee shall prepare or cause to be prepared and submit to DHCD, before an occupancy permit is issued for the first dwelling unit, an Affordable Housing Regulatory Agreement to be executed by the Town of Medway, the Permittee (DTRT, LLC or its successors/assigns) and the Massachusetts DHCD. After such submittal to DHCD, the Permittee shall diligently pursue DHCD approval of the Regulatory Agreement. Upon execution, the Regulatory Agreement shall be recorded at the Norfolk County Registry of Deeds. To the extent approved by DHCD, the Affordable Housing Units shall be subject to the Regulatory Agreement and shall be sold and resold in accordance with its provisions.
6. The Permittee shall select and compensate a Lottery Agent to prepare the LIP/Local Action unit application and Regulatory Agreement, and manage the marketing and initial sale of the Affordable Housing Units. Any such Lottery Agent must meet DHCD's experience requirements so that the Affordable Housing Units may be counted on the Town's Subsidized Housing Inventory. The Permittee and/or the William Wallace Condominium Trust shall identify such Lottery Agent to the Board and any changes thereto.
7. DHCD shall oversee the initial sale of the Affordable Housing Units pursuant to the LIP/LAU program in conjunction with the selected Lottery Agent.
8. The ongoing Monitoring Agent for the affordable units shall be DHCD. The Board hereby names the Town of Medway Affordable Housing Trust, if approved by DHCD, as an additional Monitoring Agent for the sale and resale of the Affordable Housing Units.
9. The William Wallace Condominium Master Deed and all legal documents related to the Affordable Housing Units shall include language to specify:
  - a) the unit numbers of the designated Affordable Housing Units;
  - b) that the Affordable Housing Units shall be sold to income eligible persons or households that meet the income restrictions;
  - c) that the local preference criteria for the sale and re-sale of the Affordable Housing Unit shall be in accordance with the Massachusetts Department of Housing and Community Local Initiative Program or other applicable state housing program
  - d) that the Affordable Housing Units are eligible for inclusion on the Town's Subsidized Housing Inventory;
  - e) that the Affordable Housing Units are subject to a use restriction; and
  - f) that the Affordable Housing Units shall not be encumbered for any financing purposes beyond the original mortgage amount without the express advance written permission of the Monitoring Agent.

10. Timing of construction of affordable units
    - a) No building permit for any unit shall be issued until the Board of Selectmen has approved the Affordable Housing Regulatory Agreement and the Permittee has submitted it to DHCD.
    - b) The building permit for the 8<sup>th</sup> dwelling unit shall not be issued until the Affordable Housing Regulatory Agreement is approved by DHCD and recorded with the Norfolk County Registry of Deeds.
    - c) The building permit for the 10<sup>th</sup> market rate unit shall not be issued before the building permit for the first affordable dwelling unit is issued. The building permit for the 11<sup>th</sup> market rate unit shall not be issued before the building permit for the second affordable dwelling unit is issued.
    - d) The occupancy permit for the 13<sup>th</sup> market rate unit shall not be issued before the second affordable unit is determined to be occupiable by the Building Commissioner.
  11. Comparability of construction of affordable housing units
    - a) The Permittee shall construct the affordable housing units to be indistinguishable from other units in the development from the exterior including the provision of garages and parking spaces. The units shall be equivalent to the market-rate units in terms of design, quality of construction and workmanship, mechanical, plumbing, heating and cooling systems, roofing, insulation, windows and energy efficiency.
    - b) The affordable housing units shall contain complete living facilities and include an equivalent quantity of cabinets, countertops, appliances, lighting, kitchen and bathroom plumbing fixtures, closets, and washer/dryer hookups, and heating and air conditioning equipment to those provided for market rate units. The affordable units shall contain good quality and highly durable interior finishes, flooring, lighting and plumbing fixtures that are consistent with contemporary standards for new housing and installed with equivalent workmanship to the market rate units.
    - c) Product and system warranties for the affordable housing units shall be equivalent to those supplied for market rate units.
- P. **Fire Protection** – In lieu of providing a secondary access to the site, the Applicant has agreed to install sprinklers in all of the 15 units on the property in accordance with the Fire Chief's request/approval.
- Q. **Underground Utilities** - All electric, telephone, cable TV, and other utilities shall be located underground.
- R. **Water Conservation** – The development is relying on the Town's public water system and the Town is being held to its Water Management Act Permit with the MA Department of Environmental Protection. The Permittee shall incorporate the following water conservation measures for construction of the development:
1. private well water for landscape irrigation

2. rain-gauge controlled irrigation systems
  3. low flow household fixtures
  4. water efficient appliances (dishwashers, washer/dryers, toilets, etc.)
- S. **Addresses** – The addresses for the William Wallace Village units shall be as determined by the Medway Assessor’s office upon consultation with the Medway Fire and Police Departments.
- T. **Development Signage** – Any future development signage for this project shall comply with the sign regulations of the Bylaw and is subject to review by the Design Review Committee.
- U. **Stormwater Management**
1. Until transferred to the William Wallace Condominium Trust, the Permittee shall be responsible for keeping the constructed stormwater drainage system in a clean and well-functioning condition, and shall do nothing which would alter the drainage patterns or characteristics as indicated on the Plan approved herein without the express written approval of the Board.
  2. The stormwater drainage system, water and sewer systems shall be maintained by the Permittee, its successors and assigns, and the William Wallace Village Condominium Trust and shall not be dedicated to the Town. It is the intent of the Board and the Applicant that these systems not be accepted by the Town.
  3. The Permittee and its successors and assigns shall maintain the stormwater management system in accordance with the long term operation and maintenance plan included with the stormwater/drainage report submitted with the application, as revised.
  4. In the event a management company is engaged by the condominium association, the stormwater maintenance and operation plan shall be incorporated by reference in the management contract.
  5. In the event that the Permittee, its successors and assigns, its agent, and the William Wallace Village Condominium Trust fail to maintain the stormwater management system in accordance with the applicable guidelines for operation and maintenance, the Town may conduct such maintenance or repairs as the Town determines in its sole discretion are reasonably necessary, and the Applicant hereby consents to allow the Town and its agents, employees and contractors entry onto the Property to implement the measures set forth in such guidelines. In the event the Town conducts such maintenance or repairs, the Applicant shall promptly reimburse the Town for all reasonable expenses associated therewith; if the Applicant fails to so reimburse the Town, the Town may place a lien on the site or any unit therein to secure such payment.
- V. **Order of Conditions** - Prior to plan endorsement, the Applicant shall provide the Board with a copy of any and all “*Order of Conditions*” as issued by the Conservation Commission or other appropriate agency, and recorded by the



Applicant, pursuant to the Massachusetts Wetlands Protection Act and the Medway General Bylaws. Any changes to the William Wallace Village Plan that may be required under the “*Order of Conditions*” shall be presented to the Board by the Applicant, for review and approval as a plan modification. The Board reserves the right to work with the issuing authority to accomplish any mutually acceptable modifications to the “*Order of Conditions*” that may be deemed appropriate by the Board and the Town’s Consulting Engineer. After the public hearing and acceptance of the modifications to the plan, the Board shall take action on the modified plan, reporting said action to the Town Clerk. The statutory notification of the expiration of the twenty (20) day appeal period must be received from the Town Clerk’s office before the Board endorses the plan modification. The Applicant shall provide this plan for endorsement by the Board and shall provide a receipt from the Registry of Deeds indicating that the endorsed amended plan has been duly recorded.

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

- A. **Fees** - Prior to 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 and business licenses.

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 Permittee 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. **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 and construction deliveries 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 and federal and state legal holidays without the advance approval of the Building Commissioner. These rules do not apply to interior construction work such as painting, installation of drywall, flooring, etc.

2. 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.
3. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the 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.
4. 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.
5. 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.
6. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.
7. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Medway General Bylaws* and the Bylaw, SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, Paragraph 2. b). as may be amended.

D. ***Landscape Maintenance***

1. The site's landscaping shall be maintained in good condition throughout the life of the facility and to the same extent as shown on the endorsed Plan. Any shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced by the following spring.
2. Within 60 days after two years after the last occupancy permit is issued, the Town's Consulting Engineer or the Building Commissioner shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer or the 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.

E. ***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.

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

G. ***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 bond estimates, 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 Applicant.
2. 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 and the sewer and water connection permits.

3. 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. Failure of the Permittee to provide these reports may be reason to withhold building or occupancy permits.

H. ***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.

I. ***Plan Modification***

1. Proposed modifications (not including on-site field changes) to the endorsed plan shall be subject to review by the Board.
2. This Site Plan Approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as site plan modifications.
3. Any work that deviates from an approved site plan shall be a violation of the Bylaw, unless the Permittee requests approval of a plan modification and such approval is provided in writing by the Board.
4. The request for a *Modification* to a previously approved plan shall be subject to the same application and review process including a public hearing including the payment of plan modification filing fee and plan review fee and all costs associated with another public hearing including

legal notice advertising. The Board shall issue its *Modification Decision*, file such with the Town Clerk, and provide copies to the Building Commissioner, other Town officials and the Permittee. Any modifications 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.

**J. Plan Compliance**

1. The Permittee shall construct all improvements in compliance with the approved and endorsed plan and 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.

**K. Performance Security**

1. *Covenant* - Prior to plan endorsement, the Permittee shall sign a *Covenant*, on a form provided by the Board, to be reviewed and approved by Town Counsel, to secure construction of the roadway and all related infrastructure and installation of utilities and services, sidewalks and site amenities as specified in the approved Plan. Reference to the *Covenant* shall be noted on the cover sheet of the Approved Plan. The *Covenant* shall specify that no unit may be occupied or conveyed until such services are completed or an alternative form of security is provided. The *Covenant* shall specify that the roadway and parking area (excluding unit driveways) and all infrastructure including the stormwater management system shall be constructed and all utilities and services shall be installed to the satisfaction of the Board within two years of the date of plan endorsement. The *Covenant* shall be recorded at the Norfolk County Registry of Deeds at the same time the Decision and Plan are recorded.

**Commented [SA3]:**  
Check with applicant on timeframe.

**2. Alternative Performance Security**

- a) At such time as the Permittee wishes to secure a building permit for the second building within the development, or secure an occupancy permit for any dwelling unit, the security provided by the *Covenant* shall be replaced by one of the types of performance guarantees set forth in M.G.L. Ch. 41, Section 81U, which method or combination of methods may be selected and from time to time varied by the Applicant, in a sufficient amount, source and form acceptable to the Board, the Treasurer/Collector and Town Counsel. The performance guarantee shall be accompanied by an agreement which shall define the obligations of the Permittee and the performance guarantee company including:
  - 1) the date by which the Permittee shall complete construction
  - 2) a statement that the agreement does not expire until released in full by the Board

- 3) procedures for collection upon default.
- b) *Amount* - 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 roadway and installation of stormwater management facilities, utilities, services, pedestrian facilities and all site amenities as specified in the Decision and Plan that remain unfinished at the time the performance guarantee estimate is prepared if the Permittee failed to do so. 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 Department of Transportation. The estimate shall also include the cost to maintain the roadway and infrastructure in the event the Permittee fails to adequately perform such. 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. 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.
3. *Adjustment of Performance Guarantee* – At the Permittee's written request, the amount of the performance guarantee may be reduced from time to time over the course of the construction project by vote of the Board upon the partial completion of the roadway and infrastructure improvements as defined herein. In order to establish the amount to adjust the performance guarantee, the Town's Consulting Engineer shall prepare an estimate of the current cost for the Town to complete all work as specified on the approved Plan that remains unfinished at the time the estimate is submitted to the Board. The estimate shall be based on unit prices in the latest Weighted Average Bid Prices issued by the Mass Department of Transportation. The estimate shall also include the cost to maintain the roadway, stormwater management system and other infrastructure in the event the Permittee fails to adequately perform such. 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 fees, staff time and public bidding procedures. In determining the amount of the adjustment of the performance guarantee, the Board shall be guided by the following formula to determine the reduction amount: the estimate of the Town's Consulting Engineer of the cost to complete the work; plus a 30% contingency.
4. *Final Release of Performance Security* - Final release of performance security is contingent on project completion.

L. **Project Completion**

**Commented [SA4]:** Do you want to include a limit on the number of bond reductions?? Or state that you will not reduce the bond below x amount. Check new SP Rules and Regs.

1. Special permit approval shall lapse after two years of the grant thereof if substantial use has not commenced except for good cause. The approved site plan shall be completed by the Permittee or its assignees within three years of the date of plan endorsement. Upon receipt of a written request by 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 the occupancy permit for the fifteenth dwelling unit, 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 final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.
- M. **Construction Standards** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.
- N. **Conflicts** – If there is a conflict between the site plan and the Decision's Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Bylaw, the Bylaw shall apply.

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

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

###



**Medway Planning and Economic Development Board  
SITE PLAN and SPECIAL PERMIT DECISION  
William Wallace Village – 274 and a portion of 276 Village Street**

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, Department of Public Works  
Bridget Graziano, Conservation Agent  
Donna Greenwood, Assessor  
Beth Hallal, Health Agent  
Jeff Lynch, Fire Chief  
Jack Mee, Building Commissioner and Zoning Enforcement Officer  
Joanne Russo, Treasurer/Collector  
Barbara Saint Andre, Director of Community and Economic Development  
Jeff Watson, Police Department  
Larry Rucki  
Dan Merrikin, Legacy Engineering  
Steven Bouley, Tetra Tech  
Gino Carlucci, PGC Associates



[dan@legacy-ce.com](mailto:dan@legacy-ce.com)

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

November 4, 2019

Planning & Economic Development Board

Town Offices

155 Village Street

Medway, MA 02053

Ref: William Wallace Village  
Special Permit and Site Plan Review

Dear Members of the Board:

Please find enclosed two full-size and one 11x17 copies of a revised landscape plan addressing discussions with the Board at the last hearing. Foundation plantings have been expanded around the proposed buildings and details of those plantings have been provided. In addition, the proposed tree plantings have been expanded. 13 new deciduous trees with caliper ratings have been added and 10 new ornamental deciduous trees have been added. In total the landscape plan provides the following extensive plantings on the site:

- ✓ 92 new trees including deciduous and evergreen species;
- ✓ 135 shrubs within common areas throughout the site. This does not include foundation plantings;
- ✓ 272 shrub plantings around foundations; and
- ✓ 172 perennial plants, ornamental grasses and groundcover plantings.

With respect to caliper, only 33 of the proposed trees are rated for caliper from the nursery. The other 59 trees are either ornamental, clump-style trees or evergreen. Our landscape architect has estimated caliper size for these specimens as follows:

- ✓ River Birch Clumps: 3" total caliper
- ✓ Serviceberry Clumps: 2" total caliper
- ✓ Dogwood: 1.5" caliper
- ✓ Eastern Red Cedar: 1.5" caliper
- ✓ Emerald Sentinel Red Cedar: 1.5" caliper
- ✓ Norway Spruce: 2.5" caliper
- ✓ Blue Spruce: 2.5" caliper
- ✓ Bald Cypress: 2.5" caliper



Using these estimates, the total proposed tree caliper for the 92 specified trees is 206.5 inches. It is our view that the proposed planting plan is quite elaborate, and that the Applicant has made extensive efforts to propose a comprehensive landscape community at the site. Do not hesitate to contact me if you have any questions or comments.

Yours Truly,

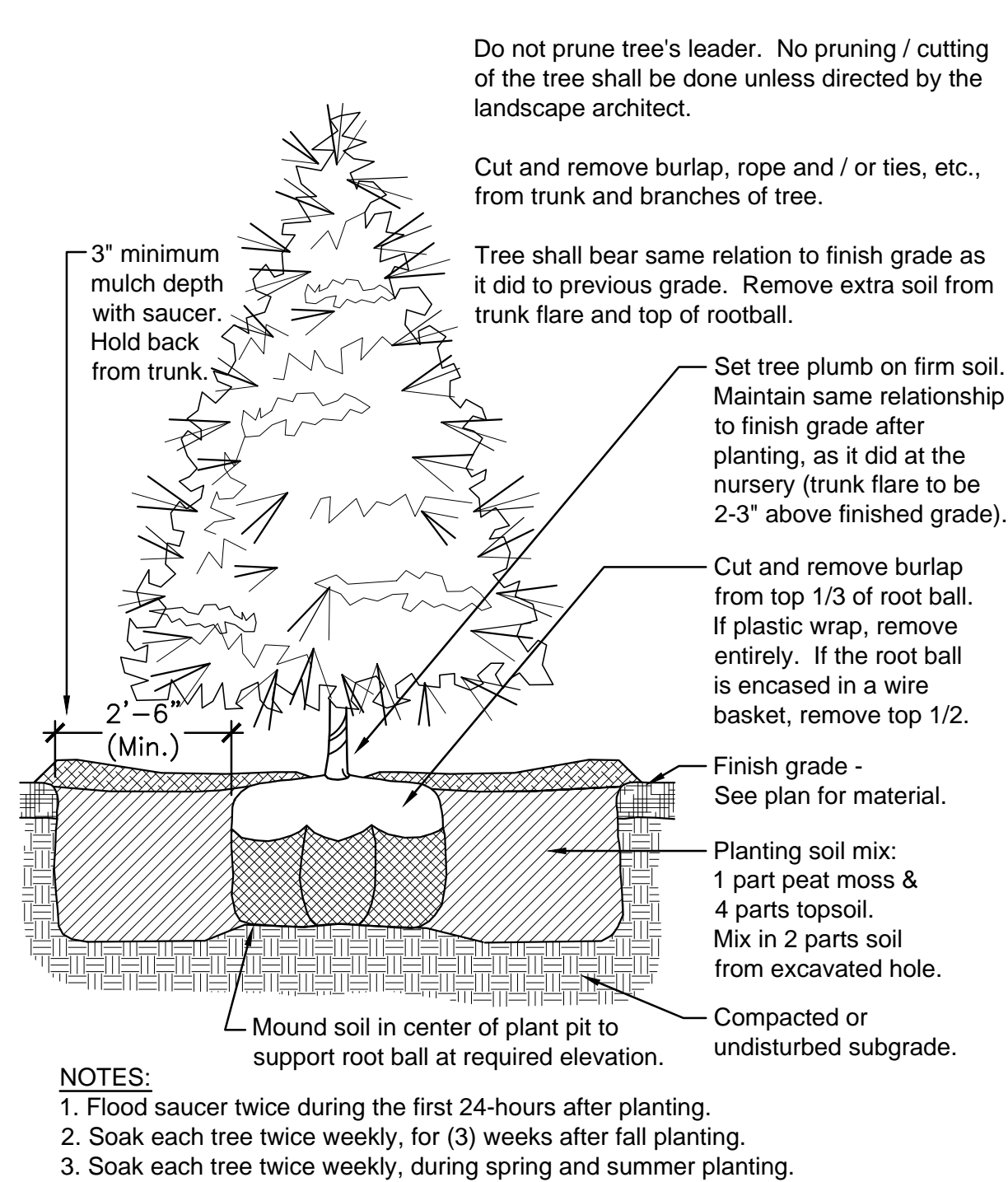
LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.  
President

cc: File

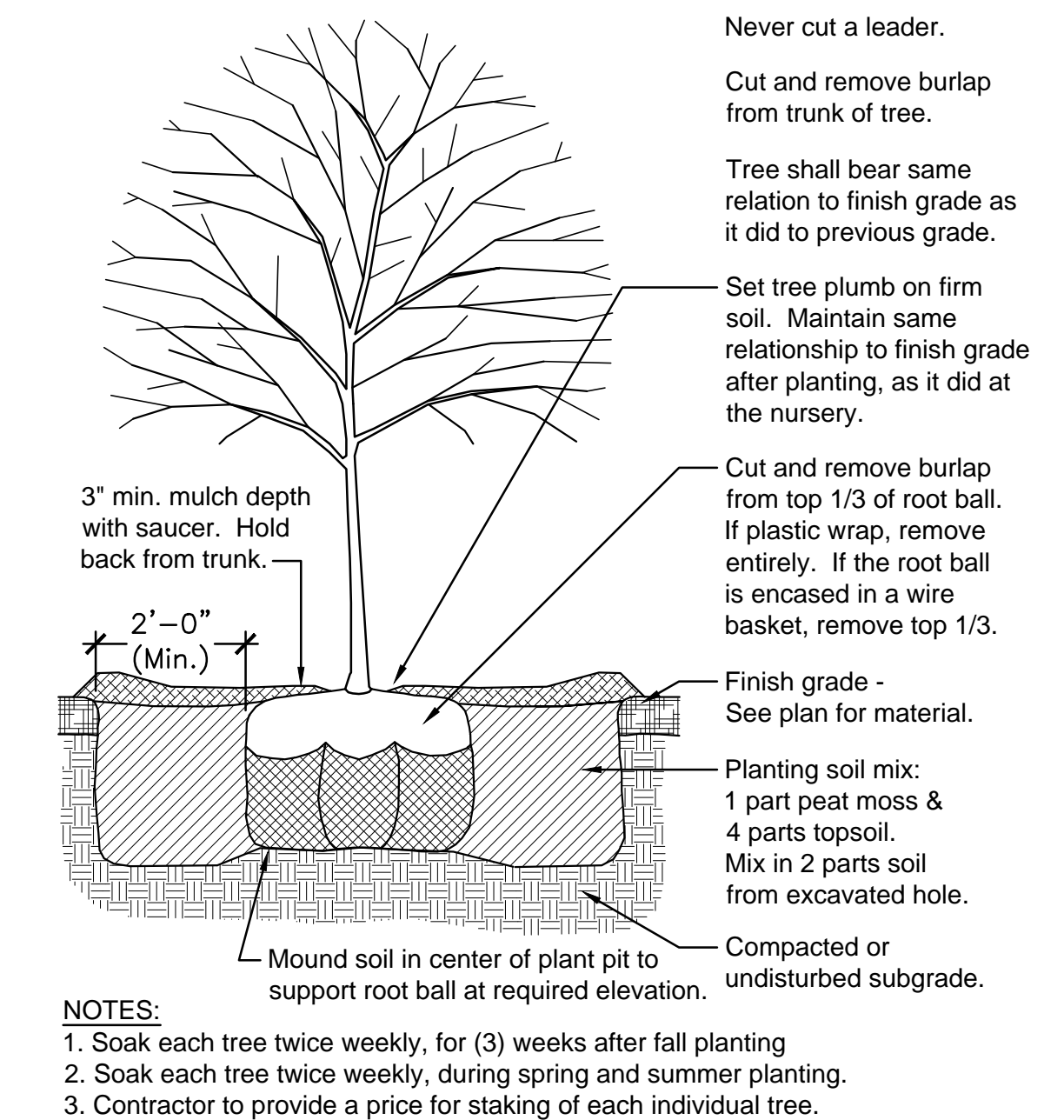


Village Street / Village-Lndscp\_2019-11.dwg / Village-Lndscp\_2019-11-3\_Rev 2.ppt



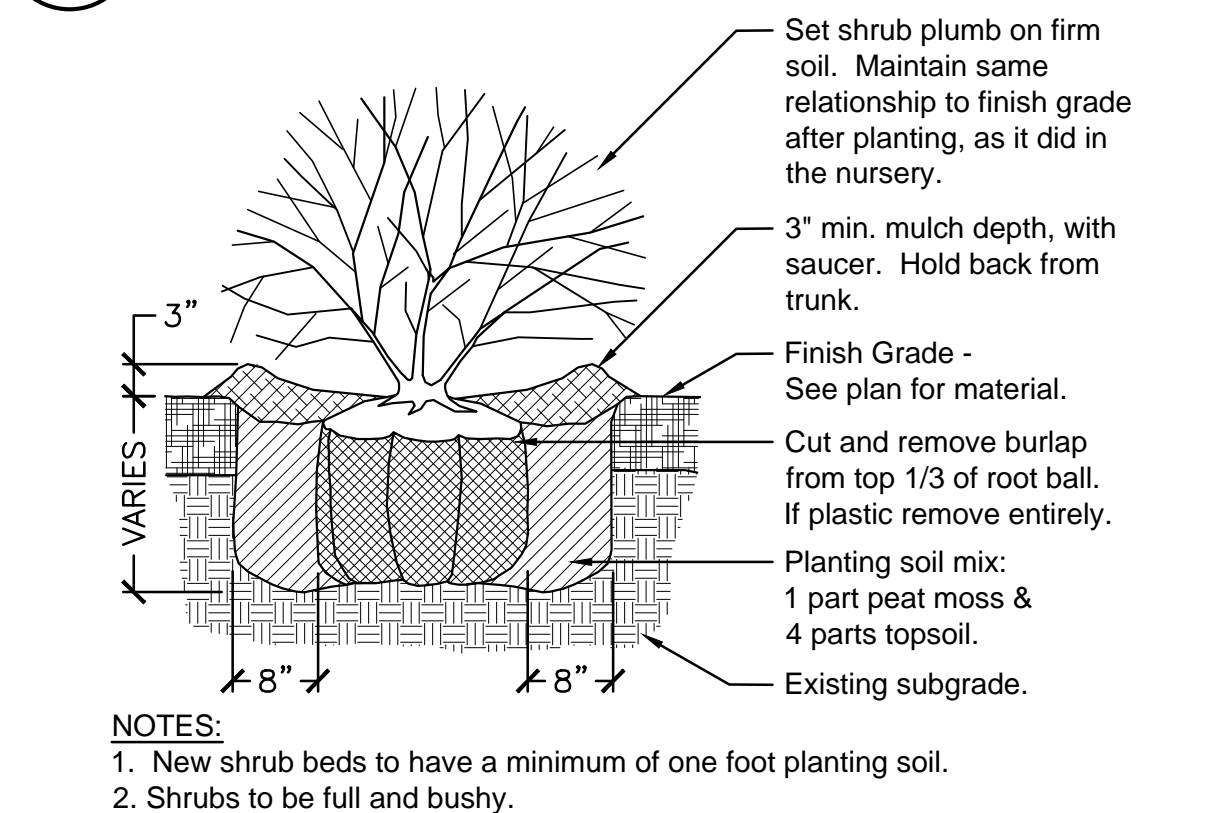
## 1 TYP. EVERGREEN TREE PLANTING

Scale: 1/2" = 1' - 0"



## 2 TYP. DECIDUOUS TREE PLANTING

Scale: 1/2" = 1' - 0"



## 3 TYPICAL SHRUB PLANTING

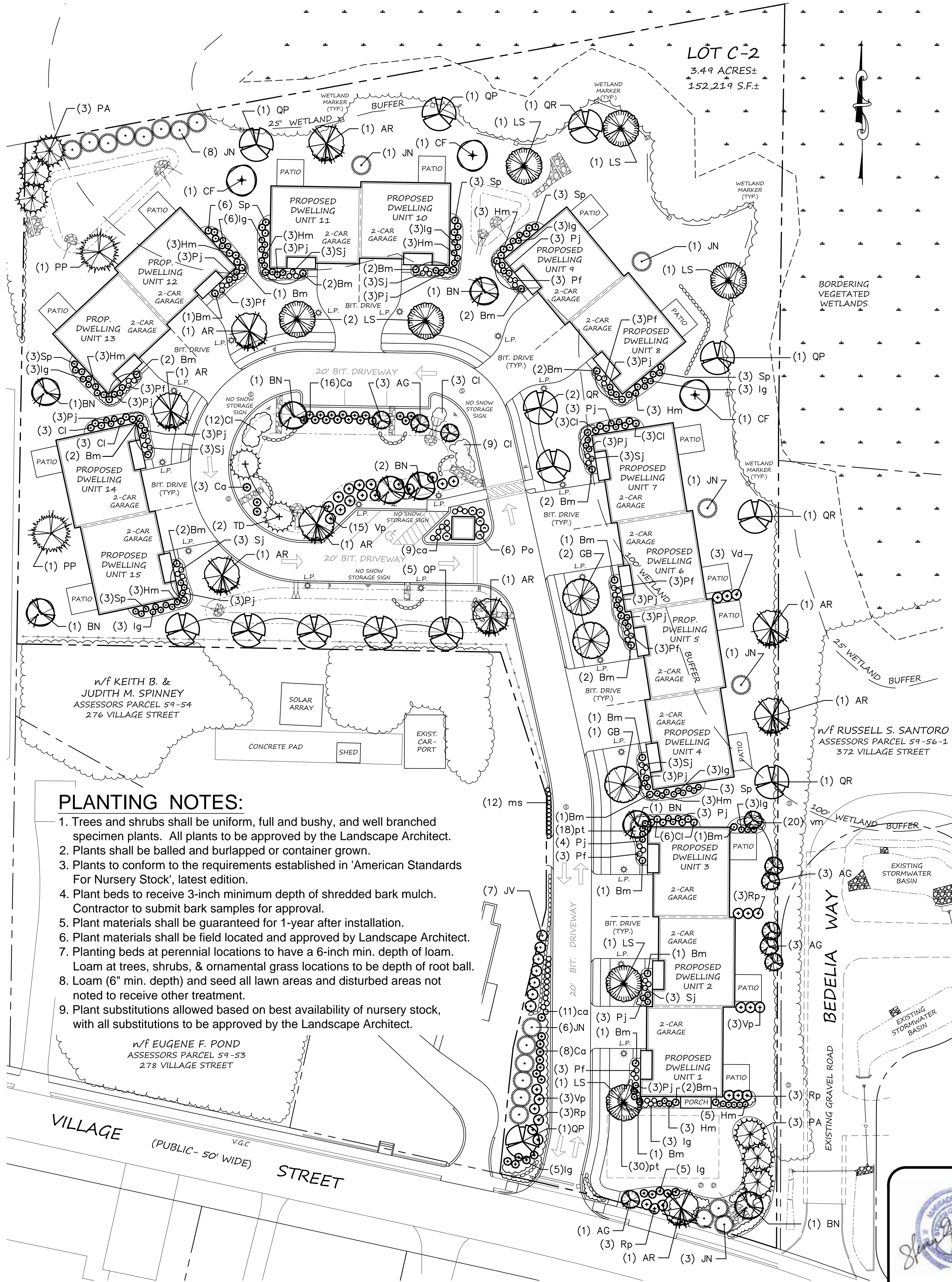
Scale: 3/4" = 1' - 0"

COSMOS ASSOCIATES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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: \_\_\_\_\_

REGISTERED LAND SURVEYOR

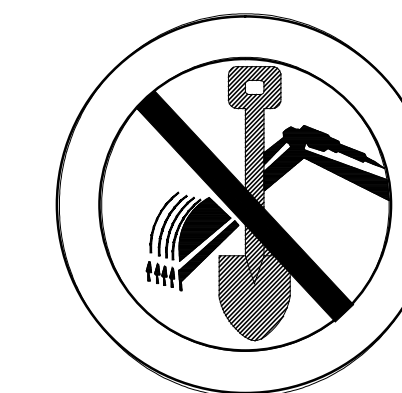
FOR REGISTRY USE

## PLANT LIST - Trees & Shrubs in Common Areas:

TREES - DECIDUOUS AND EVERGREEN				
Qty.	Sym.	Botanical Name	Common Name	Size
10	AG	Amelanchier x grand. 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	15 gallon pot
9	AR	Acer rubrum	Red Maple	3 - 3 1/2" cal.
8	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12-14' ht. clmp.
3	CF	Cornus florida	Flowering Dogwood	6 - 7' height
3	GB	Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	3 - 3 1/2" cal.
21	JN	Juniperus virginiana	Eastern Red Cedar	7 - 8' ht. / B+B
7	JV	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Red Cedar	7 - 8' ht. / B+B
7	LS	Liquidambar styraciflua	American Sweetgum	3 - 3 1/2" cal.
6	PA	Picea abies	Norway Spruce	8 - 10' ht. B&B
2	PP	Picea pungens glauca	Colorado Blue Spruce	8 - 10' ht. B&B
9	QP	Quercus palustris	Pin Oak	3 - 3 1/2" cal.
5	QR	Quercus rubra	Red Oak	3 - 3 1/2" cal.
2	TD	Taxodium distichum 'Shawnee Brave'	'Shawnee Brave' Bald Cypress	8 - 10' ht. B&B
SHRUBS - DECIDUOUS AND EVERGREEN				
27	Ca	Cornus alba 'Ivory Halo'	'Ivory Halo' Dogwood	24 - 30" height
24	Cl	Clethra alnifolia 'Ruby Spice'	'Ruby Spice' Summersweet	24 - 30" height
10	Ig	Ilex glabra 'Shamrock'	Shamrock Inkberry	24 - 30" height
6	Po	Physocarpus opulifolius 'Diablo'	'Diablo' Purple Ninebark	30 - 36" height
12	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	24 - 30" height
3	Vd	Viburnum dentatum 'Blue Muffin'	'Blue Muffin' Viburnum	30 - 36" height
21	Vp	Viburnum plicatum toment. 'Shasta'	'Shasta' Doublefile Viburnum	30 - 36" height
ORNAMENTAL GRASSES				
20	ca	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Rd. Grass	3 gallon pot
12	ms	Miscanthus sinensis 'Gracillimus'	'Gracillimus' Maiden Grass	3 gallon pot

## PLANT LIST - Shrubs at Foundations & Perennials:

SHRUBS - DECIDUOUS AND EVERGREEN				
30	Bm	Buxus microphylla 'Green Mountain'	'Green Mountain' Boxwood	18 - 24" height
18	Cl	Clethra alnifolia 'Ruby Spice'	'Ruby Spice' Summersweet	24 - 30" height
32	Hm	Hydrangea macro. 'Endless Summer'	'Endless Summer' Hydrangea	5 gallon pot
30	Ig	Ilex glabra 'Shamrock'	Shamrock Inkberry	24 - 30" height
24	Pf	Potentilla fruticosa 'Gold Drop'	'Gold Drop' Cinquefoil	24 - 30" height
53	Pj	Pieris japonica 'Compacta'	'Compacta' Japanese Andromeda	24 - 30" height
21	Sj	Spiraea japonica 'Neon Flash'	'Neon Flash' Spirea	18 - 24" height
24	Sp	Syringa paluta 'Miss Kim'	'Miss Kim' Lilac	30 - 36" height
GROUND COVER, PERENNIALS AND ORNAMENTAL GRASSES				
40	ep	Echinacea purpurea 'Kim's Knee High'	'Kim's Knee High' Coneflower	2 gallon pot
50	hs	Hemerocallis x 'Happy Returns'	'Happy Returns' Daylily	1 gallon pot
40	ls	Leucanthemum x superbum 'Becky'	'Becky' Shasta Daisy's	2 gallon pot
40	pe	Pennisetum alopecuroides 'Hameln'	'Hameln' Dwarf Fountain Grass	1 gallon pot
2	pt	Pachysandra terminalis 'Green Sheen'	'Green Sheen' Pachysandra	24 per flat
40	rf	Rudbeckia fulgida 'Goldsturm'	'Goldsturm' Black-Eyed Susan	1 gallon pot



Call DIGSAFE, 1-888-344-7233, for location and marking of all utilities prior to any excavation. Private utilities may require additional marking and investigation.

WILLIAM WALLACE  
VILLAGE  
LANDSCAPE  
PLAN OF LAND  
IN MEDWAY, MA

SHEET  
1 OF 1  
DATE  
8/9/2019  
PLAN NO.  
Village-Lndscp\_2019-9.dwg  
DRAWN BY  
SGC / REC  
CHECKED BY  
SGC

LANDSCAPE PLAN  
VILLAGE STREET  
MEDWAY, MA

**Cosmos Associates**  
Landscape Architects & Site Planners  
5 Longview Street, Natick, MA 01760  
p: 508.654.6847 www.cosmosassociates.com





**November 5, 2019**

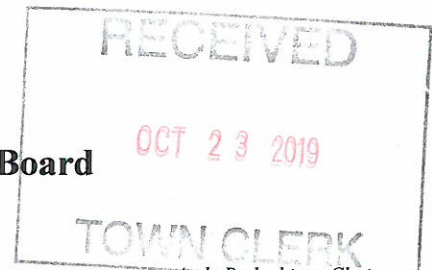
**Medway Planning & Economic Development Board  
Meeting**

**Marzilli Site Plan (21 Trotter Drive) and  
Groundwater Special Permit Public  
Hearing**

- Public Hearing Continuation Notice
- Email memo from Peter Bemis dated 10-24-19 on plan changed
- Revised site plan dated 10-22-19
- Letter from Walter Lewinski (Engineering Design Consultants) dated 10-30-19 re: revised site plan and responses to previous plan review comments by Gino Carlucci and Steve Bouley
- Revised building renderings received 10-30-19
- DRC review letter
- DRAFT decision dated October 31, 2019



**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 23, 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 5, 2019 at 7:30 p.m.**  
**LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street**

At its meeting on October 22, 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, October 22, 2019 at 9:00 p.m. during the special 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.*

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 October 29<sup>th</sup> so I can share them with the project engineer before the November 5<sup>th</sup> hearing. Please contact me if you have any questions. Thanks.**

Telephone: 508-533-3291

Fax: 508-321-4987

[planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)

**Susan Affleck-Childs**

---

**From:** Peter Bemis <[pbemis@edcma.com](mailto:pbemis@edcma.com)>  
**Sent:** Thursday, October 24, 2019 1:33 PM  
**To:** Bridget Graziano  
**Cc:** Susan Affleck-Childs; Robert Marzilli; Jack Mee; Rindo Barese; Kelly OBrien  
**Subject:** RE: revised plan for 21 Trotter Drive - Marzilli

I generally agree with your assessment as our plan is to complete the Planning Board Site Plan Review process with decision and final plan approval anticipated as early as 11/5. The current site plan does move the fuel storage structure about 80-feet to the north now putting it about 260-feet away from the nearest wetland limit so we are significantly outside the buffer limits. Once we have Planning approval then we will circle back to ConCom and get on the next meeting cycle for an official plan amendment request, however I would anticipate that you could signoff on a building permit application as we have a valid Order of Conditions which only a small component of the permitted work is changing in a manner that actually moves work about 80-feet further away from the ConCom's jurisdictional limits. I agree it is most important to ensure that plans and permits always coincide, but there has to be some accommodation for our ability to reappear before the ConCom especially when we are entering the upcoming holiday season. Should you still find that you cannot signoff then I will file amendment request right away based upon where site plans stand currently and will have to plan to update again as needed. Thank you for your consideration.

---

**From:** Bridget Graziano <[bgraziano@townofmedway.org](mailto:bgraziano@townofmedway.org)>  
**Sent:** Thursday, October 24, 2019 12:04 PM  
**To:** Peter Bemis <[pbemis@edcma.com](mailto:pbemis@edcma.com)>  
**Cc:** Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>; Robert Marzilli <[bob@rpmarzilli.com](mailto:bob@rpmarzilli.com)>; Jack Mee <[jmee@townofmedway.org](mailto:jmee@townofmedway.org)>; Rindo Barese <[rbarese@townofmedway.org](mailto:rbarese@townofmedway.org)>; Kelly OBrien <[kobrien@townofmedway.org](mailto:kobrien@townofmedway.org)>  
**Subject:** RE: revised plan for 21 Trotter Drive - Marzilli

Peter,

I am sending this as a record for all of our files. The new plan for fueling is not approved by the Commission. This will require an Amendment if the Commission chooses to accept this as an Amendment. I do not have a full design but the architectural drawings do not show the approved required design as conditioned within the Order. Our office will not be able to sign Building Permits unless the plans submitted to Building Department are the dated and titled of the approved plans in the Order of Conditions.

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

---

**From:** Susan Affleck-Childs  
**Sent:** Tuesday, October 22, 2019 11:01 AM  
**To:** Bridget Graziano  
**Subject:** revised plan for 21 Trotter Drive - Marzilli



Hi,

See attached revised plan on Marzilli.

**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

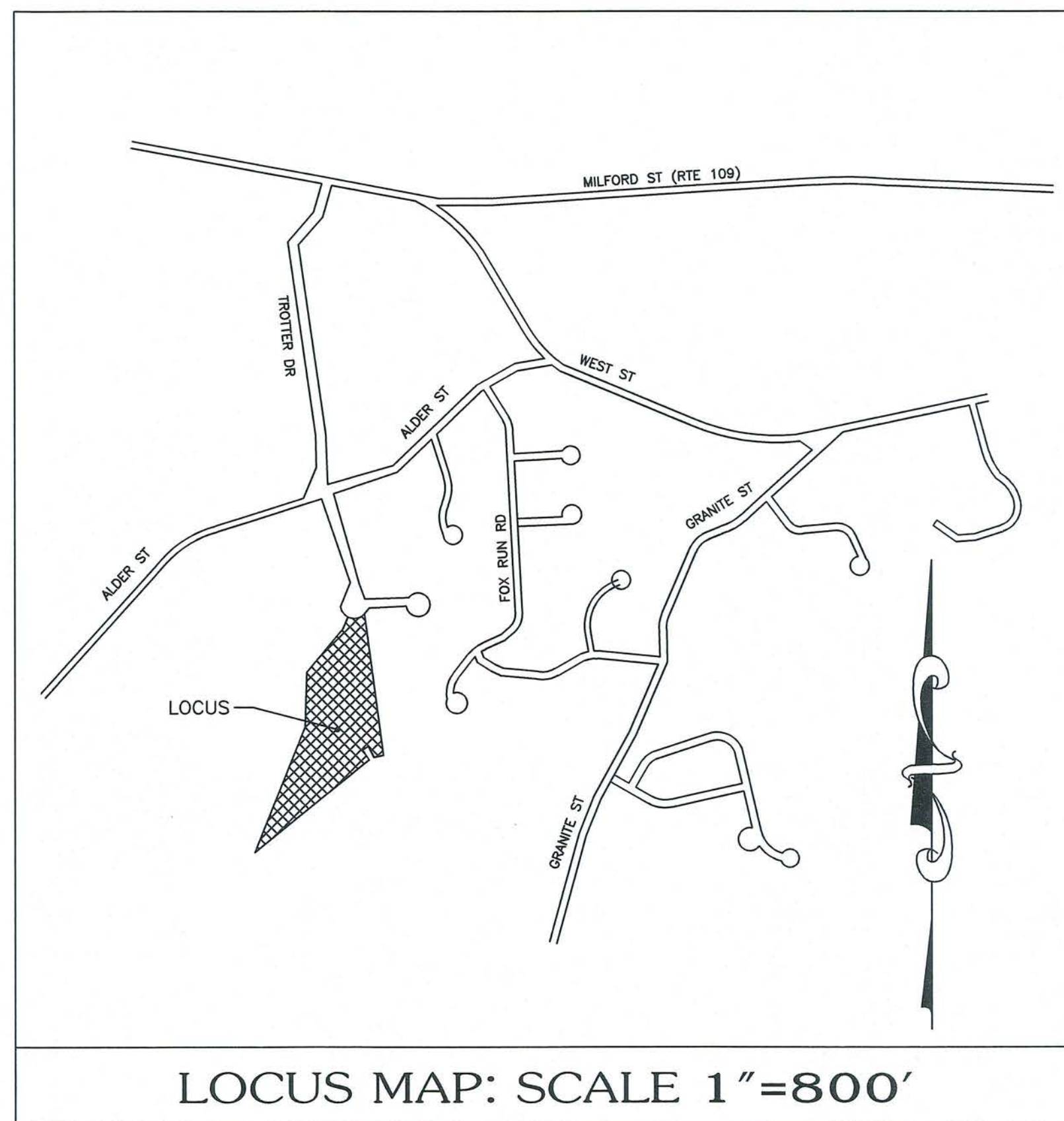
### IN

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

#### SHEET LIST:

##### SITE PLANS

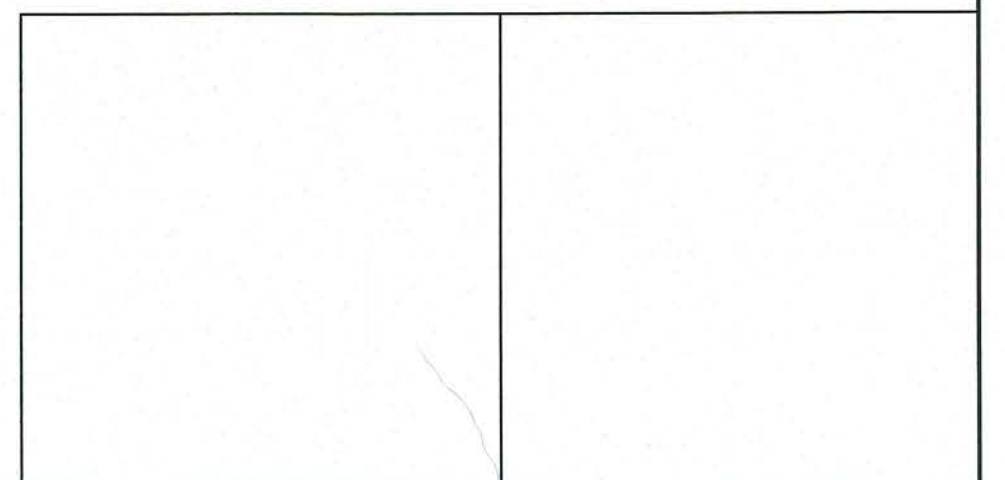
- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PROPOSED LAYOUT
- 4 GRADING & UTILITIES
- 5 LIGHTING & LANDSCAPING
- 6 DETAILS

##### 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.



X:\MEDWAY\TROTTER DRIVE\3588 - 21 TROTTER DRIVE\3588 - 21 TROTTER DRIVE\3588 SITE PLAN (2019-10-11) (1)

ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THEM INVALID AND UNENFORCEABLE.

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

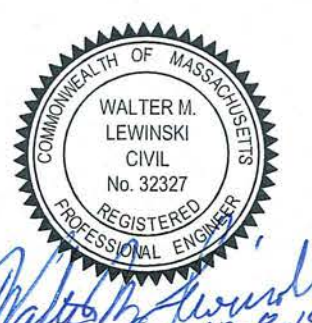


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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB  
CHK'D BY: PSB  
APPROV 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

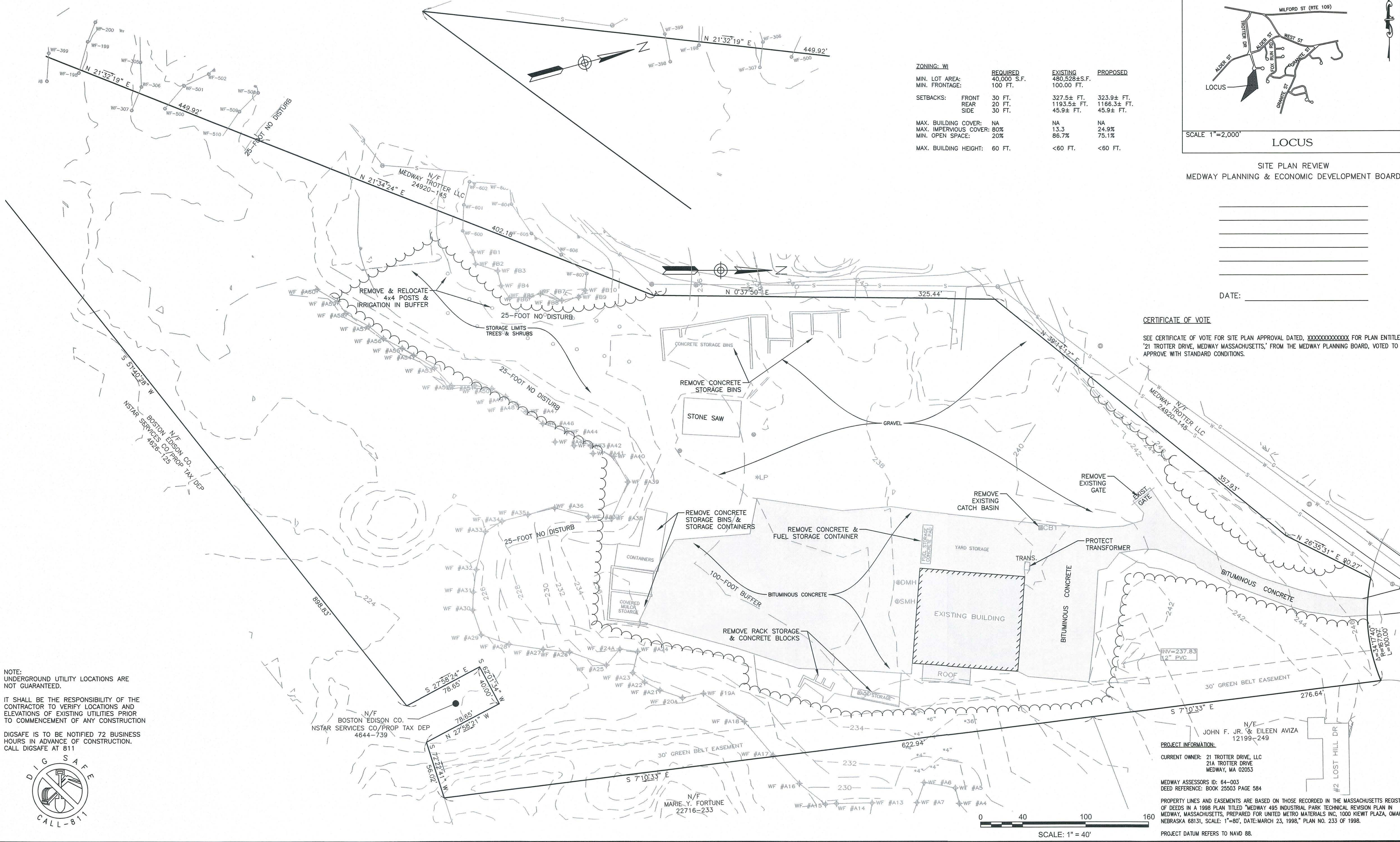


PREPARED BY:  
**Engineering Design Consultants, Inc.**  
32 Turnpike Road  
Southborough, Massachusetts  
ph: (508) 480-0225 fax: (800) 832-5781

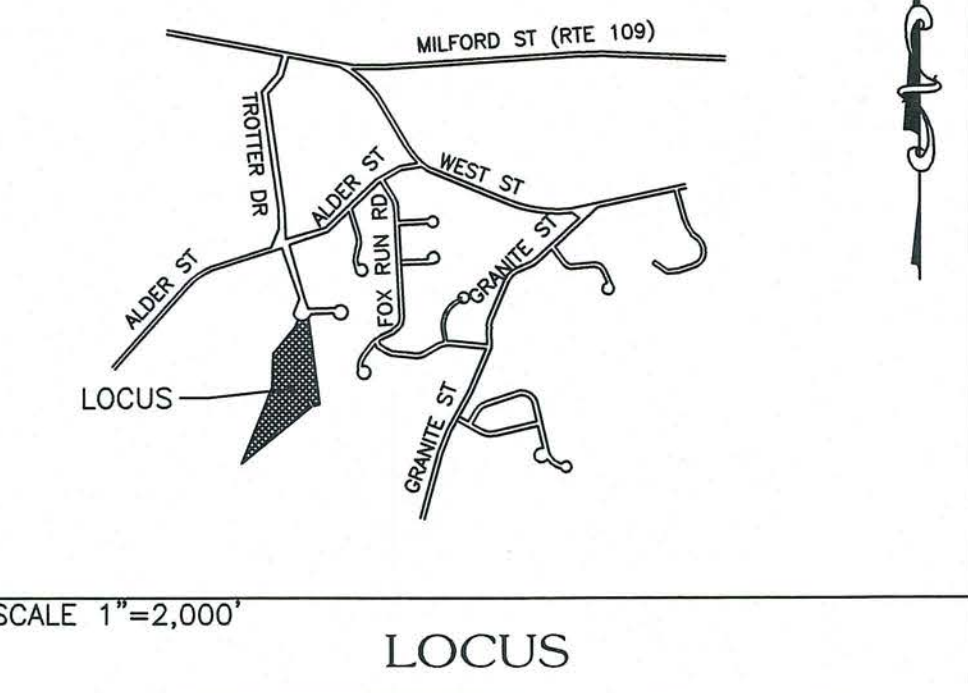
PROJECT:  
**SITE PLAN**  
21 TROTTER DRIVE  
MEDWAY, MASSACHUSETTS 02053

TITLE:  
**EXISTING CONDITIONS**  
21 TROTTER DRIVE  
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.	40,000 S.F.	480,528± S.F.	100,000 FT.
MIN. FRONTAGE:	100 FT.	100 FT.	100 FT.	100 FT.
SETBACKS:				
FRONT	30 FT.	30 FT.	327.5± FT.	323.9± FT.
REAR	20 FT.	20 FT.	1193.5± FT.	1166.3± FT.
SIDE	30 FT.	30 FT.	45.9± FT.	45.9± FT.
MAX. BUILDING COVER:	NA	NA	NA	NA
MAX. IMPERVIOUS COVER:	80%	80%	13.3	24.9%
MIN. OPEN SPACE:	20%	20%	86.7%	75.1%
MAX. BUILDING HEIGHT:	60 FT.	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



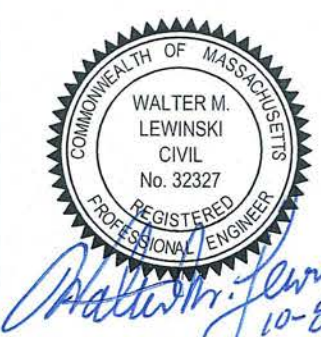
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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB  
CHKD BY: PSB  
APPRD BY: WML

REVISIONS:

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:

OWNER/APPLICANT:

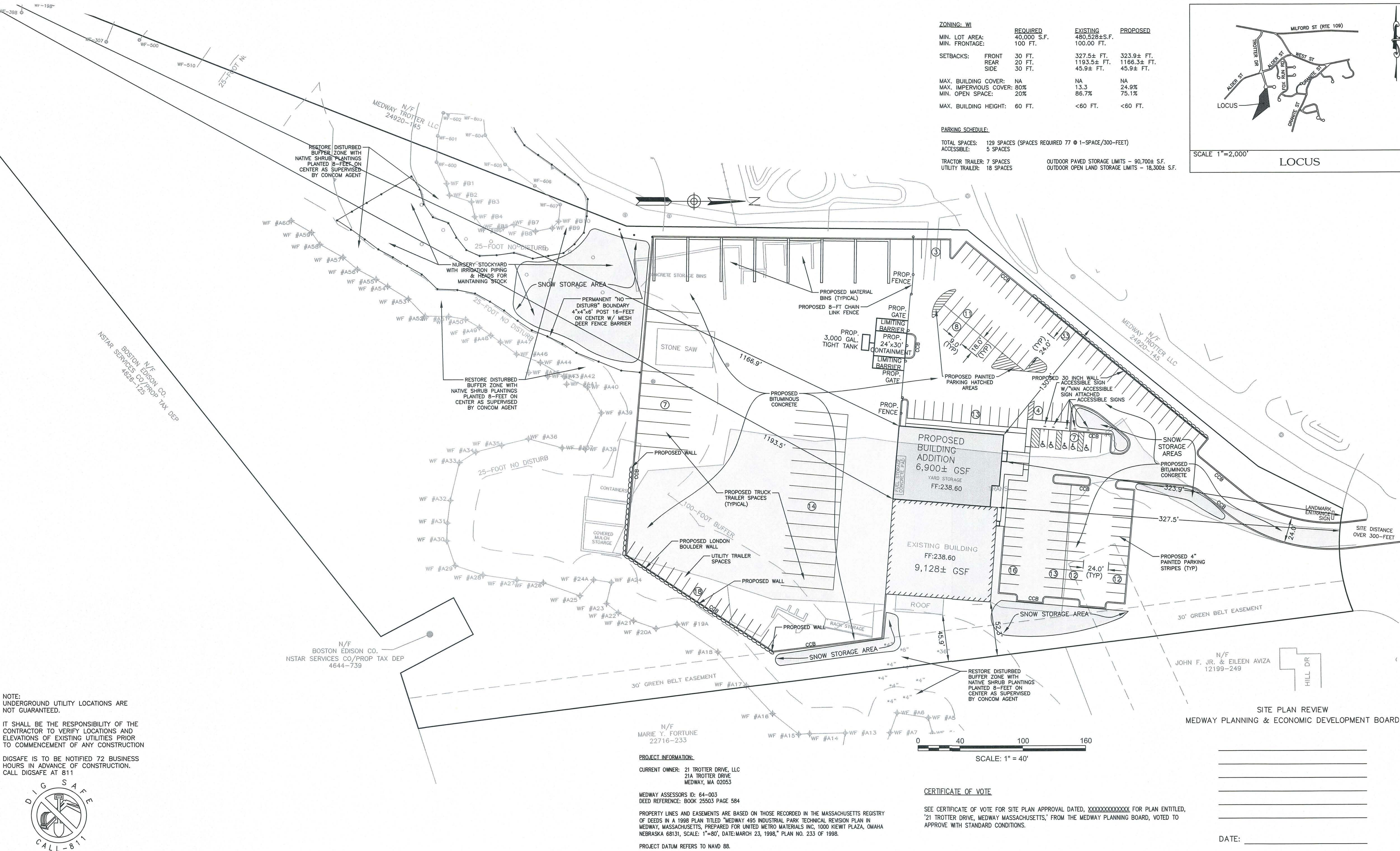
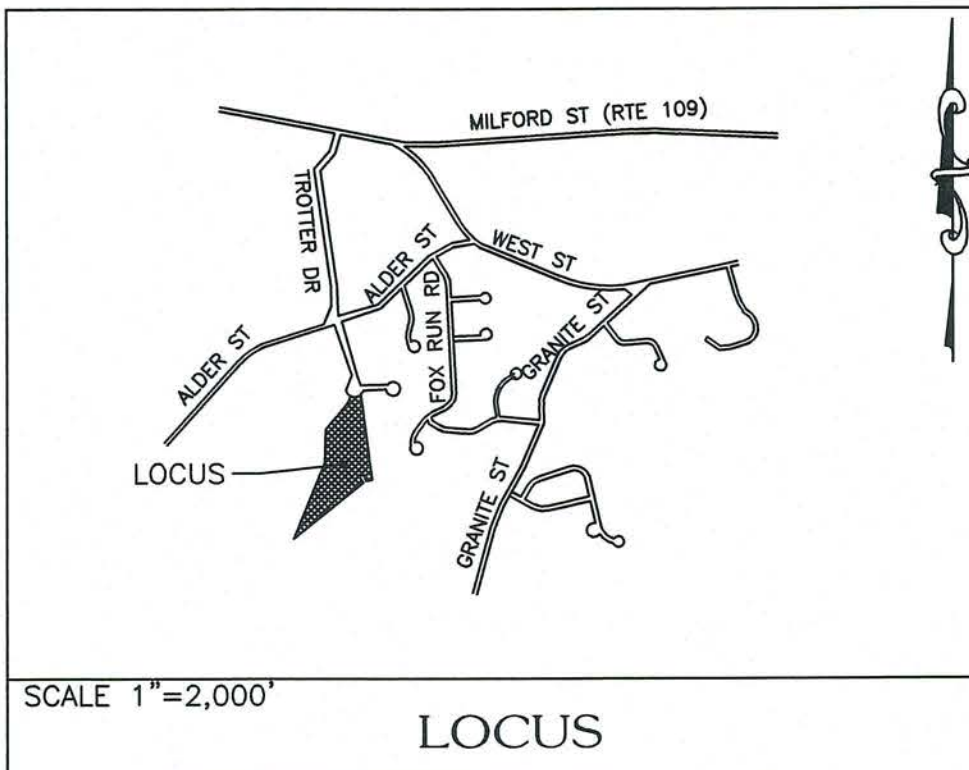
PROPOSED LAYOUT  
21 TROTTER DRIVE  
21 TROTTER DRIVE, LLC  
21A TROTTER DRIVE  
MEDWAY, MASSACHUSETTS 02053

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

#### 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.

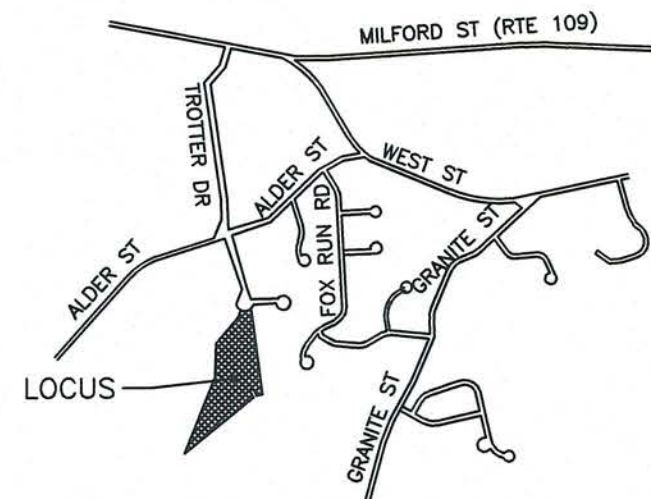
SITE PLAN REVIEW  
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

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



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.

#### 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.

0 40 100 160  
SCALE: 1" = 40'

#### 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

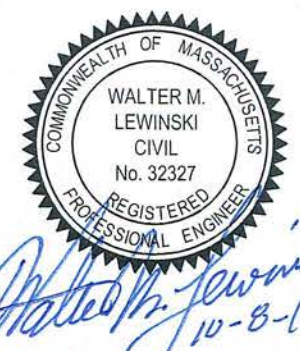
DATE: \_\_\_\_\_

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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.

DESIGN BY: ZBB  
CHECKED BY: PSB  
APPROVED BY: WML

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

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

OWNER/APPLICANT:

FILE NO: 3588

GRADING & UTILITIES

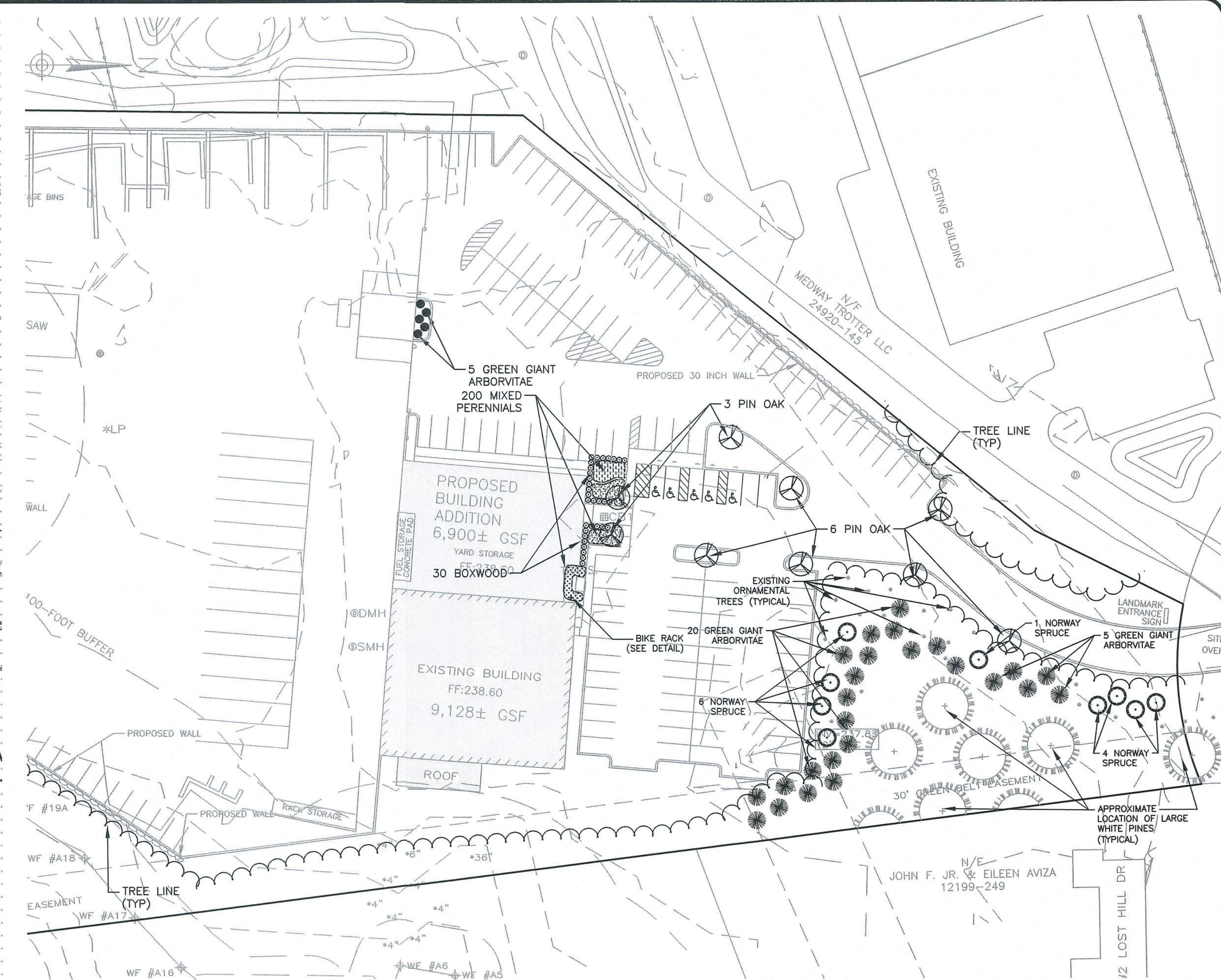
DATE: APRIL 8, 2019

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

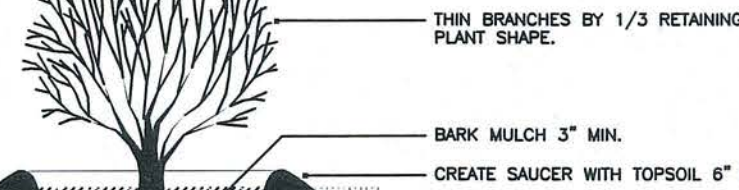
- 40% SAND
- 20-30% TOPSOIL
- 30-40% COMPOST

SAND COMPONENT

Sieve Size	Percent Passing
2-inch	100
3/4-in.	70-80
1/4-in.	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.



A cross-sectional diagram of a shrub planted in a ball and burlap container. The shrub is shown with its root ball and burlap wrapping. The diagram is labeled with the following instructions:

- THIN BRANCHES BY 1/3 RETAINING NORMAL PLANT SHAPE.
- BARK MULCH 3" MIN.
- CREATE SAUCER WITH TOPSOIL 6" MIN.
- ROPES AT TOP OF BALL SHALL BE CUT. REMOVE ALL OF BURLAP.
- GENTLY COMPACTED TOPSOIL MIXTURE
- TAMPED ADMIXTURE BACKFILL
- 2'X BALL DIA. MIN.

BALL AND BURLAP SHRUB PLANTING

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

ALL RIGHTS RESERVED

REVISIONS:		
REV #	DATE	DESCRIPTION
4	10/8/19	ADDRESS DESIGN /PLANNING/PEER COMMENTS
3	8/28/19	NO CHANGE TO THIS SHEET
2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
1	7/25/19	ADDRESS CONCOM COMMENTS
0	4/8/19	SITE PLAN REVIEW

EDC

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

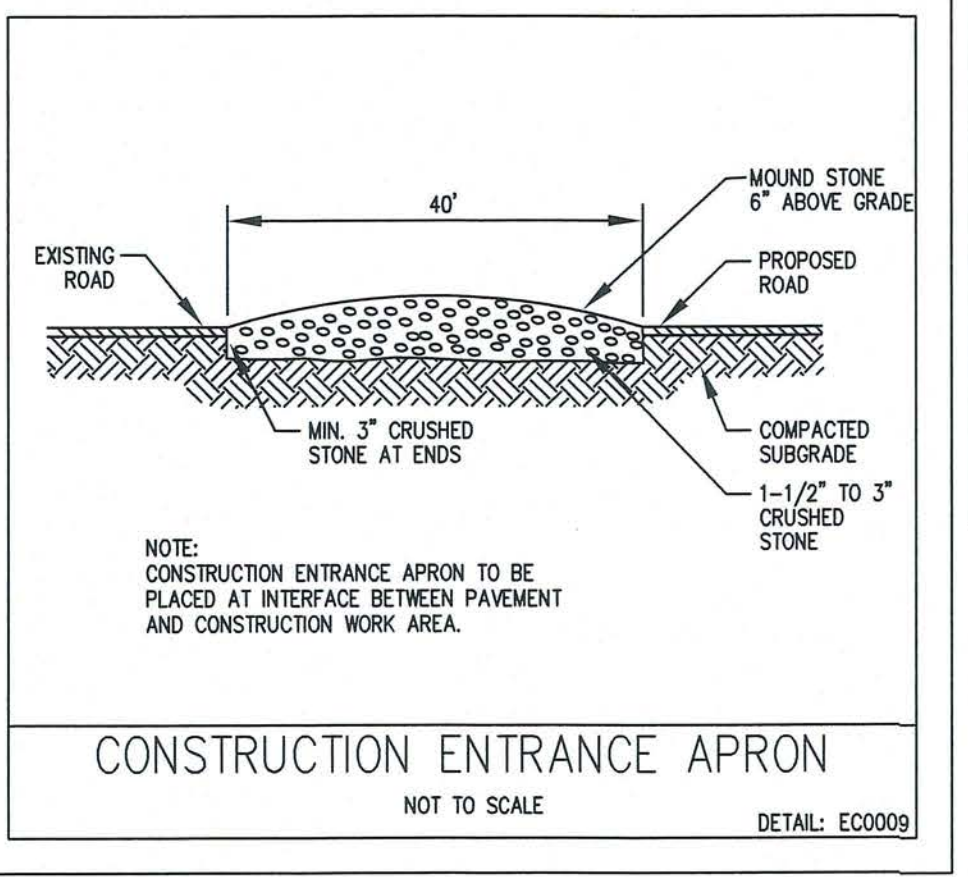
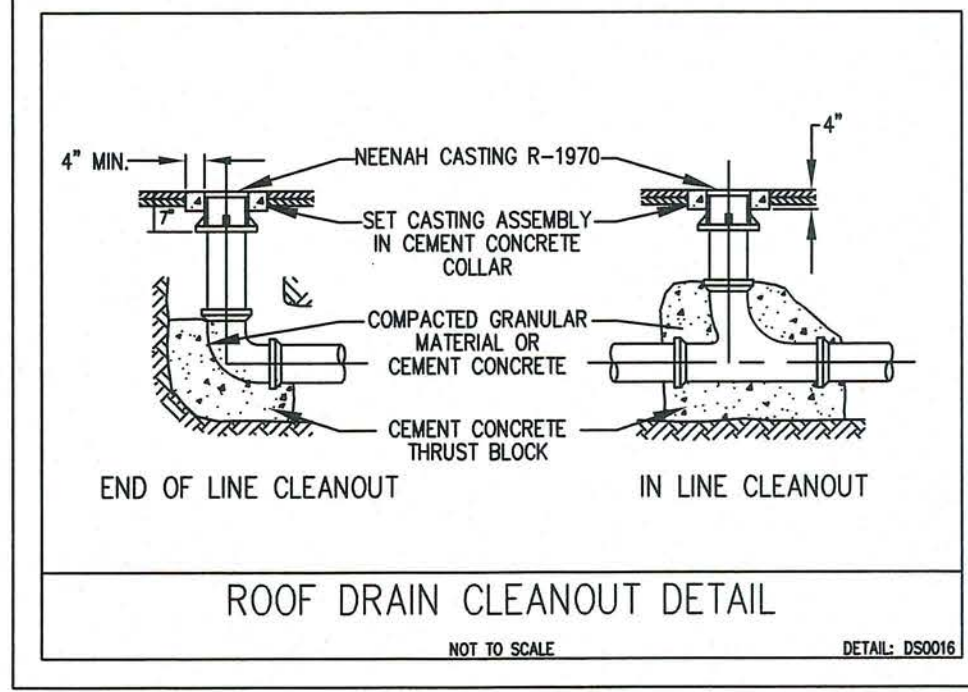
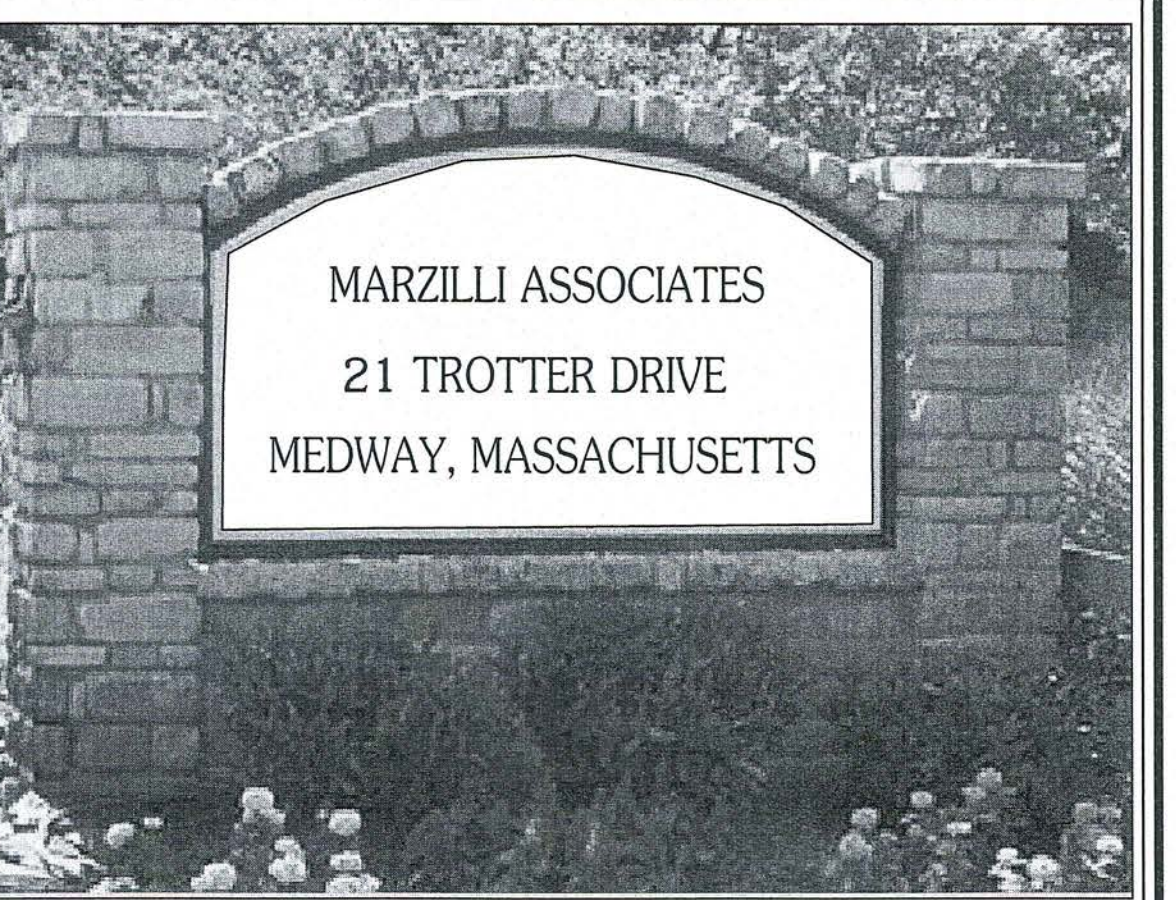
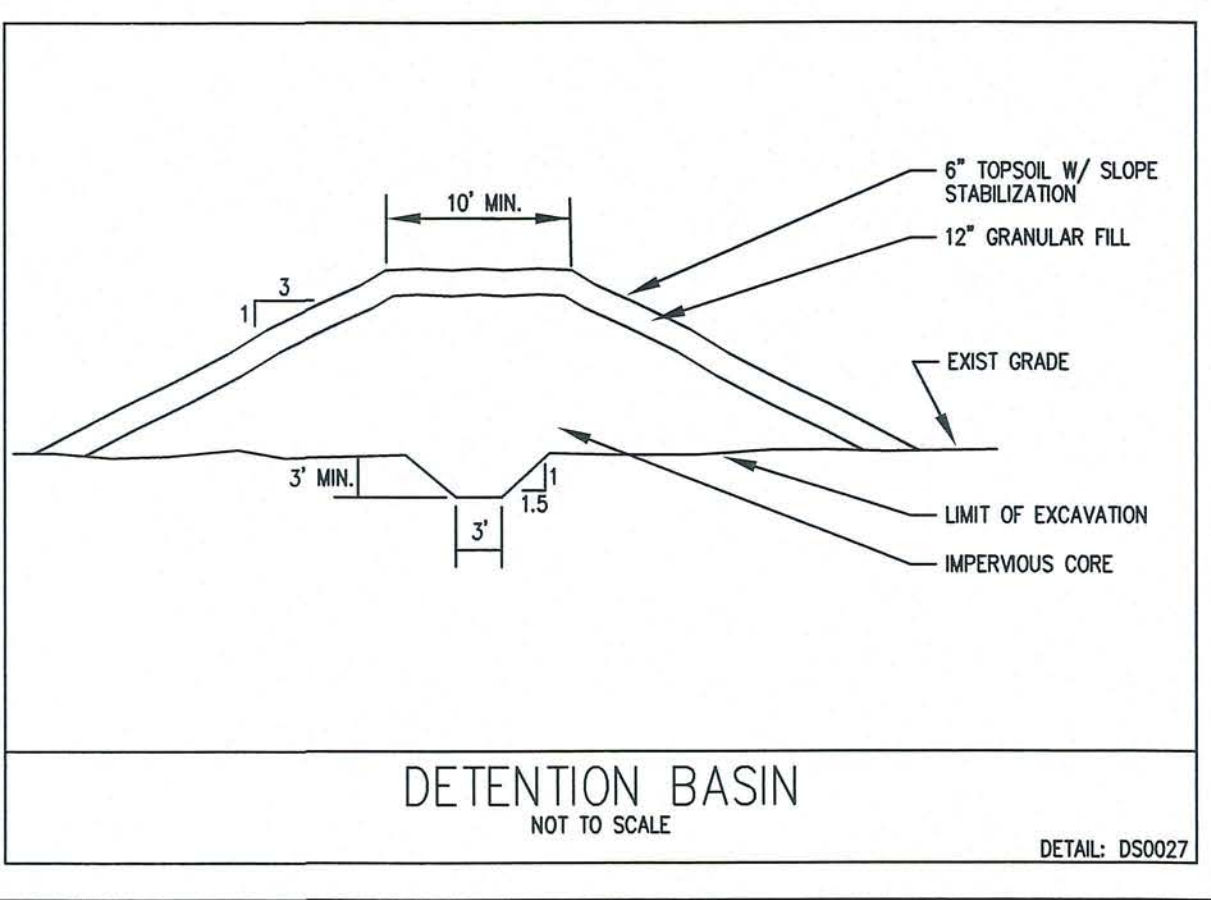
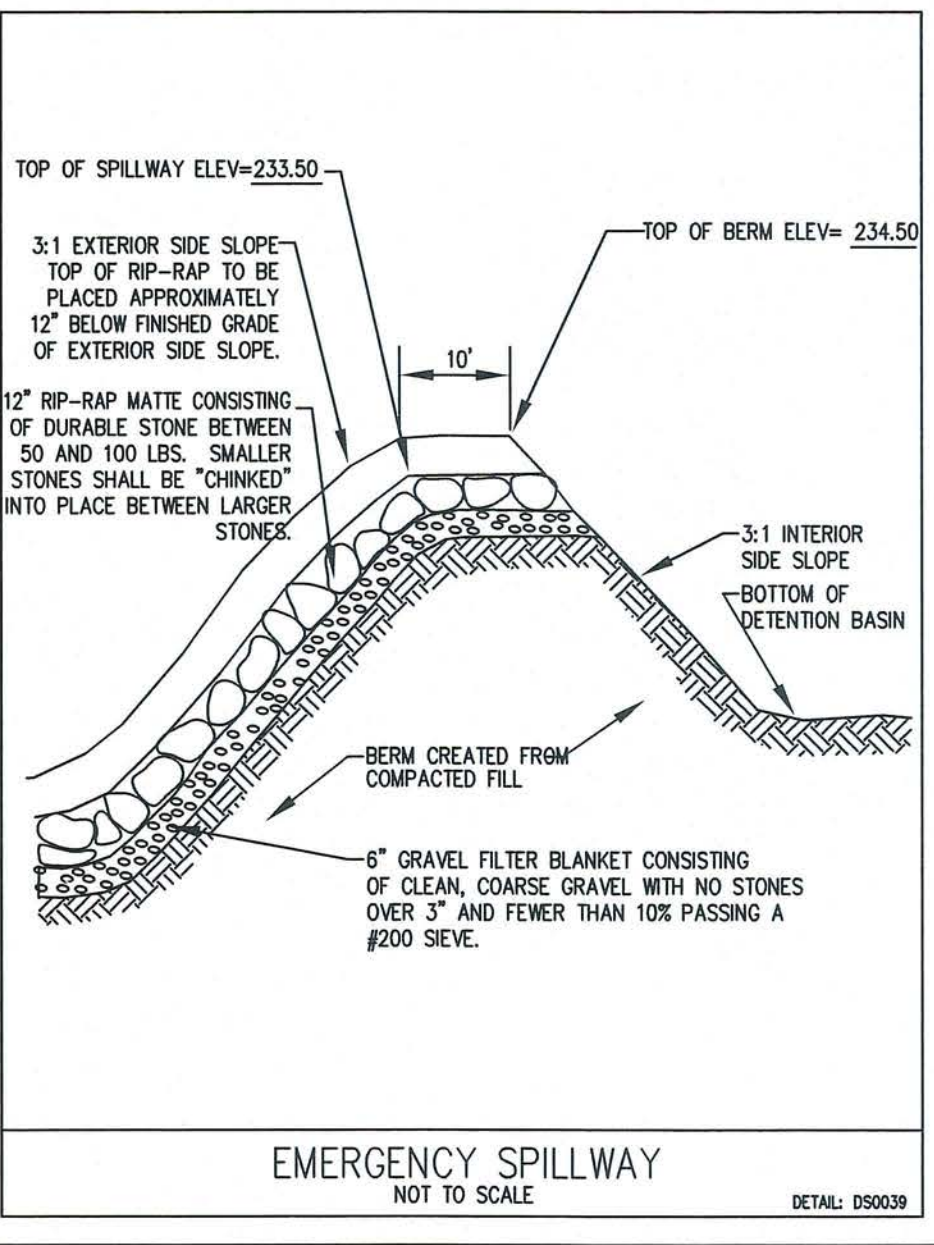
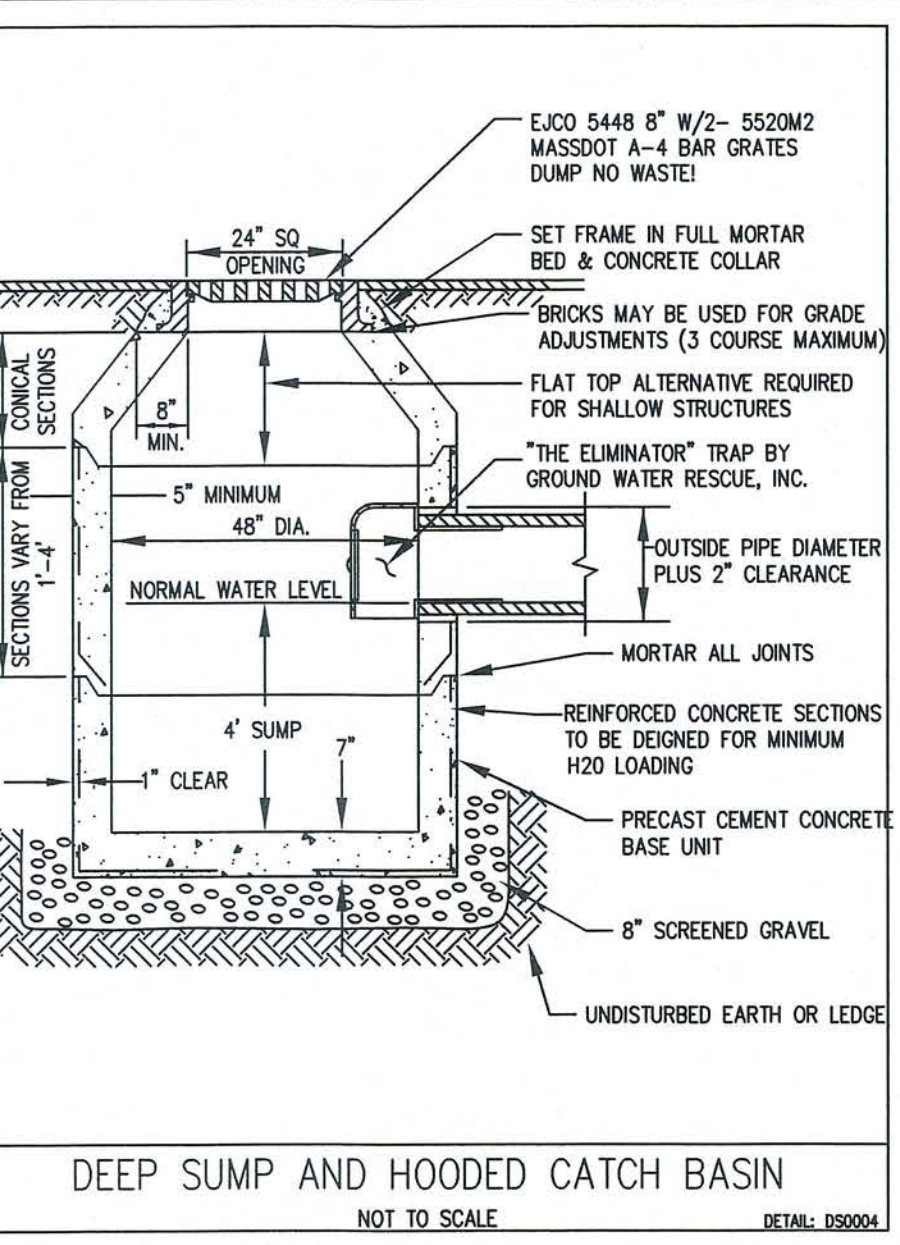
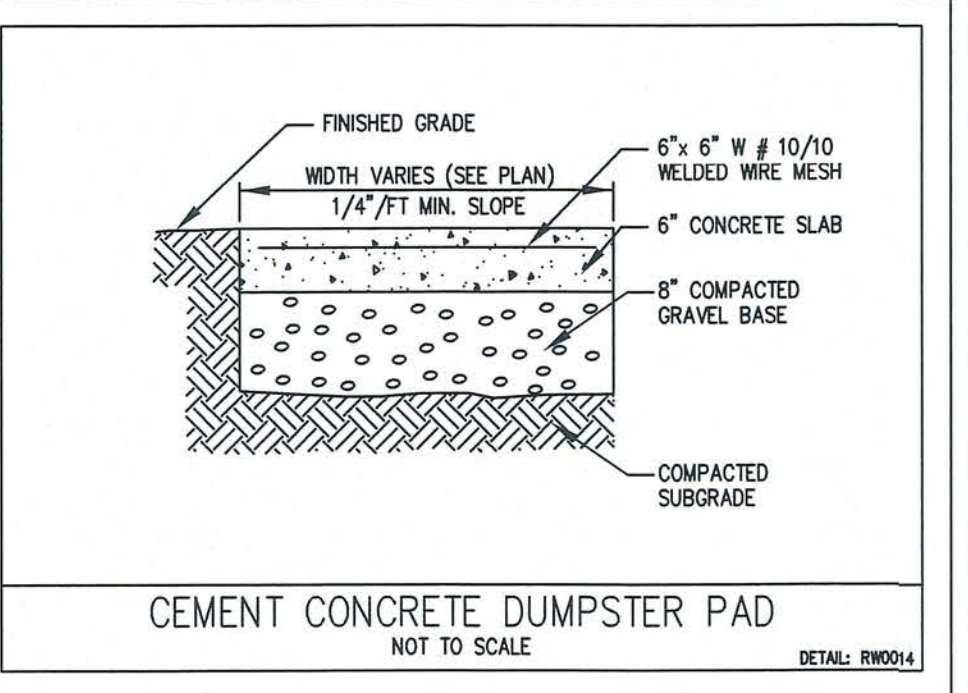
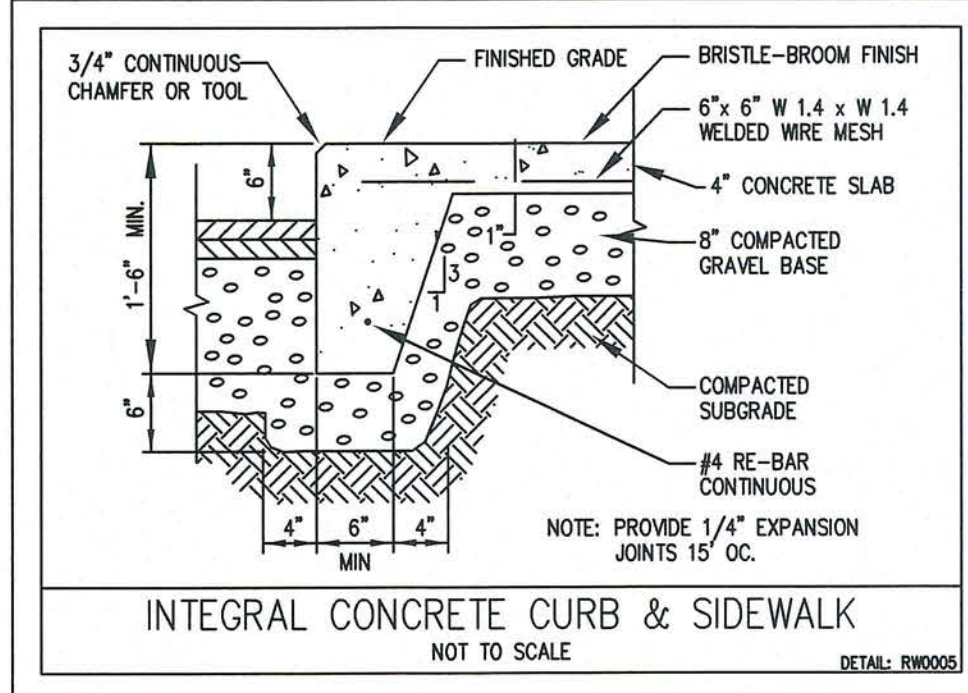
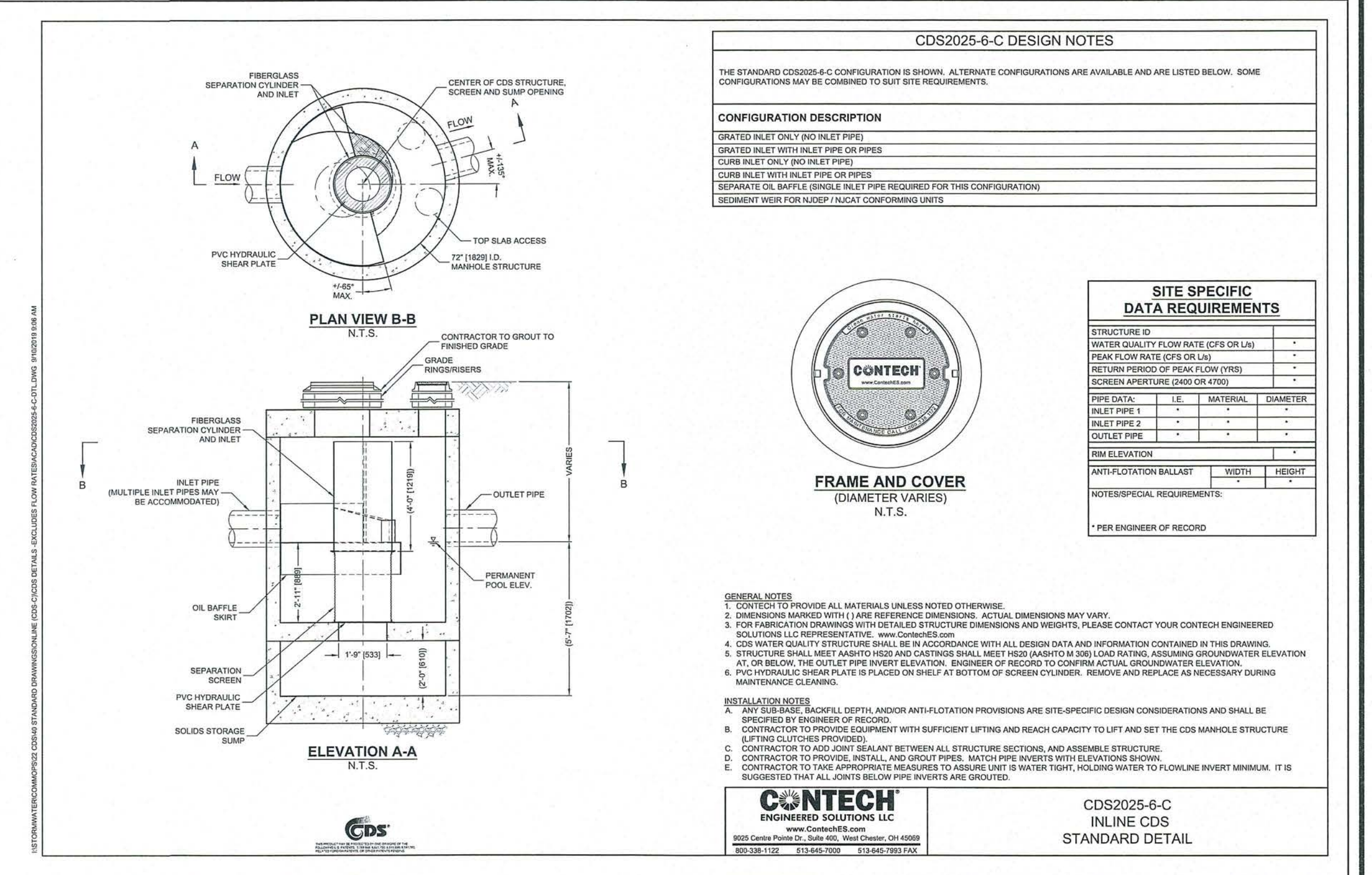
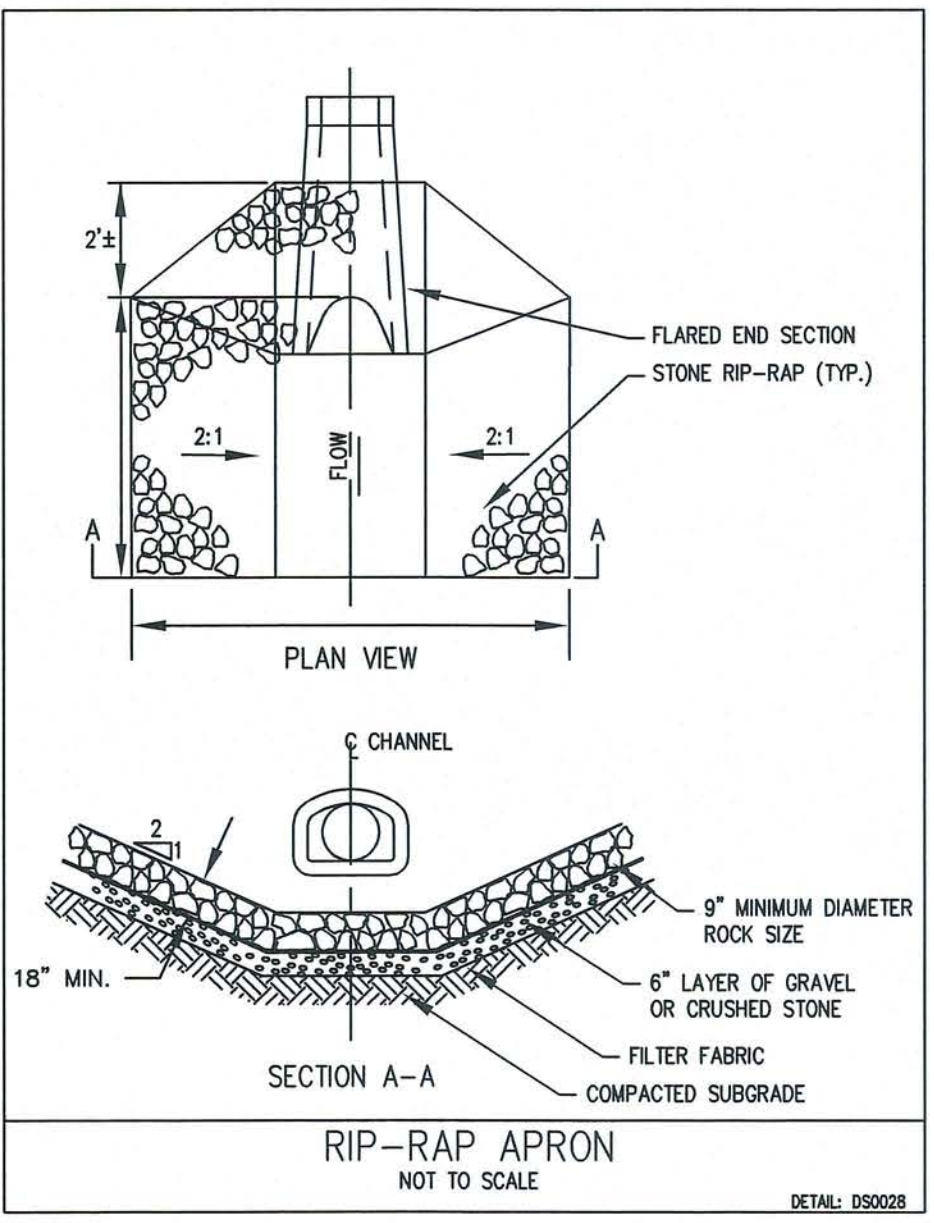
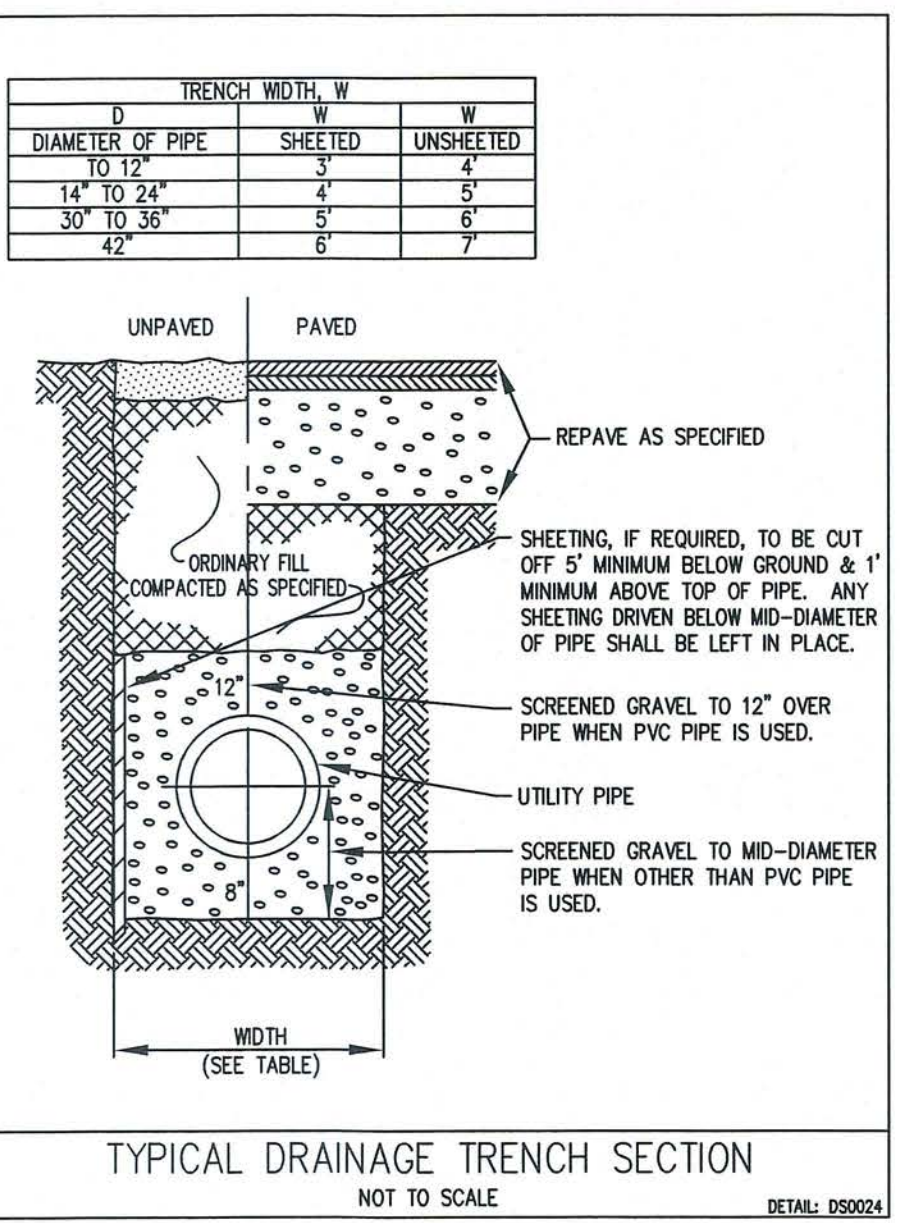
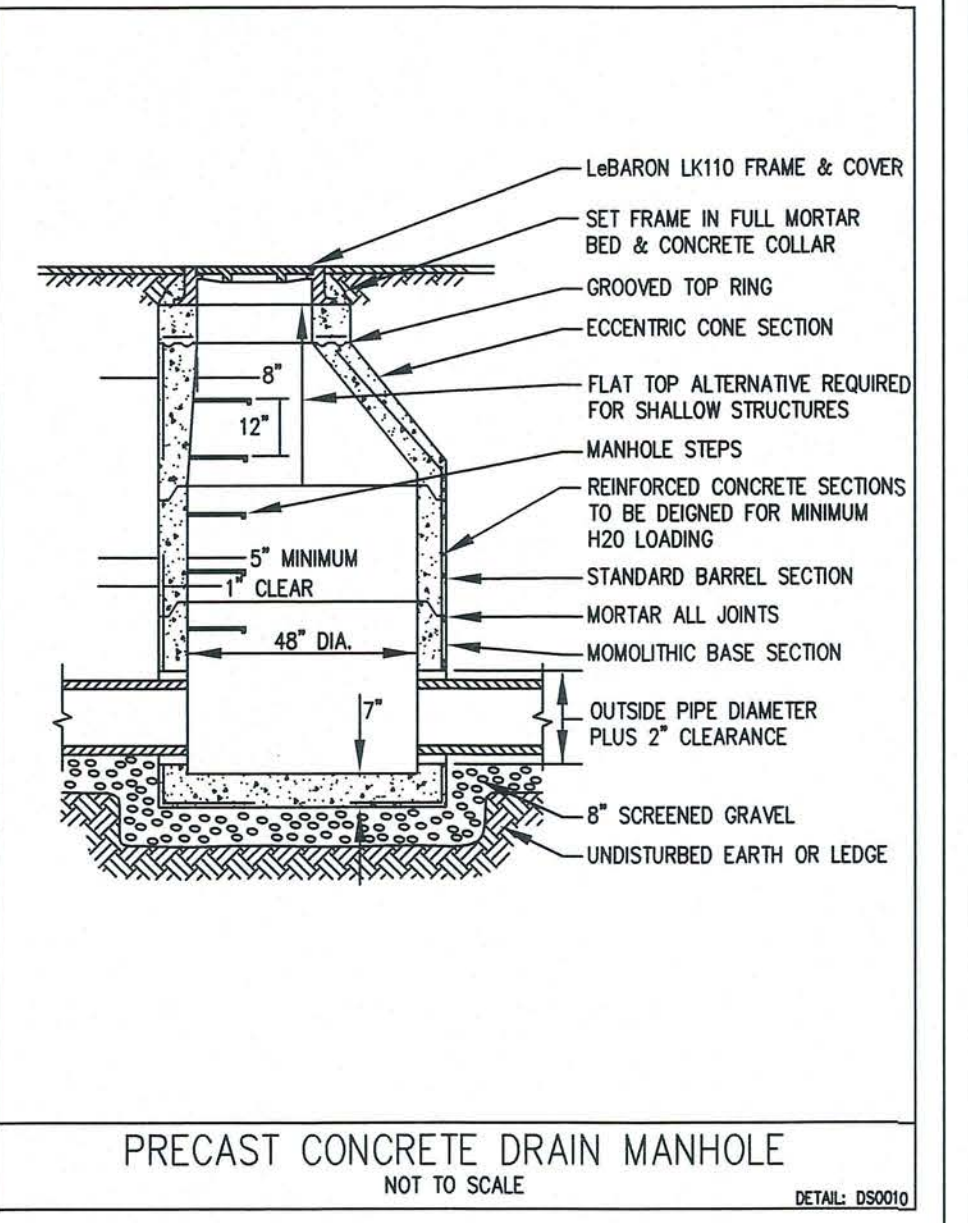
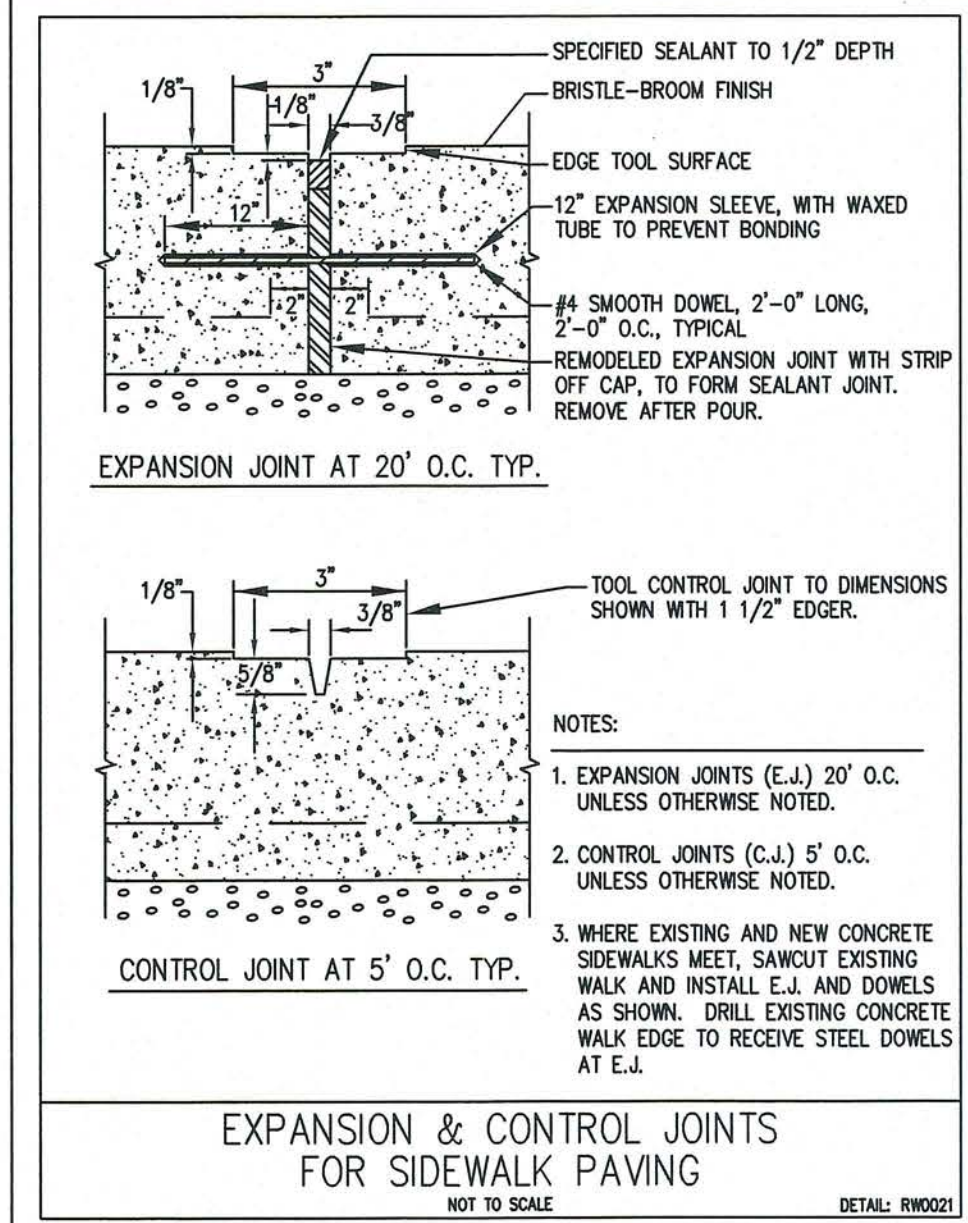
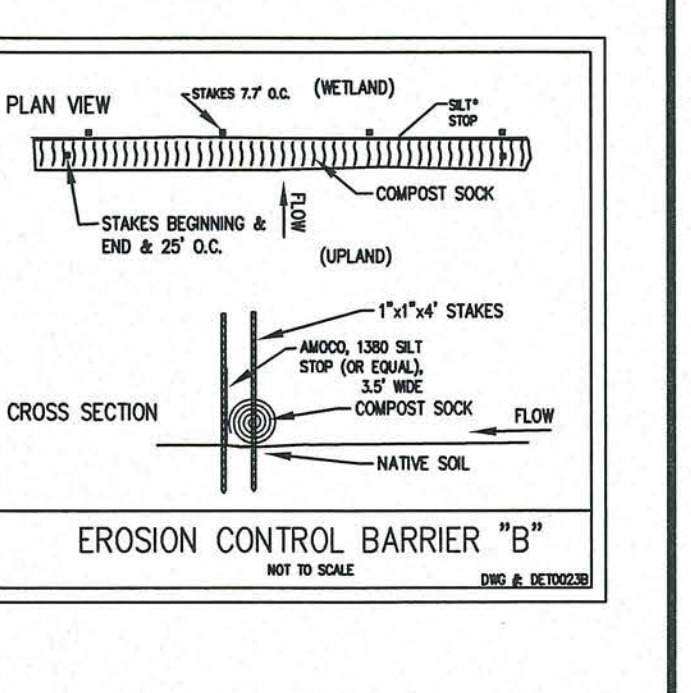
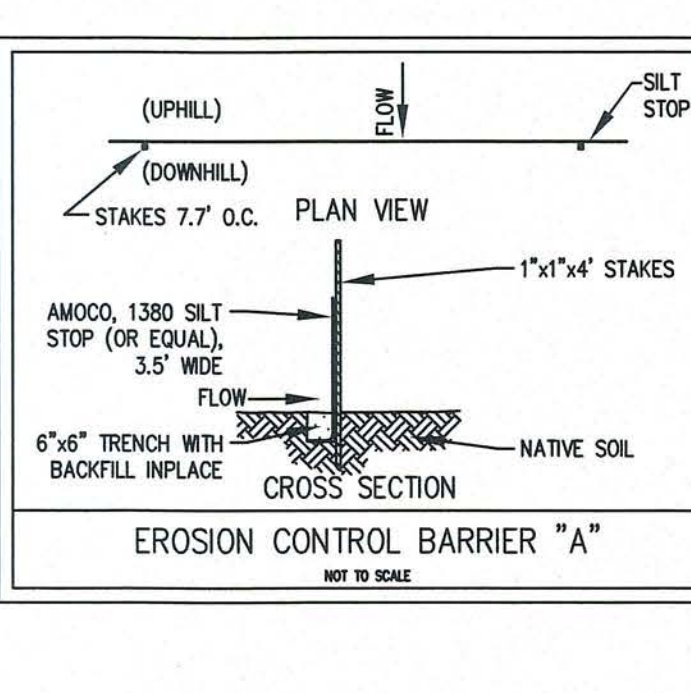
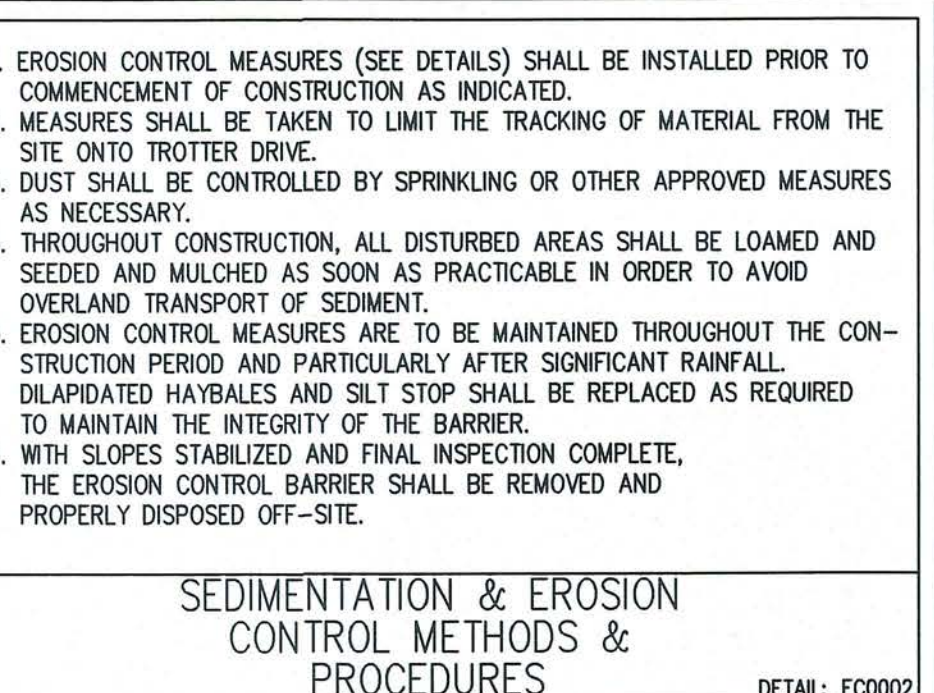
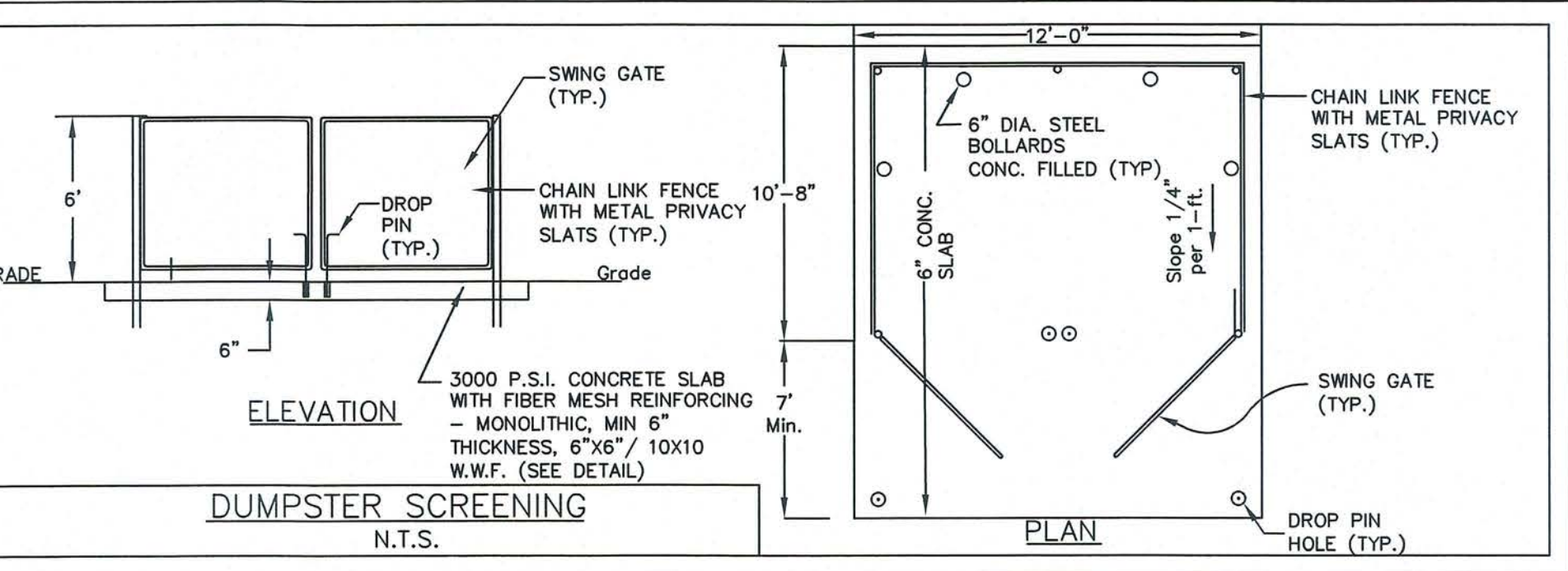
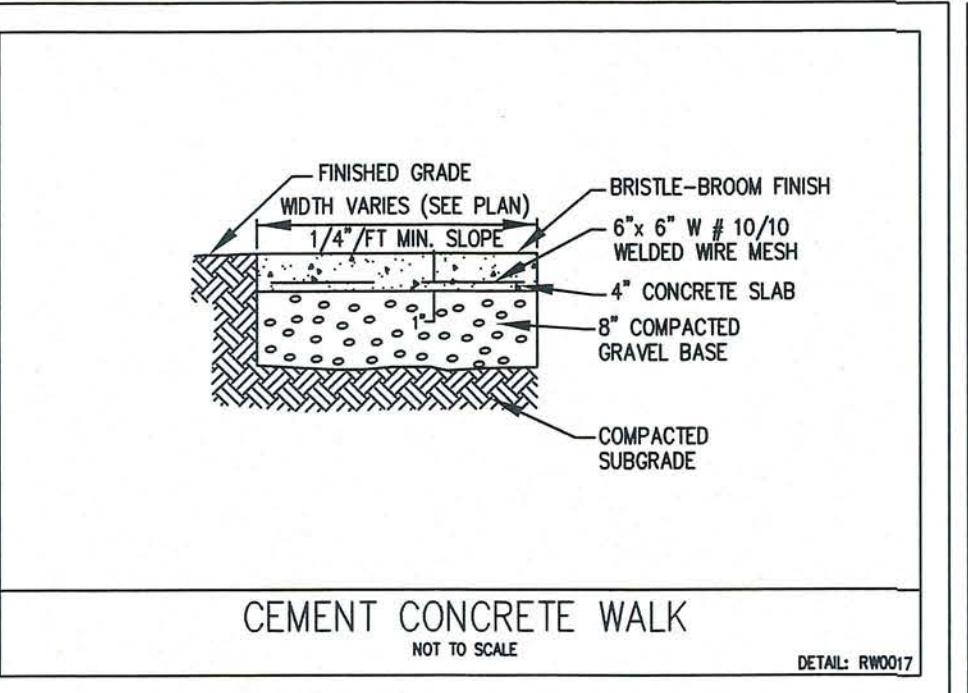
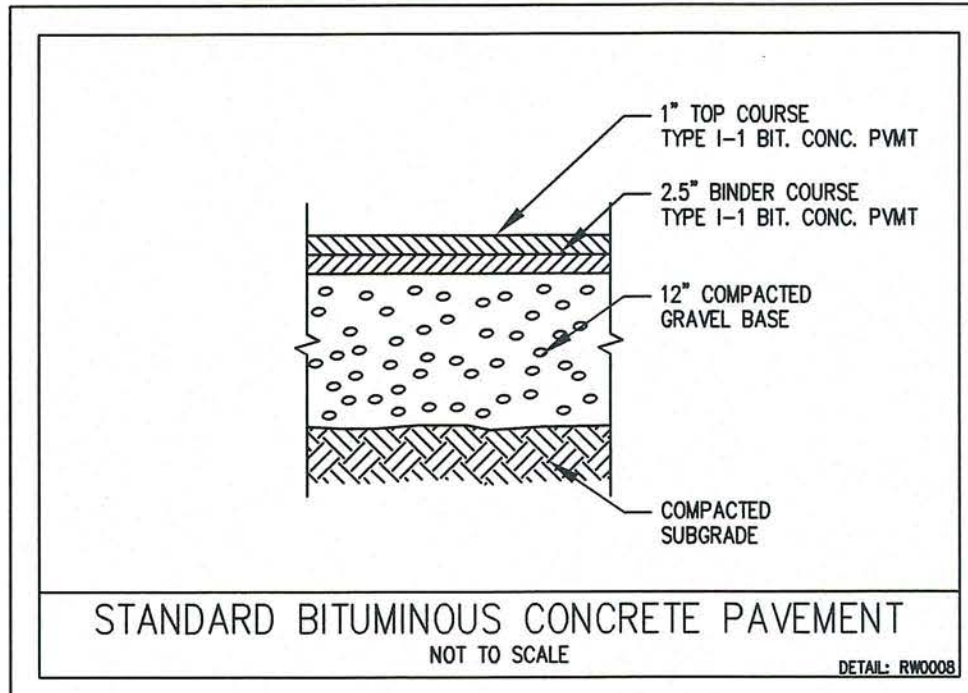
SITE PLAN  
21 TROTTER DRIVE  
MEDWAY, MASSACHUSETTS 02053

OWNER / APPLICANT

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
1	10/8/19	ADDRESS DESIGN/PLANNING/PEER COMMENTS
2	8/26/19	ELIMINATED FUEL STORAGE DETAIL
3	8/6/19	REVISED INFILTRATION/DETENTION BASIN
4	7/25/19	ADDRESS CONCOM COMMENTS
5	4/8/19	SITE PLAN REVIEW

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

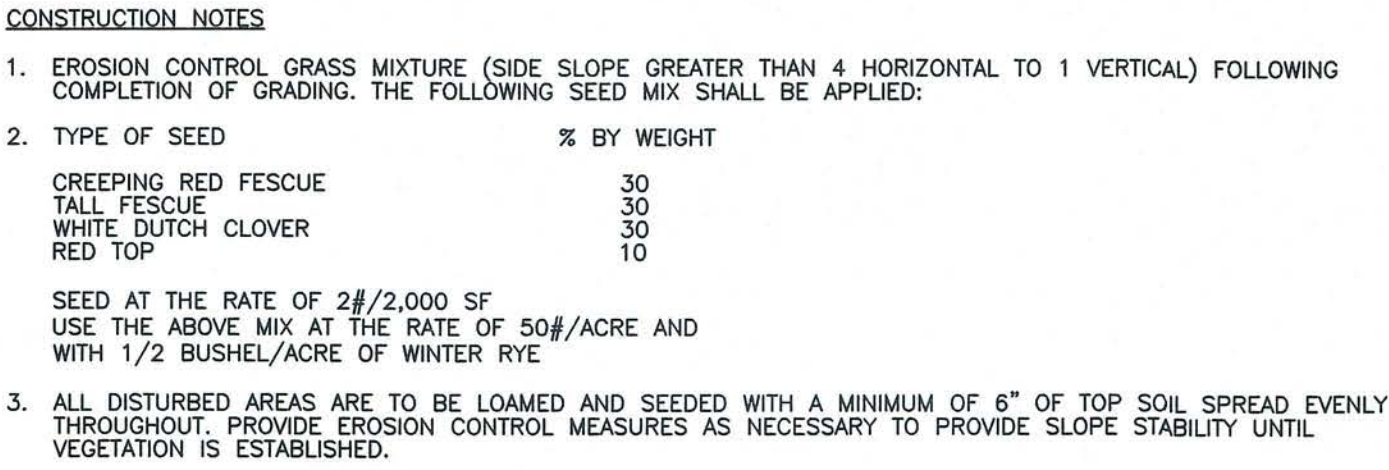
PROJECT: SITE PLAN  
21 TROTTER DRIVE  
MEDWAY, MASSACHUSETTS 02053

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.

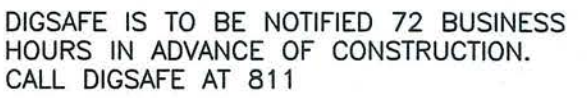
FILE NO: 3588  
DATE: APRIL 8, 2019  
PLAN NUMBER: 6 of 6



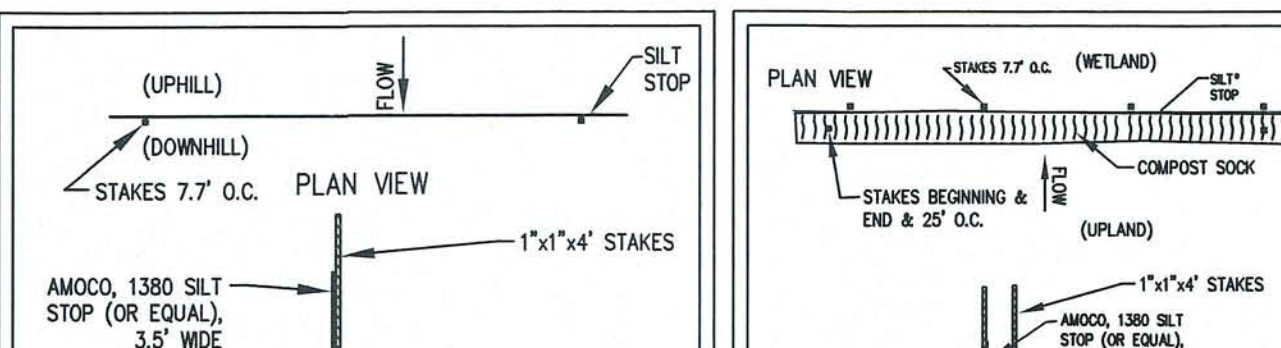


- NOTE:  
UNDERGROUND UTILITY LOCATIONS ARE  
NOT GUARANTEED.

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



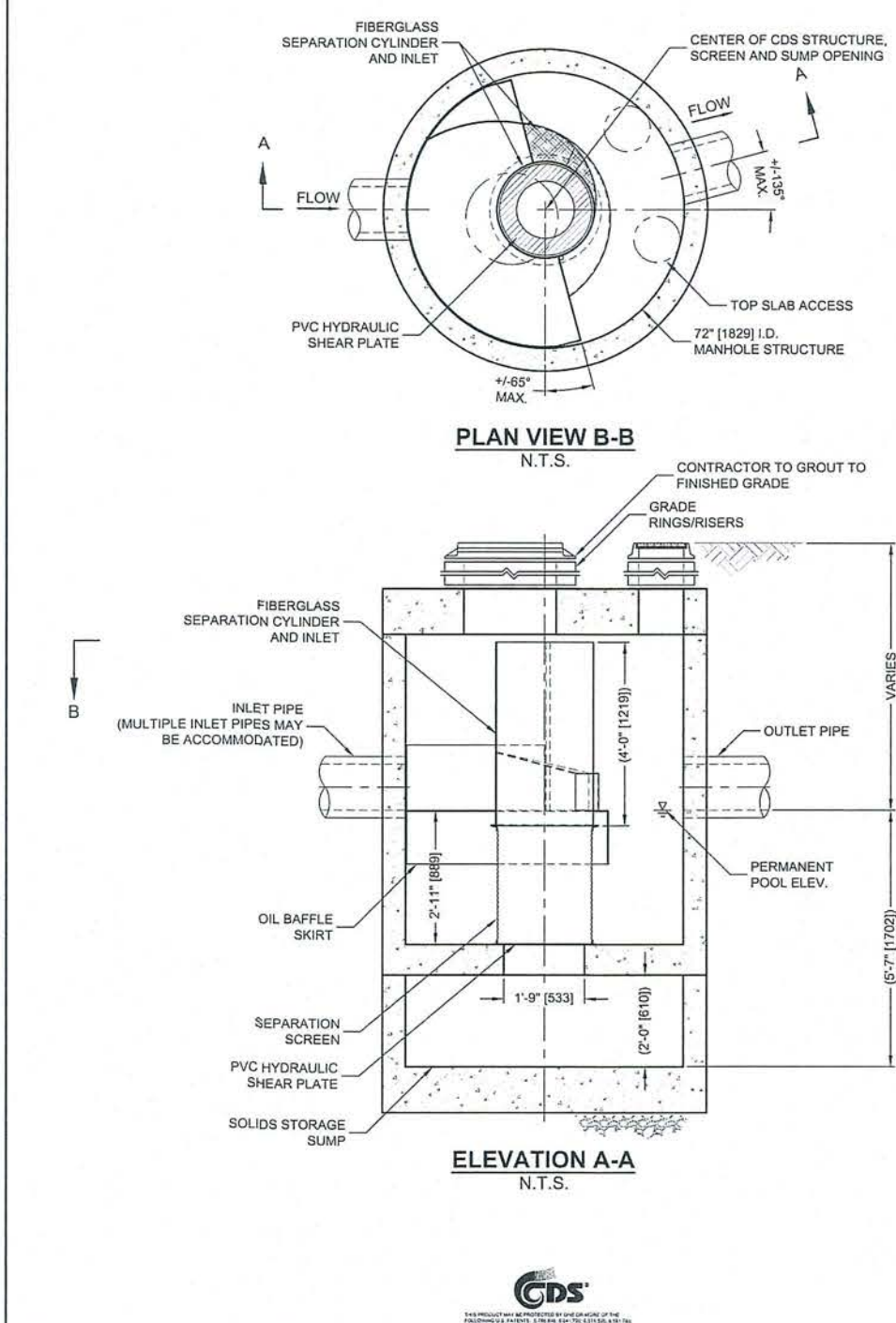
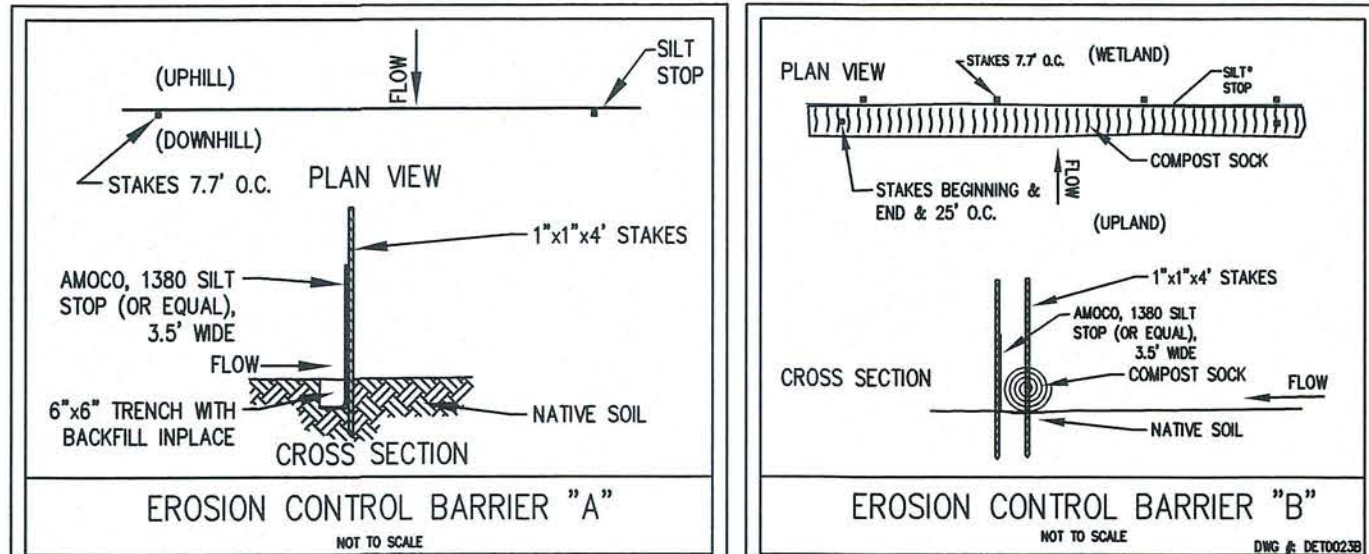
## 21 TROTTER DRIVE – OPERATION AND MAINTENANCE PLAN:

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 REMEDIED 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: \_\_\_\_\_
  - COS 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 COS 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 COS 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.
- J. ALL REPORTS SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT ON A MONTHLY BASIS DURING CONSTRUCTION PERIOD.
- K. REPORTS AFTER CONSTRUCTION SHALL BE RETAINED FOR TEN YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE AND SUBMITTED TO THE CONSERVATION COMMISSION UPON REQUEST.
4. 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.
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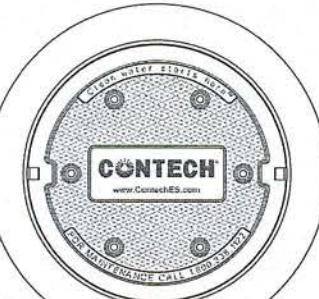


1. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
2. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO TROTTER DRIVE.
3. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
4. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
5. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL.
6. DEGRADED HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
7. WITH SLOPES STABILIZED AND FINAL INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.

# SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES



CDS2025-6-C DESIGN NOTES
<p>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.</p>
<p><b>CONFIGURATION DESCRIPTION</b></p>
<p>GRADED INLET ONLY (NO INLET PIPE)</p>
<p>GRADED INLET WITH INLET PIPE OR PIPES</p>
<p>CURB INLET ONLY (NO INLET PIPE)</p>
<p>CURB INLET WITH INLET PIPE OR PIPES</p>
<p>SEPARATE OIL/SLEAVE SINGLE INLET PIPE REQUIRED (FOR THIS CONFIGURATION)</p>
<p>SEDIMENT WEIR FOR RIDEUP /N/CAT COMFORMING UNITS</p>



**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

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			

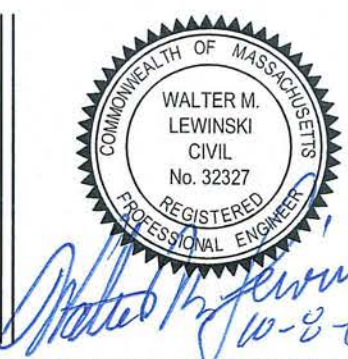
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CDS2025-6-C  
 INLINE CDS  
 TANDARD DETAIL

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.

		REV#S		
DRWN BY:	ZRB	3	8/28/19	ADDRESS TETRA TECH 8/8/19 COMMENTS
CHKT BY:	PSB	2	8/6/19	REVISED INFILTRATION/DETENTION BASIN
		1	7/25/19	ADDRESS CONCOM COMMENTS
APPROV BY:	WML	0	4/8/19	SITE PLAN REVIEW
		REV #	DATE	DESCRIPTION



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

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: APRIL 8 2010

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DEFINITIVE PLAN NO.: 1 1

1 of 1

1

1



October 30, 2019

Medway Planning Board  
Town Hall  
Medway, Massachusetts 02053

Reference:

21 Trotter Drive  
Medway, Massachusetts  
EDC Job No.: 588



Dear Board Members:

The following is a response to peer review comments from a letter dated September 5, 2019, from PGC Associates, LLC, the responses to the comments are in red.

1. The use is an expansion of an existing use as a professional office along with accessory outdoor storage of materials and parking of vehicles and equipment associated with a business operated on the premises. This is allowed in the West Industrial zoning district, and the proposed development appears to comply with the Zoning Bylaw.  
(No comment necessary)
2. The plan proposes 129 parking spaces, including 5 van-accessible handicapped spaces. The breakdown of the building space is not provided. Also, it is not clear if the addition is 2 stories or a single story with a high ceiling. If it is 2 stories, the total area would be 25,016. At 1 space per 300 square feet (for professional offices), that would require 84 spaces. The proposed parking exceeds the minimum. Consideration should be given to reducing it. (Marzilli relies upon many laborers that one day may travel direct to jobsite and then the next travel to office and then travel as a group in a Marzilli vehicle making it important to have additional parking spaces beyond what would be the minimum demand based upon building area. Marzilli has analyzed this aspect of their workforce and determined that 129 spaces addresses their space demand and demand from their traveling labor force.)
3. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. A photometric plan has been provided that indicates compliance with this requirement. (No comment necessary)
4. The plans do not include any signage. It is not clear if any building sign is proposed. A freestanding sign currently exists at the entrance. (Landmark entrance sign added to detail sheet. Landmark sign and any building mounted sign will comply fully with all sign, zoning and building department regulations.)

5. The site is within the Groundwater Protection District. The proposed project would increase the impervious surface from 13.3% to 24.9%, thus triggering a Groundwater Protection special permit.
  - a. Section 5.6.3 E.1 permits enlargement of an existing structure as well as new construction subject to the requirements of the bylaw.

Storage of liquid petroleum products is prohibited and such a fuel storage facility is proposed. However, a fuel storage facility already exists on the site and Section 5.6.3 E.3.a provides for alteration or expansion of existing uses that do not conform to the Groundwater Protection District. The new facility includes a secondary containment structure and other safety measures that represent an improvement over the current situation.

- b. Storage of fertilizers and other hazardous materials are allowed, but must be in a free-standing container within a building, have adequate secondary storage capacity or, in the case of fertilizers, be within a facility designed to prevent the generation and escape of contaminated runoff or leachate.
- c. Application of fertilizers on site must be done in a manner to minimize adverse impacts on groundwater.
- d. Construction of water control devices must also not adversely affect water quality or quantity. The stormwater management plan should address this requirement.
- e. Facilities must be designed to avoid substantial disturbance of soils, topography, drainage, vegetation and other water-related natural characteristics of the site. It should be noted that a significant portion of the site will remain in its natural state.

(The site plan has incorporated good housekeeping methods and practices that currently do not exist at this property, we believe that this site plan and the newly adopted O&M and materials handling practices bring this property into full compliance with these provisions.)

### Site Plan Rules and Regulations

6. Section 204-5 B. requires a Site Context Sheet. This was not provided. (Cover plan is included, however if something more is needed then we would respectfully request that the waiver be granted)

Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. A waiver is requested. The site is already disturbed. (No comment necessary)

7. Section 204-5 D. (7) requires that a landscape architect prepare the landscape plan. A planting plan was prepared but there is no indication that it was prepared by a landscape architect (Marzilli Assoc. prepared the design and EDC has sealed the plan, we are prepared to request a formal waiver of this item if needed.)



8. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. As stated above, there is an existing freestanding sign that is not shown on the plan. There is no indication of a building sign. (see item 4 above)
9. Section 204-5 D. (13) requires a lighting plan. The photometric plan shows compliance. (No comment necessary)
10. Section 204-5 (14) requires horizontal sight distances be show on the plan. This information was not provided but the entrance already exists and is at the end of a cul-de-sac. (Site distance labelled on Layout & Materials Plan)
11. Section 204-5 (16) requires information about fire prevention and suppression. (Statement provided on the Grading & Utility Plan)
12. Section 205-6 (A) states that parking “should” be located to the side and rear of the building. This is not an absolute requirement and it also states that if parking is located close to the street, then it should be screened. Most of the parking is in front of the building. The parking and building are barely visible from the street under current conditions. While additional screening is proposed in the landscape plan, it appears that it will replace the existing natural vegetation which may increase visibility from the street. (No comment necessary)
13. Section 205-6 (H) requires vertical granite curbing around the perimeter of a parking lot. It appears that the plan proposes Cape Cod berm but no waiver is requested. It also appears that the entire driveway entrance will be replaced but it is not clear if granite curb is proposed for the entrance roundings. (A waiver has been requested for bituminous berms along all travel and parking limits)
14. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the “sea of asphalt” effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 129 spaces, 21 trees are required. There are 13 trees around the main parking area in front of the building that could provide shade to the parking spaces. There are just 2 trees proposed for the parking areas to the side of the building. (This is a unique isolated site, a waiver will be requested to avoid strict interpretation of this provision.)
15. There are 5 waiver requests. These include a waiver from providing a landscape inventory, parking space size (to match zoning), curb stops, performing a traffic study, and locating parking less than 15 feet from a lot line. These generally appear to be reasonable, though the waiver request for parking spaces only 10 feet from the lot line indicates that screening would be provided but no such screening is shown on the landscape plan. (No comment necessary)



The following is a response to peer review comments from a letter dated September 5, 2019, from Tetra Tech, the responses to the comments are in red.

## **SITE PLAN REVIEW**

16. A Site Context Sheet has not been provided in the Plans. A waiver has been requested from this Regulation. (Ch. 200 §204-4.B) (No comment necessary)
17. The Applicant has not supplied existing subsurface utilities information. This information is required to determine extent of any conflicts and potential utilities relocation on the site. (Ch. 200 §204-4.C.1) (EDC relied upon datapoints as provided by Marzilli Assoc. and field located all discernable site details all excavation activities will be guided by DigSafe review)
18. The Applicant has not supplied an Existing Landscape Inventory. A waiver has been requested from this Regulation. (Ch. 200 §204-5.C.3) (No comment necessary)
19. Setback lines have not been included on the Plans. (Ch. 200 §204-5.D.2) (The site is very busy as it is we do list the zoning table on the Layout & Materials sheet and in no way impinge of the minimum setback limits, so would respectfully request that strict interpretation of this provision be waived)
20. Curb radii have not been included on the Plans. (Ch. 200 §204-5.D.2) (A waiver has been requested for bituminous berms along all travel and parking limits)
21. Provision for trash receptacles have not been provided on the Plans. (Ch. 200 §204-5.D.3) Marzilli Assoc. does reply upon dumpsters and containers for storing and handling materials both long and short term onsite and this takes place throughout the rear portion of the building, therefore we would respectfully request that strict interpretation of this provision be waived)
22. A Landscape Architectural Plan has not been provided. (Ch. 200 §204-5.D.7) (Marzilli Assoc. prepared the design and EDC has sealed the plan, we are prepared to request a formal waiver of this item if needed.)
23. The Applicant has not provided color renderings of the Project. However, color renderings of potential building elevations have been provided. (Ch. 200 §204-5.D.9) (Renderings as needed were provided, therefore we would respectfully request that strict interpretation of this provision be waived)
24. The Applicant has not supplied a building layout and floor plan for the proposed addition. (Ch. 200 §204-5.D.10) (Renderings & Layout Plans as needed were provided, therefore we would respectfully request that strict interpretation of this provision be waived)
25. A Signage Plan has not been provided in the submission. (Ch. 200 §204-5.D.12) (Landmark entrance sign added to detail sheet. Landmark sign and any building mounted sign will comply fully with all sign, zoning and building department regulations.)
26. A Lighting/Photometric Plan has been provided in the submission, however it is difficult to read. We anticipate light trespass along the western edge of the property. (Ch. 200 §204-5.D.13) (The design was prepared in order to prevent light trespass and



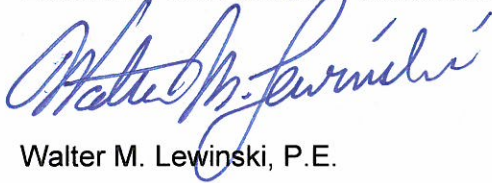
- although we have a fixture along our common boundary with Merrimack at 20 Trotter Drive the cutoff shields were specified to prevent light trespass.)
27. The Applicant has not provided horizontal sight distances at the intersection of the Project's driveway and Trotter Drive. (Ch. 200 §204-5.D.14) (Site distance added to Layout & Materials Plan)
  28. We recommend the Applicant to include the required and provided amount of parking in the "Parking Data" table. (Ch. 200 §204-5.D.15) (Parking table amended)
  29. Hydrants have not been proposed for the Project. We recommend the Applicant coordinate with Medway Fire Department to confirm if hydrants are required and if so where they shall be located. (Ch. 200 §204-5.D.16) (Medway fire required the installation of the fire hydrant located at the cul-de-sac which Marzilli installed, should they require anything further Marzilli would gladly comply)
  30. It appears the proposed driveway connection to the cul-de-sac at Trotter Drive is not 90 degrees. (Ch. 200 §205-3.B.3) (The existing driveway is maintained at the entry, therefore we would respectfully request that strict interpretation of this provision be waived.)
  31. The proposed driveway and parking area is not bounded by granite curb. (Ch. 200 §205-3.B.6) (A waiver has been requested for bituminous berms along all travel and parking limits)
  32. Proposed edge treatment at the connection to Trotter Drive is not shown. Entrance radii shall be granite curb as required by the Regulations. (Ch. 200 §205-3.C.1) (A waiver has been requested for bituminous berms along all travel and parking limits)
  33. The Applicant shall confirm that all utilities are to be located underground. No overhead utilities will be permitted. (Ch. 200 §205-5) (A note has been added to to Grading & Utility Plan to reaffirm that no overhead utilities are permitted)
  34. Proposed parking spaces are standard 9' x 18' dimensions which are not in compliance with the sizing requirements from the Regulations. However, the 9' x 18' spaces proposed are standard amongst the industry and are sufficient to serve the proposed site. A waiver has been requested from this Regulation. (Ch. 200 §205-6.G.3.a) (No comment necessary)
  35. The Applicant has not proposed wheel stops at parking spaces abutting the walkways. In lieu of wheel stops we recommend the Applicant provide wider sidewalks to account for potential bumper overhang over the sidewalks. A waiver has been requested from this Regulation. (Ch. 200 §205-6.G.3.b) (No comment necessary)
  36. Parking is proposed within 15 feet of a property line along the western portion of the site. A waiver has been requested from this Regulation. (Ch. 200 §205-6.G.4.b) ) (The 20 and 21 Trotter Sites were once joined and maintain cross agreements for ease of access between sites, the existing parking limits follow a similar pattern, therefore we would respectfully request that strict interpretation of this provision be waived allowing the parking layout as proposed.)
  37. The Applicant has not supplied proposed snow storages are on the Plans. (Ch. 200 §205-7) (Snow storage limits have been added to the Layout & Materials Plan)
  38. Landscape buffering has not been proposed along the western property line with 20 Trotter Drive. (Ch. 200 §205-9.B) (As outlined in 36 above we would respectfully request that strict interpretation of this provision be waived allowing the sites to flow together with parking and landscaping as proposed.)
  39. The Applicant has not supplied sufficient number of deciduous trees for parking shading. (Ch. 200 §205-9.C) (Marzilli has bulked up on plantings in order to protect

their residential abutters and with a few islands planted the appropriate street trees, overall the planting is substantial with larger specimen plant, we would respectfully request that strict interpretation of this provision be waived allowing the landscaping program as proposed.)

40. The Applicant has not supplied an inventory of existing 10-inch diameter trees to be cleared at the site. This inventory is necessary for proposed tree replacement calculation. (Ch. 200 §205-9.F) (As in item 39 above, we would respectfully request that strict interpretation of this provision be waived allowing the landscaping program as proposed.)
41. We recommend the Applicant provide greater detail on proposed fueling area including size of proposed tank and dispensing. The site is located within the Medway Groundwater Protection District and the MA DEP Wellhead Protection Area (Zone II). The fuel tank may trigger the threshold for requiring US EPA Spill Prevention, Control and Countermeasure (SPCC) Rule and associated Plan. (The fuel containment limits are 100% self-contained with double walled tanks, concrete containment dike, concrete limiting barrier and overhead canopy. Marzilli has retained WEB Engineering to complete all state and federal mandated requirements for fuels and overall materials handling functions.)

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Walter M. Lewinski, P.E.





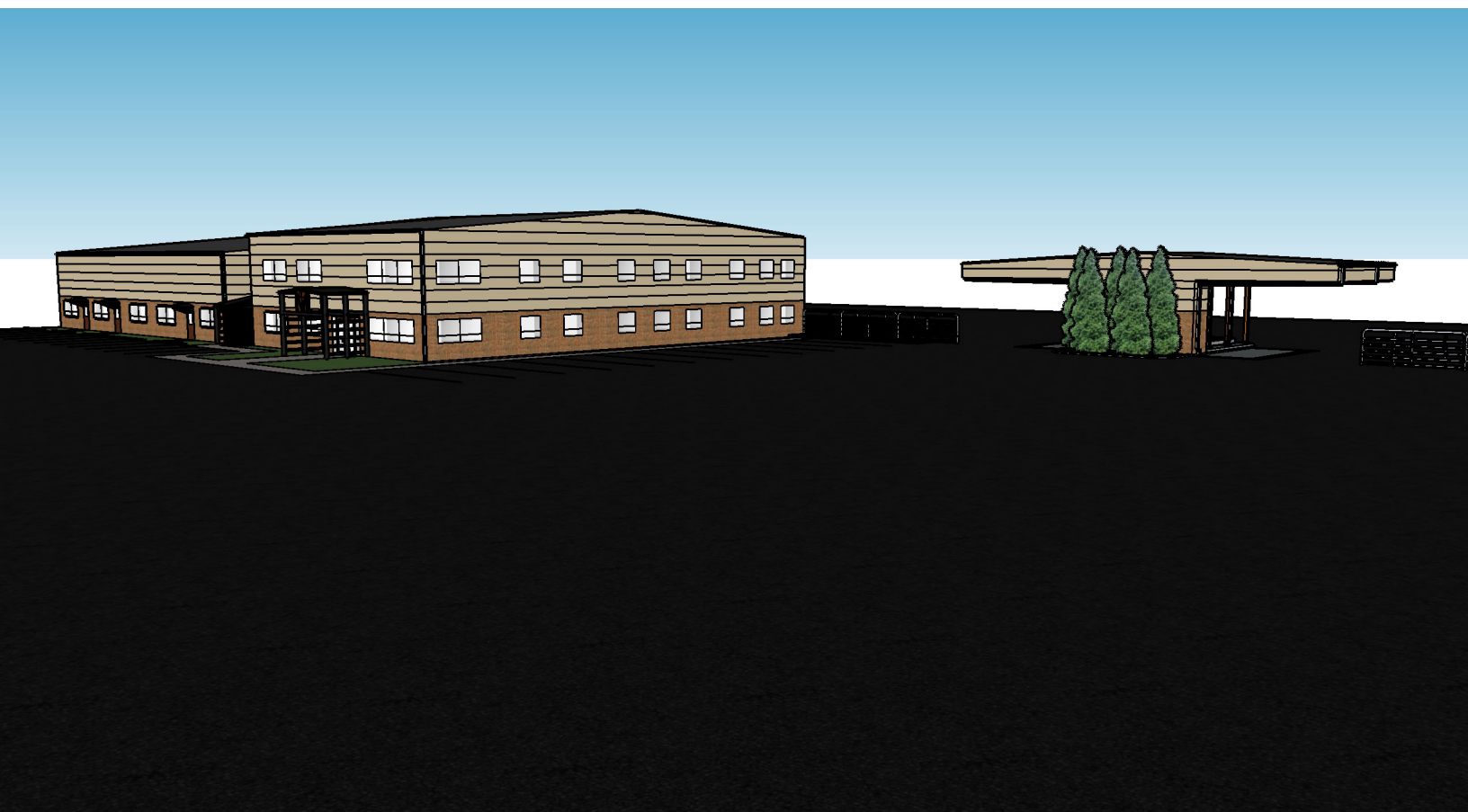




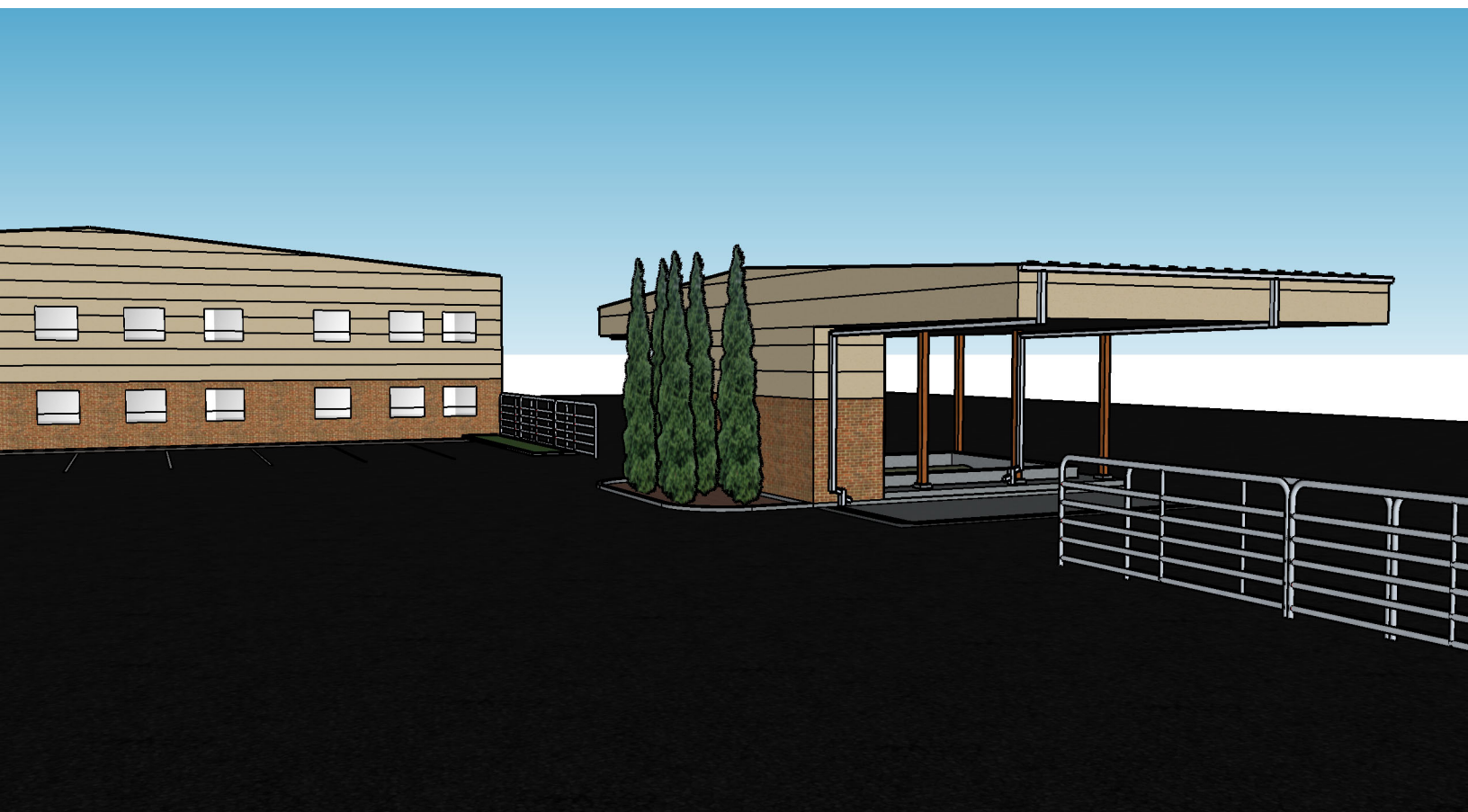




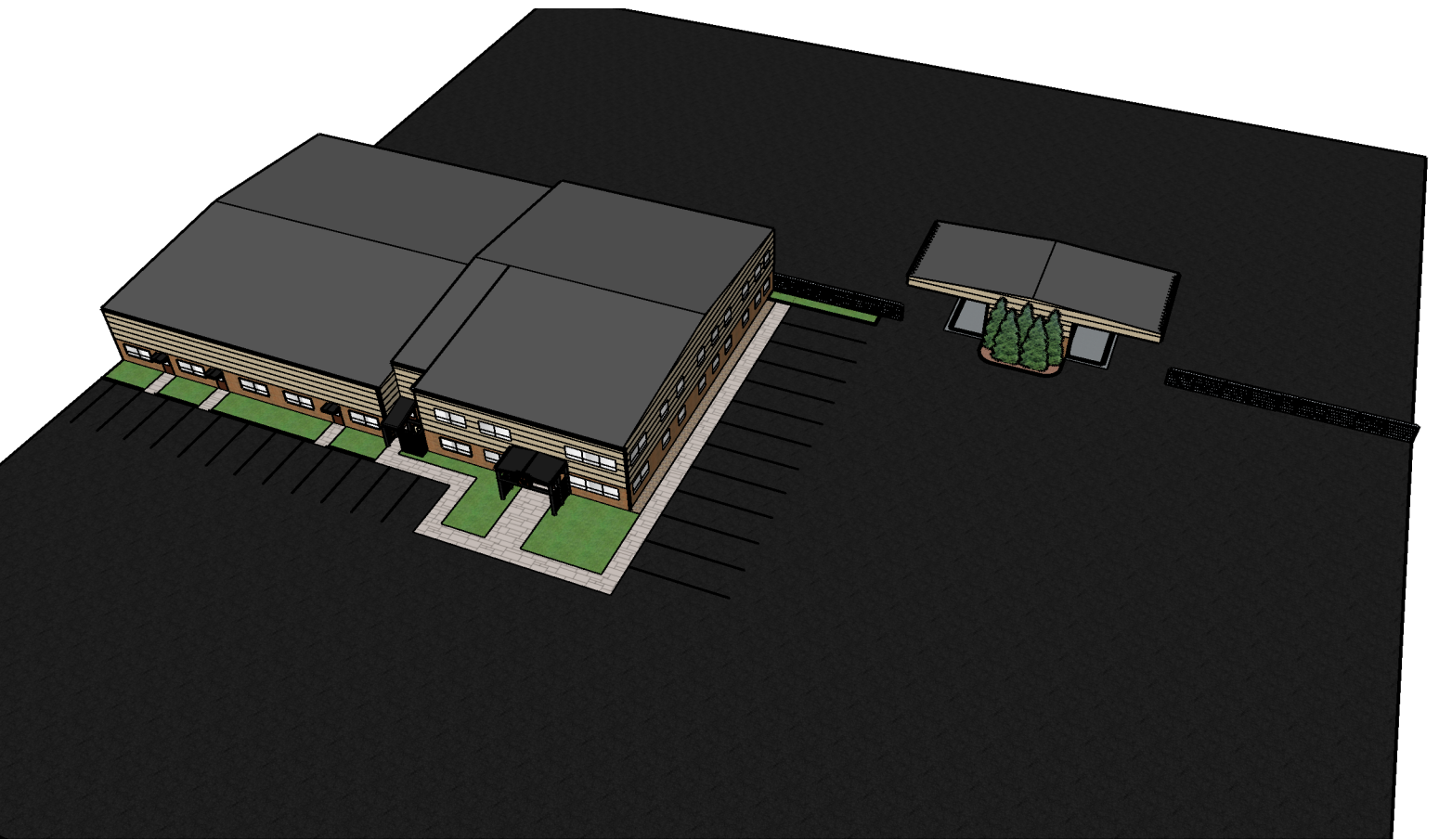




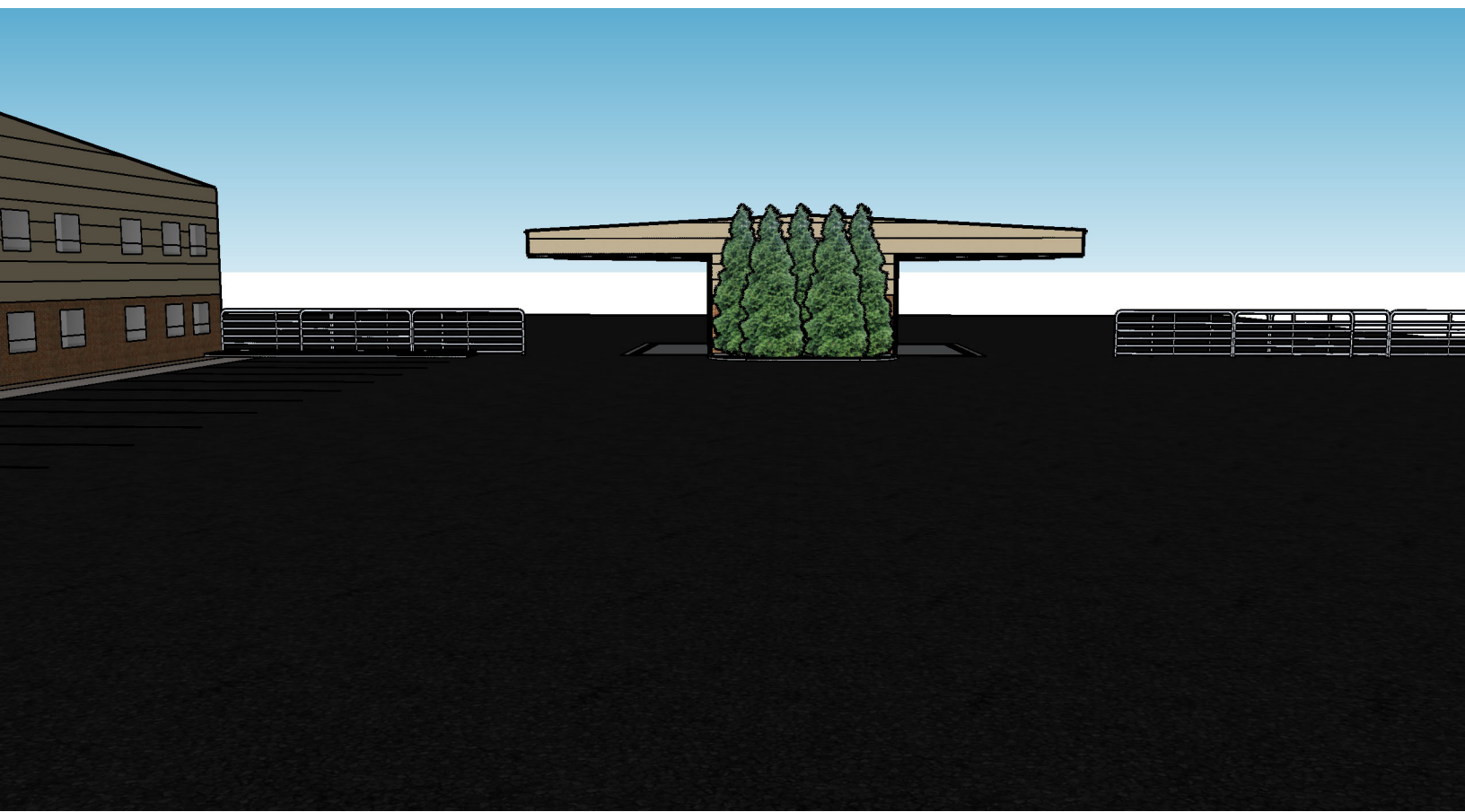
























Town of Medway  
**DESIGN REVIEW COMMITTEE**  
155 Village Street  
Medway MA 02053  
508-533-3291  
[drc@townofmedway.org](mailto:drc@townofmedway.org)

October 28, 2019

To: Medway Planning and Economic Development Board

RE: 21 Trotter Drive – Building and Site Improvements for R.P. Marzilli

Dear Mr. Chairman,

The Medway Design Review Committee has previously with the applicant, Bob Marzilli of RP Marzilli Landscaping, on August 19, September 9, September 23, and October 7<sup>th</sup>, 2019 to review the proposed building design plans, site plans, and landscaping plans for the renovation and expansion of the property at 21 Trotter Drive. Through those meetings, the DRC made several recommendations regarding the exterior appearance of the building, the site improvements, and landscaping design. All of the DRC's questions and recommendations have been addressed by the applicant. The DRC feels the proposed changes to the property meet the current guidelines as set forth in the Design Review Guidelines. Furthermore, it should be noted that the applicant was very attentive and accommodating to the DRC's suggestions. The DRC has no further recommendations for this applicant and wish them well with their project.

Sincerely,

Matthew J. Buckley  
Chairman

**Design Review Committee Members**

*Matthew Buckley, Member & Chair*  
*Rachel Walsh, Member & Vice Chair*  
*Jessica Chabot, Member & Corresponding Secretary*

*Dan Connolly, Member*  
*Tom Gay, Planning and Economic Development*  
*Board Representative*

*Seth Kendall, Member*  
*Alex Kevork, Member*





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

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

DRAFT – October 31, 2019

**Major Site Plan Review and Groundwater Protection District  
Special Permit Decision**  
**R.P. Marzilli & Company Landscape Contractor– 21 Trotter Drive**

**APPROVED with Waivers and Conditions**

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

**Name/Address of Applicant:** Trotter Drive LLC  
**And Permittee** 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 22, 2019

**Location:** 21 Trotter Drive

**Assessors' Reference:** 64-003

**Zoning District:** West Industrial and Groundwater Protection District



**I. PROJECT DESCRIPTION** – The proposed project includes construction of an approximately 6,900 sq. ft. addition to the existing R.P. Marzilli & Company building at 21 Trotter Drive and installation of associated site improvements including stormwater management facilities, lighting, landscaping, a materials storage area, and a vehicle refueling facility. R.P. Marzilli & Company is a full service landscape contractor which has been in operation at this site since 1998. The site 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 22, 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 \_\_\_\_ 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 \_\_\_\_\_, prepared by \_\_\_\_\_ of \_\_\_\_\_, MA dated \_\_\_\_\_ last revised \_\_\_\_\_ 2019, to be further revised as specified herein.

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

<b>Planning &amp; Economic Development Board Member</b>	<b>Vote</b>
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, 2019 and to [REDACTED] when the hearing was closed and a decision rendered.

#### **IV. INDEX OF SPECIAL PERMIT AND SITE PLAN DOCUMENTS**

- A. The site plan and special permit applications for the proposed Merrimack Building Supply expansion 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. Engineering Design Consultants

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. ZBA 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, 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, 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.
- 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 does 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. Internal circulation is improved with a rebuilt driveway and better organized parking of vehicles for employees, visitors and construction vehicles used in the business. Access is from Trotter Drive off Route 109 so traffic on minor streets is not necessary. 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.*

- (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 original building and addition. The Fire Chief has reviewed the plan and has not identified any access issues.*

- (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;

**Commented [SA1]:**  
Review comments from Medway FD are forthcoming.



- 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.*

- (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 improved stormwater management system reduces impacts on the sensitive environmental resources located.*

### **Miscellaneous Findings**

**Commented [SA2]:** Have we addressed bicycle parking?? I don't think so.



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. *The installation of the 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.*

**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 Marzilli Landscape Construction 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. The 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.*

*The proposed new fueling facility includes two tanks, each 1,100 to 1,200 gallons in size with double wall tight tanks and other safety measures that represent a significant improvement over the fueling operation which has been in place since 1999. During the course of the public hearing, the location of the proposed fuel storage facility was moved approximately 80' to the north placing it about 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 final Spill Prevention, Control, and Countermeasure Plan for the fueling station.*

**Commented [SA3]:**

This will need to be revised. Apparently the system is being further redesigned. Awaiting a description from Web Engineering.



**5.6.3.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.*

**5.6.3. 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 shall 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. An Order of Conditions and Land Disturbance Permit were issued on September 30, 2019 which includes 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 vents. This is a considerable improvement over current conditions where stormwater is presently flowing untreated to the receiving wetland areas on the site.*



*To further protect groundwater, the project is conditioned as included herein; see **Conditions** \_\_\_\_\_.*

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 within the West Industrial 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 #** 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.*

- (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 Road. 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 request 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 – 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 proposed 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 request.*



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 for Marzilli 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 \_\_\_\_\_ reflects that information. For the foregoing reasons, the Board APPROVES this waiver request.*

#### **Site Plan Development Standards**

3. **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 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.*

4. **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. The Board asked for wider sidewalks to be provided where the parking areas abut 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 [SA4]:**

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



5. **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.*

6. **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 to allow for the use of precast concrete curbing internal to the site to delineate the parking lot. The Town's consulting engineer has no objection to authorizing the use of precast concrete curbing. Therefore, the Board APPROVES this waiver request.*~~

**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 \_\_\_\_ 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 its *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 22, 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 22, 2019 site plan set shall be revised to specify the approved requests for waivers from the *Site Plan Rules and Regulations*.
- C. **Other Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the ~~June 15, 2017~~ Site Plan set.

**Commented [SA5]:**

Is this an additional item that needs a waiver? – Check Steve Bouley's and Gino Carlucci's review letters

**Commented [SA6]:**

Check William Wallace Village decision for additional language to include

Does Marzilli presently have an irrigation well or do they use Town water?

**Commented [SA7]:**

Bike rack??



- 1.
- 2.
- 3.
- 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 for any purposes.  
**LIMITS on percentage of site to be devoted to outdoor storage?**

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.

**Commented [SA8]:**

Check CC Order of Conditions – refer to or borrow from



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.

- G. **Site Access** – Vehicular access to the site is provided from Route 109 and Trotter Drive. The applicant shall instruct employees, delivery companies and customers to use 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.
- H. **Provisions of 1998 ZBA decision remain in effect.**

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

- A. **Fees** - Prior to site plan endorsement by the Board, the Applicant shall pay:
1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
  2. any construction inspection fee that may be required by the Board; and
  3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.
- The Applicant's failure to pay these fees in their entirety shall be reason for the Board to withhold plan endorsement.
- B. **Other Permits** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.
- C. **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 applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.
1. **Construction Time** - Construction work at the site and in the building and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings.

#### **Commented [SA9]:**

Check William Wallace Village decision for revised language for general conditions from Town Counsel.



2. Neighborhood Relations – The applicant 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 applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
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 Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.
5. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.
6. All erosion and siltation control measures shall be installed by the Applicant 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 Inspector of Buildings shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer or the Inspector of Buildings may conduct further



inspections of the landscaping to determine whether and which landscaping items need replacement or removal and provide a report to the Board. The Board may seek enforcement remedies with the Inspector of Buildings/Zoning Enforcement Officer to ensure that the comprehensive landscaping plan is maintained.

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

1. On-site snow storage shall not encroach upon nor prohibit the use of any parking spaces required by the 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. *Construction Oversight***

1. Construction Account
  - a) Inspection of infrastructure and utility construction, installation of site amenities including landscaping, and the review of legal documents by Town Counsel is required. Prior to plan endorsement, the applicant shall establish a construction account with the Board. The funds may be used at the Board's discretion to retain professional outside consultants to perform the items listed above as well as the following other tasks - inspect the site during construction/installation, identify what site plan work remains to be completed, prepare a bond estimate, conduct other reasonable inspections until the site work is completed and determined to be satisfactory, review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion*).
  - b) Prior to plan endorsement, the Applicant shall pay an advance toward the cost of these services to the Town of Medway. The advance amount shall be determined by the Board based on an estimate provided by the Town's Consulting Engineer.
  - c) Depending on the scope of professional outside consultant assistance that the Board may need, the Applicant shall provide supplemental payments to the project's construction inspection account, upon invoice from the Board.
  - d) Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.
2. Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.
3. The Department of Public Services will conduct inspections for any construction work occurring in the Town's right-of way in conjunction with the Town of Medway Street Opening/Roadway Access Permit.



4. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the construction of the approved site improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Board within 5 days of inspection.

H. ***Modification of Plan and/or Decision***

1. 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.
2. Any work that deviates from the approved site plan or this Decision shall be a violation of the *Bylaw*, unless the Applicant requests approval of a plan modification pursuant to Section 3.5.2.A.3.c. and such approval is provided in writing by the Board.
3. Whenever additional reviews by the Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Board may reduce the scope of the required review and waive part of the filing and review fees.

I. ***Compliance with Plan and Decision***

1. The Applicant 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.

J. ***Performance Security***

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



Town Counsel. The Board may require that the performance guarantee be accompanied by an agreement which shall define the obligations of the developer and the performance guarantee company including:

- a) the date by which the developer shall complete construction
  - b) a statement that the agreement does not expire until released in full by the 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 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 developer fails to adequately perform such and the cost for the development of as-built plans. In determining the amount, the Board shall be guided by the following formula in setting the sum: estimate of the Town's Consulting Engineer of the cost to complete the work plus a twenty-five percent (25%) contingency.
  5. Final release of performance security is contingent on project completion.

K. ***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. Approved site plans shall be completed by the applicant or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the 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 Applicant shall secure a ***Certificate of Site Plan Completion*** from the Board and provide the ***Certificate*** to the Inspector of Buildings. 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 applicant 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 strict compliance with the approved and endorsed site plan, and any modifications thereto; and
- b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.

L. **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.

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

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

###



**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, Marzilli Landscape  
Peter Bemis, Engineering Design Consultants  
Steven Bouley, Tetra Tech  
Gino Carlucci, PGC Associates

# WEB ENGINEERING ASSOCIATES, INC.

111 SUMMER STREET  
SCITUATE, MASSACHUSETTS 02066  
781-844-8323

November 1, 2019

Robert Marzilli  
R.P. Marzilli & Co.  
21A Trottier Drive  
Medway, Ma 02053

**RE: SPCC Applicability  
Vehicle Refueling Facility  
21A Trottier Drive  
Medway, Massachusetts**

Dear Mr. Marzilli:

This letter is written to clarify the SPCC applicability of the proposed refueling facility to be located at the above referenced property. It is my understanding that you plan on installing one or more aboveground diesel and gasoline storage tanks. The aggregate quantity of fuel will exceed 1,330 gallons, which is the threshold above which 40 CFR Part 112 requires a Spill Prevention, Control, and Countermeasure (SPCC) plan. Therefore, you are required to prepare an SPCC plan based on the proposed aggregate quantity of fuel.

According to 40 CFR Part 112, Paragraph 112.3a and 112.3b, and as delineated in EPA's SPCC Guidance for Regional Inspectors dated December 16, 2013, you are required to complete an SPCC plan before beginning operations for any facility built after November 10, 2011 excluding oil production facilities. Therefore, an SPCC plan for the proposed facility should be in place upon startup of the proposed facility.

Also, according to EPA's SPCC Guidance for Regional Inspectors dated December 16, 2013, the 2008 amendment to SPCC regulations designated a subset of qualified facilities (Tier II qualified facilities) as those that meet the current qualified facility eligibility criteria and that have no oil storage containers with an individual aboveground storage capacity greater than 10,000 gallons. Following the 2008 amendment, the owner or operator of a Tier II qualified facility has the option to complete and implement a self-certified SPCC Plan template in lieu of a full SPCC Plan to comply with the SPCC regulation.



We trust that this letter satisfies your requirements. If you have any questions, please call.

Very truly yours,  
Web Engineering Associates, Inc.

*Robert P. Coluccio*

Robert P. Coluccio, P.E.  
Senior Engineer



**November 5, 2019**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Zoning Bylaw Amendments Public**  
**Hearing**

- Public Hearing Continuation Notice
- Updated warrant with edits as authorized at the 10-22-19 meeting

The Board needs to vote its recommendations to Town Meeting on Articles 7 – 12 and close the public hearing.





**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 23, 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 – Proposed Amendments to the Medway Zoning Bylaw**  
**CONTINUATION DATE – Tuesday, November 5, 2019 at 7:00 p.m.**  
**LOCATION – Medway Town Hall, 155 Village Street**

At its meeting on October 22, 2019, the Planning and Economic Development Board voted to continue the public hearing on proposed amendments to the *Medway Zoning Bylaw and Map* to Tuesday, November 5, 2019 at 8:00 p.m. The public hearing will occur during a special meeting of the Planning and Economic Development Board to be held in Sanford Hall at Medway Town Hall, 155 Village Street. The proposed amendments will be considered at the November 18, 2019 town meeting. They may be reviewed at:

<https://www.townofmedway.org/planning-economic-development-board/pages/proposed-zoning-bylaw-amendments-november-18-2019-town>

Please contact me if you have any questions.

**TOWN OF MEDWAY  
WARRANT FOR 2019  
FALL TOWN MEETING**

**NORFOLK ss:**

To either of the Constables of the Town of Medway

**GREETING:**

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the Medway High School Auditorium, 88 Summer Street, on Monday, November 18, 2019 at 7:00 PM, then and there to act on the following articles:

**ARTICLE 1:** (Prior Year Bills)

To see if the Town will vote to transfer the sum of \$80.24 from the Fiscal Year 2020 Information Services Department's Other Charges/Expenses Account for the purpose of paying prior, unpaid bills of the Town, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:** Approve

**ARTICLE 2:** (Rescind Borrowing – Memorial and McGovern School Boilers)

To see if the Town will vote to rescind the \$155,000 unissued balance of the \$705,000 authorized to be borrowed by vote of the Town under Article 13 of the May 21, 2018 Annual Town Meeting for the Memorial and McGovern Elementary School boilers, the funds for which are no longer needed for the project for which it was approved, or act in any manner relating thereto.

**BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:** Approve

**ARTICLE 3:** (Transfer to Athletic Fields Stabilization Fund)

To see if the Town will vote to transfer the sum of \$75,000 from the Parks Revolving Fund to the Athletic Fields Stabilization Fund, or act in any manner relating thereto.



## **PARKS AND RECREATION COMMISSION**

**BOARD OF SELECTMEN RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

**ARTICLE 4:** (Purchase 74 and 82 Lovering Street – CPA Funds)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase and to accept the deed to the Town of a fee simple interest in all or a portion of 74 Lovering Street, Medway, identified as Parcel 21-095 on the Town of Medway's Assessors' Map and containing 0.683 acres more or less, and 82 Lovering Street, identified as Parcel 21-093 on the Town of Medway's Assessors' Map and containing 20.3 acres more or less, which land is now owned by Lenore B. Wilson and Stephen C. Pisini, Trustees of the Paul R. Wilson Revocable Insurance Trust dated August 22, 1995, upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, the property to be used for open space and/or including recreational purposes as allowed by the so-called Community Preservation Act, General Laws chapter 44B, said property to be under the care, custody, management and control of the Board of Selectmen, and, further, to see if the Town will vote: a) to appropriate from the Community Preservation Committee funds the sum of \$1,375,000 for the purchase of the property and up to \$10,000 for any expenses related thereto, including legal fees; b) authorize the Board of Selectmen to bind such property by a permanent deed restriction in accordance with General Laws chapter 44B, section 12 and General Laws chapter 184, sections 31-33; and c) authorize the Board of Selectmen and Town officers to take all related actions necessary or appropriate to carry out this acquisition, including the submission, on behalf of the Town, of any and all applications deemed necessary for grants and/or reimbursements from any state or federal programs and to receive and accept such grants or reimbursements for this purpose, and/or any other purposes in any way connected with the scope of this Article, or act in any manner relating thereto.

## **BOARD OF SELECTMEN**

**BOARD OF SELECTMEN RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

**ARTICLE 5:** (Amend General Bylaws: New Bylaw – Plastic Bag Reduction)

To see if the Town will vote to amend the General Bylaws by adding a new Article XXXII Plastic Bag Reduction as follows:

### **Article XXXII Plastic Bag Reduction**

#### **32.1 Findings and Purpose.**

The production and use of thin-film single-use plastic checkout bags have significant impacts on the environment, including, but not limited to: harming marine and terrestrial animals through ingestion and entanglement; polluting and degrading the terrestrial and marine environments;

creating a burden to solid waste collection and recycling facilities; clogging storm drainage systems; and requiring the use of non-renewable fossil fuel in their manufacture and composition.

The purpose of this bylaw is to protect the Town's unique natural beauty and irreplaceable natural resources by eliminating the usage of thin-film single-use plastic checkout bags by all establishments in the Town of Medway.

### 32.2 Definitions.

**CHECKOUT BAG:** Any bag that is provided at the point of sale to a customer of an Establishment for use to transport or carry away purchases, such as merchandise, goods or food, except as otherwise exempted under this bylaw.

**ESTABLISHMENT:** Any business selling goods, articles, food or personal services to the public, including public eating establishments and take-out restaurants.

**PRODUCT BAG:** A bag integrated into the packaging of the product.

**RECYCLABLE PAPER BAGS:** Paper bags with or without handles provided at the point of sale to a customer of an Establishment for use to transport or carry away purchases, such as merchandise, goods or food, etc. and that (1) are one hundred percent (100%) recyclable, and (2) contain a minimum of forty percent (40%) postconsumer recycled paper content.

**REUSABLE [CHECKOUT] BAG:** A bag, with stitched handles, that is 4.0 mils or thicker, is specifically designed for multiple uses and is made of cloth, fabric, or other durable, washable materials.

**THIN-FILM SINGLE-USE BAGS:** Plastic bags, typically with handles, with a thickness less than 4.0 mils which are intended for single-use transport of purchased products.

### 32.3 Use Regulations.

- A. Thin-film single-use plastic bags shall not be distributed, used, or sold for checkout or other purposes at any Establishment within the Town of Medway.
- B. Establishments may provide or sell checkout bags to customers, and the bags must be one of the following: Recyclable paper bags or reusable checkout bags at no charge or a reasonable charge to be kept by the Establishment. Establishments are further encouraged to educate their staff to promote Reusable Bags and post signs encouraging customers to use washable Reusable Bags.
- C. Customers are encouraged to bring their own reusable or biodegradable shopping bags to Establishments.

### 32.4 Exemptions and Alternatives.

- A. The following are exempt and not subject to the provisions of this chapter:
  - (1) Thin plastic bags used to protect newspapers upon delivery;
  - (2) Laundry or dry-cleaning bags;
  - (3) Thin film bags, typically without handles, used to contain produce, meat, or fish
  - (4) Bags sold in packages containing multiple bags intended to be used for home food storage, garbage, waste, pet waste or yard waste;
  - (5) Product bags;
  - (6) Town Pay-As-You-Throw trash bags;





This bylaw is adopted in accordance with the authority granted by M.G.L. Chapter 43B, Section 13.

#### SECTION 26.2 PURPOSE

The purpose and intent of this Bylaw is to fulfill the Town's obligations under the Clean Water Act (33 U.S.C 1251 & seq.) (the "Act") and under the Town's National Pollution Discharge Elimination System ("NPDES") permit. More specifically, its purpose is the following:

1. To protect the waters of the U.S. as defined in the Act and implementing regulations from uncontrolled Discharges of Storm Water or discharges of contaminated water which have a negative impact on the receiving waters by changing the physical, biological and chemical composition of those waters resulting in an unhealthy environment for aquatic organisms, wildlife and people;
2. To establish a comprehensive and fair system of regulation of discharges to the Town's Municipal Separate Storm Sewer System (MS4);
3. To **identify, and authorize or eliminate direct or indirect connections to the MS4;**~~prohibit illicit connections and unauthorized discharges to the MS4;~~
4. To require the removal of all ~~such~~ illicit discharges **to MS4;**
5. To comply with Town, state and federal regulations related to storm water discharges, including but not limited to point sources, construction or industrial activities, and post-construction runoff by establishing provisions for the long-term responsibility for and maintenance of ~~structural~~ stormwater control facilities; and
6. To establish legal authority to ensure compliance with the provisions of this Bylaw through inspection, monitoring and enforcement.

#### SECTION 26.3 DEFINITIONS

Except as listed below, words, all terms, abbreviations and acronyms that appear in this Bylaw and are also defined in Appendix A of the Final 2016 Massachusetts Small MS4 General Permit ("Appendix A") signed April 4, 2016 with an effective date of July 1, ~~2017~~**2018**, (MS4 General Permit) or as most recently amended, shall be construed to have the meaning presented in Appendix A.

Common Plan of Development - A ~~"larger common plan of development or sale"~~ is a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one plan. This Bylaw shall apply to land or parcels of land that are held in common ownership (including ownership by related or jointly-controlled persons or entities) as of the effective date of this Bylaw. A development shall not be segmented or phased in a manner to avoid compliance with this Bylaw. For example, if a developer buys a ~~20~~**twenty**-acre lot and builds roads, installs pipes, and runs electricity with the intention of constructing homes or other structures sometime in the future, this would be



considered a larger common plan of development or sale. If the land is parceled off or sold, and construction occurs on plots that are less than one acre by separate, independent builders, this activity still would be subject to stormwater permitting requirements if the smaller plots were included on the original site plan.

**Direct Connection – A discharge that is connected to the MS4 through a pipe.**

**Indirect Connection – A flow generated outside the MS4 that enters through storm drain inlets or by infiltrating through the joints of the pipe.**

**Discharge – When used without qualifications, means the “discharge of a pollutant.”**

**Discharge of a pollutant – Any addition of any pollutant or combination of pollutants to waters of the United States from any point source. This includes additions of pollutants into waters of the United States from surface runoff which is collected and channeled by man; or discharges through pipes, sewers, or other conveyances, leading into privately owned treatment works.**

**Illicit Connection – A ~~direct or indirect connection~~ ~~surface or subsurface drain or conveyance~~, which allows an illicit discharge into the ~~MS4municipal storm drain system~~, including without limitation sewage, process wastewater, or wash water and any connections from indoor drains, sinks, or toilets, regardless of whether said connection was previously allowed or approved before the effective date of this Bylaw.**

**Illicit Discharge – Any discharge to a MS4 that is not composed entirely of stormwater except discharges pursuant to a NPDES permit (other than NPDES permit for discharges from the MS4) and discharges from firefighting activities.**

**Illicit Discharge Detection and Elimination Program (IDDE) – The Town’s systematic procedure for locating and removing illicit discharges via catchment investigations and dry and wet weather outfall screening and sampling as administered and enforced by the Town’s Department of Public Works (DPW).**

**Impervious Surface – Any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This can include but is not limited to: roads, driveways, parking areas and other areas created using non porous material; buildings, rooftops, structures, artificial turf and compacted gravel or soil.**

**Land Disturbance – An action to alter the existing vegetation and/or underlying soil of a site, such as clearing, grading, site preparation (e.g., excavating, cutting and filling), soil compaction, and movement and stockpiling of top soils.**

**Municipal Separate Storm Sewer System (MS4) – A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):**

- a) Owned and operated by the Town that discharges to waters of the United States

- b) Designated or used for collection or conveyance stormwater
- c) Which is not a combined sewer; and
- d) Which is not part of Publically Owned Treatment Works (POTW) is as defined at 40 CFR 122.2.

New Development – Any construction activities or land alteration resulting in total ~~earth~~ **land** disturbances greater than ~~1~~ **one** acre (or activities that are part of a larger common plan of development disturbing greater than ~~1~~ **one** acre) on an area that has not previously been developed **which will now** ~~to~~ include impervious cover.

**Outfall – A point source where the MS4 discharges to waters of the United States.**

**Outfall Catchment – The land area draining to a single outfall or interconnection. The extent of an outfall’s catchment is determined not only by localized topography and impervious cover but also by the location of drainage structures and the connectivity of MS4 pipes.**

**Point Source – Any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel, or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agriculture stormwater runoff.**

**Pollutant – Dredged spoil, solid waste, incineration residue, filter backwash, sewage, garbage, sewer sludge, munitions, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal and agriculture waste discharged into water.**

Redevelopment – Any construction, land alteration, or improvement of impervious surfaces resulting in total ~~earth~~ **land** disturbances greater than ~~1~~ **one** acre (or activities that are part of a larger common plan of development disturbing greater than ~~1~~ **one** acre) that does not meet the definition of New Development (see above).

Small Project – Any construction activities or land alteration resulting in total ~~earth~~ **land** disturbances greater than 20,000 square feet but less than ~~1~~ **one** acre whether or not such area has previously been developed to include impervious cover.

**Stormwater – Stormwater runoff, snow melt runoff, and surface runoff and drainage.**

**Total Suspended Solids (TSS) – The entire amount of organic and inorganic particles dispersed in water. TSS is a water quality metric used to assess the quality of a water sample.**

**Town – Town of Medway**



**Unauthorized Connection – A connection that discharges to the Towns MS4 without written permit from the Town.**

## SECTION 26.4 ~~ILLICIT DISCHARGES~~DISCHARGES TO THE MS4

### Section 26.4.1. Prohibited Activities:

- a. ~~Illicit Discharges~~— No person shall dump, discharge, cause or allow to be discharged any pollutant, unauthorized water from a point source, ~~or stormwater or non-stormwater,~~ **prohibited non-stormwater, or any other illicit** discharge into the ~~municipal separate storm-sewer system (MS4)~~ and/or Town right-of-way.
- b. ~~Illicit Connections~~— No person shall construct, use, allow, maintain or continue any illicit connection **or unauthorized connection** to the ~~municipal separate storm-sewer system~~MS4, regardless of whether the connection was permissible under applicable law, regulation or custom at the time of connection.
- c. ~~Obstruction of MS4~~— No person shall obstruct or interfere with the normal flow of stormwater into or out of the MS4 without prior written approval from the Enforcement Authority.
- d. ~~Yard Wastes~~— No person shall dump or dispose of yard waste (leaves, grass clippings, etc.) into the MS4, or into catch basins, retention/detention basins or any other component of a stormwater management system which discharges to the MS4.

### Section 26.4.2. Pre-existing ~~Illicit~~ Discharges.

- a) Illicit discharges, **illicit connections, and unauthorized connections** in existence prior to the adoption of this Bylaw shall be ~~discontinued~~addressed in compliance with the Town's Illicit Discharge Detection and Elimination ("IDDE") program.
- b) **Unauthorized connections that discharge only stormwater to the Town MS4 may be allowed to continue only with a MS4 Permit from the DPW following an examination of potential alternatives and a finding by the DPW that there is no viable alternative. In such a case, the owner of the property has the burden of demonstrating that there is no viable alternative. The owner of the property will be required to mitigate any stormwater discharge by on-site management to the maximum extent practicable, and by treatment of any stormwater prior to discharge to the Town's MS4 system to remove any pollutants and a minimum of 80% of TSS.**

### Section 26.4.3. Non-Stormwater Discharges

#### **26.4.3.1. Allowable Non-Stormwater Discharges**

The following categories of non-stormwater discharges are allowed unless the Town, the United States Environmental Protection Agency ("EPA"), or the Massachusetts Department of Environmental Protection ("MassDEP") identifies any category or individual discharge of non-stormwater discharge as a significant contributor of

pollutants to the MS4. Then that category or individual discharge is not allowed but rather shall be deemed an “illicit discharge” and the Town shall address that category or individual discharge as part of its IDDE Program:

- a. Water line flushing
- ~~b. Landscape irrigation~~
- ~~e.b.~~ Diverted stream flows
- ~~d.c.~~ Discharge from potable water sources
- ~~e.d.~~ Air conditioning condensation
- ~~f.e.~~ Irrigation water, springs
- ~~g. Lawn watering~~
- ~~h.f.~~ Individual resident car washing **without detergents or chemicals**
- ~~i.g.~~ Flows from riparian habitats and wetlands
- ~~j.h.~~ Street wash waters
- ~~k.i.~~ Residential building wash waters without detergents
- ~~l.j.~~ Fire-fighting activities

#### **26.4.3.2. Non-Stormwater Discharges Requiring a MS4 Connection and Discharge**

##### **(CD) PermitSection 26.4.4. Permitted Non-Stormwater Discharges**

A limited category of non-stormwater discharges are only allowed with a permit from the Department of Public **Works Services** (“**DPWS**”). Such permits may be granted only following an examination of potential alternatives and a finding by **DPWS** that there is no viable alternative **and no detriment to the public good**. These categories are:

- a) Uncontaminated pumped ground water
- b) Foundation drains
- c) Water from crawl space pumps
- d) Footing drains

##### **Section 26.4.5. Prohibited Non-Stormwater Discharges**

#### **26.4.3.3. Prohibited Non-Stormwater Discharges**

The following non-stormwater discharges are strictly prohibited:

- a) ~~De-chlorinated~~**Chlorinated** swimming pool discharges
- b) Landscape irrigation**
- c) Lawn watering**
- d) Discharging ~~water from any source into the street~~**anything other than stormwater or non-stormwater allowed under section 26.4.3.1. and 26.4.3.2. into the street.**

##### **Section 26.4.6. Section 26.4.4. Notification of Spills**

Notwithstanding other requirements of local, state or federal law, as soon as a person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of or suspects a release of materials at that facility or operation resulting in or which may result in discharge of pollutants to the ~~municipal drainage system~~**MS4** or waters of the Commonwealth, the person shall take all necessary steps to ensure containment, and cleanup of the release. In the event of a release of oil or hazardous materials, the person shall immediately



notify the Fire Department and the Department of Public ~~Works~~Services (DPWS). In the event of a release of non-hazardous material, the reporting person shall notify **DPWS** no later than the next business day. The reporting person shall provide to **DPWS** written confirmation of all telephone, electronic or in-person notifications within three business days thereafter. If the discharge of prohibited materials is from a commercial or industrial facility, the facility owner or operator of the facility shall retain on-site a written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

#### **Section 26.4.5. Municipal Separate Storm Sewer System (MS4) Permit Application**

##### **26.4.5.1. Applicability**

The MS4 Permit shall apply to

- a) Unauthorized connections described in section 26.4.2.b. of this Bylaw.
- b) Unauthorized non-stormwater discharges as described in section 26.4.3.2. of this Bylaw.

##### **26.4.5.2. MS4 Rules and Regulations**

The Department of Public Works shall promulgate MS4 Rules and Regulations to carry out the purpose and intent of Section 26.4 Discharges to the MS4, including but not limited to application requirements for MS4 permits; procedures for submission and review of applications; performance standards; waivers; decision criteria; construction monitoring; reporting; and enforcement.

~~Section 26.4.7. Enforcement—The Department of Public Services or an authorized agent of DPS shall enforce Section 26.4 of this by-law, including associated regulations, and may issue orders, violation notices, and enforcement orders, and may pursue all civil and criminal remedies for such violations.~~

#### **Section 26.4.6. Enforcement**

The DPW Director or the DPW Director's designee shall enforce Section 26.4 of this Bylaw, including associated regulations, and may issue orders, violation notices, and enforcement orders, and may pursue all civil and criminal remedies for such violations.

##### **26.4.6.1. Non-Criminal Disposition**

As an alternative to criminal prosecution or civil action, the Town may elect to utilize the non-criminal disposition procedure set forth in G.L. Ch. 40, §21D and Article XX of the Town of Medway General Bylaws. The penalty for the first violation shall be a written warning. The penalty for the second violation shall be \$100. The penalty for the third and subsequent violations shall be \$200. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.

##### **26.4.6.2. Criminal Penalty**

Any person who violates any provision of this Bylaw, regulation, order or permit issued there under shall be punished by a fine of not more than \$300. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.

Or act in any manner relating thereto.

## PUBLIC WORKS DEPARTMENT

**BOARD OF SELECTMEN RECOMMENDATION:** Approve

**FINANCE COMMITTEE RECOMMENDATION:**      **Approve**

**ARTICLE 7:** (Amend Zoning Bylaw: Multi-Family Housing)

To see if the Town will vote to amend the Medway Zoning Bylaw regarding Multi-Family Housing as follows. Proposed language is indicated by **bold text**. Deleted language is depicted by ~~strikethrough~~.

By revising the following definitions in SECTION 2 DEFINITIONS.

**Multi-Family Building Dwelling or Apartment House** – A building containing three or more dwelling units, intended and designed to be occupied by more than two three or more families living independently in separate dwelling units.

**Multi-Family Development** – A residential development of more than one building comprised of **at least one Multi-Family dwellings Building or Apartment Building** and which may also include **one existing single-family house residential buildings** and one or more two-family houses/duplexes.

And by adding a definition for Apartment Building as follows:

**Apartment Building – A Multi-Family Building with access to the dwelling units provided from a common entrance and hallway.**

And by revising Table 1 – Schedule of Uses in Section 5.4 Schedule of Uses to reduce confusion about where Multi-Family Buildings and Multi-Family Developments are allowed.

## Existing Language

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI
Multifamily dwellings and multifamily developments subject to Section 5.6.2 E and Section 5.6.4 <i>(Added 11-16-15)</i>	PB	PB	PB	N	PB	N	N	N	N	N

## Proposed

Multi-Family dwellings Building, Apartment Building, and Multi-Family Developments subject to Section 5.6.2 E and Section 5.6.4 (Added 11-16-15)	Allowed by special permit from the Planning and Economic Development Board in the Multi-Family Overlay District (See Section 5.6.4) and the Medway Mill Conversion Subdistrict (See Section 5.6.2 E)
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And by changing the term “Multifamily Dwelling” to “**Multi-Family Building**” and by removing the phrases “or Apartment House” and “or Apartment Houses” wherever they appear in Section 5.6.4 Multi-Family Housing.

And by revising Section 5.6.4. Multi-Family Housing, B. Applicability, as follows:

**B. Applicability**

1. ~~The Planning and Economic Development Board may grant a Multifamily Housing special permit for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development on a tract of land within the AR-I, AR-II, Village Residential, or Village Commercial zoning districts whether on one parcel or a set of contiguous parcels, with a minimum of fifty feet of frontage on an existing street located within the Multifamily Housing Overlay District as shown on a map on file with the Medway Town Clerk.~~

**The Planning and Economic Development Board shall be the special permit granting authority for Multi-Family Buildings, Apartment Buildings, and Multi-Family Developments. Multi-Family Buildings, Apartment Buildings, and Multi-Family Developments are allowed by special permit on tracts of land in the AR-I, AR-II, Village Residential, or Village Commercial zoning districts which have a minimum of fifty feet of frontage on an existing street located within the Multi-Family Housing Overlay District as shown on a map on file with the Medway Town Clerk.** The tract of land may be one parcel or a set of contiguous parcels. The street that provides frontage shall, in the opinion of the Planning and Economic Development Board, have sufficient capacity to accommodate the projected additional traffic flow from the development.

2. Tracts of land within residential subdivisions approved and constructed under the Subdivision Control Law since September 29, 1953 or granted a special permit under the Medway Zoning Bylaw shall not be eligible for a special permit under this sub-section.
3. These provisions apply to the following:
  - a. The alteration, rehabilitation, conversion or adaptive reuse of existing buildings
  - b. Construction of new buildings or additions to existing buildings.

And by revising Section 5.6.4 Multi-Family Housing, C. Dimensional Regulations by adding a new item 4 as follows. **New text shown in bold.**

**C. Dimensional Regulations:**

1. The minimum dimensional requirements as specified in Table 2 shall be the same as for the underlying zoning district in which the parcel is located. However, the Planning and Economic Development Board may adjust these dimensional requirements by a four-fifths vote if, in its opinion, such adjustment will result in a more desirable design of the development or provide enhanced buffering for adjacent residential properties.

2. Legally pre-existing nonconforming buildings shall be eligible for a Multifamily Housing special permit provided there is no increase in any dimensional nonconformity or the creation of a new nonconformity, and the applicant can demonstrate compliance with the parking and open space requirements of this sub-section.
3. Maximum building height: 40' except that the maximum building height for a property located within the Medway Village or Rabbit Hill Historic Districts shall not exceed 35'.
4. **The minimum lot size for an Apartment Building shall be one acre.**

And by revising Section 5.6.4. Multi-Family Housing, D, Density Regulations as follows:

#### D. Density Regulations

1. For lots of one acre or more:
  - a. The density of a Multi-Family ~~Building Dwelling or Apartment House~~, or a Multi-Family Development **without an Apartment Building** shall not exceed ~~12~~ **8** dwelling units per whole acre. **For example, the maximum density of a 1.8 acre lot shall not exceed 8 dwelling units.**
  - b. **The density of an Apartment Building or a Multi-Family Development which includes an Apartment Building shall not exceed 12 dwelling units per whole acre.**
2. For lots under one acre ~~as of November 19, 2018~~, the density of a Multi-Family ~~Dwelling Building or Apartment House~~, and a Multi-Family Development shall not exceed its relative portion of an acre. For example, the maximum density of a ~~.6 acre lot shall not exceed 7 dwelling units~~ **.5 acre lot shall not exceed 4 dwelling units.**

And by revising Section 5.6.4. Multi-Family Housing, E, Special Regulations as follows. Deleted text is shown with a strikethrough. **New text is shown in bold.**

#### E. Special Regulations

1. Affordable Housing Requirement: Projects approved pursuant to this sub-section shall comply with the Town's Affordable Housing requirements as specified in Section 8.6 Affordable Housing.
2. Open Space: There shall be an open space or yard area equal to at least fifteen percent of the parcel's total area. This area shall be unpaved and may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
3. Parking: At least one and one-half off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units.
4. There shall be Town water and sewer available in the street on which the Multifamily Dwelling or Apartment House or Multifamily Development has its frontage and said water and sewer lines shall have sufficient capacity to accommodate the project.



5. ~~A Multifamily Dwelling or Apartment House~~ **Multi-Family Building or Apartment Building** shall not contain more than twelve dwelling units per building.
6. Any Multi-Family Development shall not exceed forty dwelling units.
7. Historic Properties – Any property proposed for a Multi-Family **Building**, ~~Dwelling or Apartment House~~, and/or **Apartment Building** and/or a Multi-Family Development pursuant to this sub-section which includes a building that is 75 years of age or older shall be reviewed by the Medway Historical Commission to determine if it is an “historically significant building” and if it is a **“preferably-preserved historically significant building”** in accordance with the criteria specified in Medway General Bylaws Article 17 Historical Properties. If so determined **to be a preferably-preserved historically significant building**, the property shall comply with the following additional requirements **for a special permit pursuant to this sub-section**.
  - a. A **preferably-preserved** historically significant building shall not be demolished unless:
    - 1) The Building Commissioner has determined that it is unused, uninhabited or abandoned, and open to the weather; or
    - 2) The Board of Selectmen or the Board of Health has determined it to be a nuisance or dangerous pursuant to applicable state laws and/or the State Building Code;
  - b. Renovation of ~~a~~ historically significant building shall be completed in a manner that preserves and/or enhances the building’s historic exterior architecture and features;
  - c. The project may include new construction which shall be designed to be consistent with the historic nature of the property, its primary building, and the surrounding neighborhood including buildings which characterize historic homes, carriage houses, barns, sheds, garages, agricultural buildings, other similar out buildings, and historic forms of house additions traditionally undertaken in the neighborhood.
  - d. **Any property proposed for a Multi-Family Building and/or a Multi-Family Development and/or an Apartment Building pursuant to this sub-section which had a building that was 75 years of age or older located on it, which building has been demolished, shall not be eligible to apply for a Multi-Family Building or Multi-Family Development or Apartment Building special permit until at least three years after the date that the demolition of said building was completed.**

And by adding a new Section 5.6.4.Multi-Family Housing J. Effective Date as follows:

**J. Effective Date: The amendments to this sub-section 5.6.4 adopted on November 18, 2019 shall not apply to any application for a special permit pursuant to this sub-section which was submitted to and accepted as complete by the Planning and Economic Development Board prior to November 18, 2019, unless the applicant waives the protection of this sub-section 5.6.4.J in the same manner provided in the last paragraph of General Laws chapter 40A, section 6, and elects to proceed under the amended by-law.**

And to change the word “multifamily” to “Multi-Family” wherever it appears in the Medway Zoning Bylaw.

Or to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

### **ARTICLE 8:** (Amend Zoning Bylaw: Site Plan Review)

To see if the Town will vote to amend the Zoning Bylaw, Section 3.5 Site Plan Review and SECTION 2. DEFINITIONS as follows. Proposed new language is shown as **bold** text. Proposed language to be deleted is shown as ~~strikethrough~~.

In sub-section 3.5.3 Site Plan Review, A. Applicability, 2. Minor Site Plan Review

#### 2. Minor Site Plan Review:

- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review but which involves one or more of the following:
  - i. the addition of 1,000 to 2,499 square feet of gross floor area; or
  - ii. the addition of ten or more but less than twenty new parking spaces
- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of ten or more but less than twenty new parking spaces; or
- c. The redesign of the layout/configuration of an existing parking area of twenty to thirty-nine parking spaces
- d. Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3. only to the extent allowed by law.
- e. Removal, disturbance, and/or alteration of 10,000 to 19,999 square feet of impervious surface.
- f. Installation of a wireless communication facility as defined in Section 8.7 of this Zoning Bylaw**

And in sub-section 3.5.3. Site Plan Review, A. Applicability, 3. Administrative Site Plan Review as follows:



3. Administrative Site Plan Review - New construction or any alteration, reconstruction, renovation or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which is not subject to Major or Minor Site Plan Review but which involves one or more of the following:
- a. The addition of less than 1,000 square feet of gross floor area, or
  - b. Exterior alteration or renovation of an existing building or premises, visible from a public or private street or way which includes any of the following:
    - i) installation or replacement of awnings
    - ii) change in a building's exterior surface material
    - iii) rearrangement or addition of windows or doors
    - iv) façade reconstruction or replacement
    - v) roofing if the Building Commissioner determines the roof to be a distinctive architectural feature of the building
  - c. The redesign, alteration, expansion or modification of an existing parking area involving the addition of up to nine new parking spaces
  - d. The creation of a new parking area involving the addition of up to nine new parking spaces
  - e. The redesign of the layout/configuration of an existing parking area of ten to nineteen parking spaces
  - f. A change in curb cuts/vehicular access to a site from a public way
  - g. Installation or alteration of sidewalks and other pedestrian access improvements
  - h. Removal of ~~hedges, living shrubs, and~~ trees greater than ~~four~~ **18 (or 24)** inches in ~~caliper~~ **diameter at four feet above grade.**
  - i. Installation of fencing or retaining walls
  - j. Outdoor placement of cargo containers, sheds, membrane structures, equipment and materials
  - k. Removal/disturbance/alteration of 5,000 – 10,000 square feet of impervious surface
  - l. The conversion of a residential use to a permitted non-residential or mixed-use
  - ~~m. Installation of a wireless communication facility as defined in this Zoning Bylaw~~
  - m. Reduction in the number of parking spaces**
  - n. Installation of donation box**

And in sub-section 3.5.3 Site Plan Review, J. Procedures for Administrative Site Plan Review as follows:

- a. The Board may designate one person or an Administrative Site Plan Review Team which shall review and act on applications for administrative site plan review and may require conditions as necessary to satisfy the Administrative Site Plan Review Standards.
- b. Applications for Administrative Site Plan Review shall be provided to the Board.
- c. Consideration of activities subject to administrative site plan review may be advanced to minor or major site plan review status at the determination of the Building Commissioner, the Board, or the Administrative Site Plan Review Team when the collective scope and/or quantity of the proposed activities is substantial enough to merit review by the Board.
- d. If a proposed activity or use requires administrative site plan review and one or more special permits, the Planning and Economic Development Board shall serve as the permit granting authority for all.**

And to add the following definition to SECTION 2 DEFINITIONS:

**Donation Box - A receptacle or container located outside of an enclosed building and designed, intended, or used for the collection and temporary storage of donated items or materials including but not limited to clothing, shoes, books, toys, household materials and/or other goods or materials, which is accessible to and allows the public to deposit goods without assistance. Also known as a donation or drop-off collection bin or box or any combination thereof.**

Or to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

**ARTICLE 9:** (Amend Zoning Bylaw: Parking – Electrical Vehicle Parking Spaces)

To see if the Town will vote to amend the Zoning Bylaw by adding the following definition to SECTION 2. DEFINITIONS

**Electric Vehicle Charging Station** – A physical device that connects an electric vehicle to a source of electricity to transfer electric energy to a battery or other energy storage device in an electric or hybrid vehicle.



And by adding a new item 4. to Section 7.1.1 Off-Street Parking and Loading, E. General Parking Requirements as follows: (**Added text indicated in bold**)

E. General Parking Requirements Except as may be determined pursuant to sub-section J. herein, the following parking requirements shall be met:

1. Computation of Required Parking Spaces.
  - a. The minimum number of parking spaces shall be the largest whole number obtained after calculating the parking requirements in accordance with Table 3. Any fractional parking space shall be rounded up to the next whole number.
  - b. For a parcel with two or more uses, the minimum number of parking spaces shall be the sum of the minimum number of spaces required for each use, determined in accordance with Table 3, except as may be authorized pursuant to sub-section J herein.
  - c. No existing off-street parking spaces shall be eliminated if their removal would cause the total number of spaces provided on a site to be less than the number required in Table 3.
  - d. For purposes of determining compliance with this Section 7.1.1, parking spaces that serve as loading or unloading areas shall not be credited toward the minimum required number of off-street parking spaces in Table 3.
2. Location of Parking Areas. All required off-street parking spaces shall be located on the same premises as the uses they serve except as provided in sub-section J below.
3. Dimensional Standards. Off-street parking spaces shall be laid out as a rectangle in compliance with the following standards:
  - a. Standard Parking Space: Nine feet wide by eighteen feet long, exclusive of maneuvering and driving lanes.
  - b. Small Vehicle Parking Space: Eight feet wide by fifteen feet long, exclusive of maneuvering and driving lanes.
  - c. Parallel/Curbside Parking Space: Eight feet wide by twenty-two feet long.
  - d. Motorcycle Parking Space: Four feet wide by eight feet long.
  - e. Standard, Small, and Motorcycle Spaces. In off-street parking facilities with more than forty parking spaces, up to 30 percent of the minimum required number of spaces may be designed for small vehicles and an additional 3 percent of the minimum required number of spaces may be designed for motorcycle use. Parking spaces for small vehicles or motorcycles shall be grouped in one or more locations within a parking area and shall be designated by clearly visible signs.
4. **Electric Vehicle Parking – Industrial, commercial, and multifamily housing developments with fifteen or more parking spaces shall include parking spaces with electric vehicle charging stations for employee, customer and resident use. The quantity of such parking spaces shall be as follows:**

<b>Total # of Parking Spaces</b>	<b># of Electric Vehicle Parking Spaces</b>
<b>15 – 25</b>	<b>1</b>
<b>26 – 50</b>	<b>2</b>
<b>51 - 75</b>	<b>3</b>
<b>76 - 100</b>	<b>4</b>
<b>101 - 150</b>	<b>5</b>
<b>151 - 200</b>	<b>6</b>
<b>201 – 300</b>	<b>7</b>
<b>301 - 400</b>	<b>8</b>
<b>401 - 500</b>	<b>9</b>
<b>over 500</b>	<b>2% of total</b>

**The required number of electric vehicle parking spaces is to be included within the total number of required parking spaces computed pursuant to section 7.1.1.E.1.**

Or to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION: Approve**

**FINANCE COMMITTEE RECOMMENDATION: Approve**

**ARTICLE 10:** (Amend Zoning Bylaw: Special Permits and Site Plan)  
To amend the Zoning Bylaw, Section 3.4 Special Permits by adding a new item H. as follows.  
**New text is indicated in bold.**

### **3.4 SPECIAL PERMITS**

- 
- A. Procedures. Application for a special permit shall be filed in accordance with the rules and regulations of the applicable special permit granting authority and G.L. c. 40A.
  - B. Public Hearing. The special permit granting authority shall hold a public hearing within sixty-five days of receipt of a special permit application, and shall issue a decision no later than ninety days from the close of the public hearing. Notification requirements for a public hearing shall be in accordance with G.L. c. 40A, § 11.
  - C. Decision Criteria. Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In making its determination, the special permit granting authority, in addition to any



specific factors that may be set forth in other sections of the Zoning Bylaw, shall make findings on all of the applicable criteria specified below:

1. The proposed site is an appropriate location for the proposed use.
  2. Adequate and appropriate facilities will be provided for the operation of the proposed use.
  3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment.
  4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.
  5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.
  6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.
  7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.
  8. The proposed use is consistent with the goals of the Medway Master Plan
  9. The proposed use will not be detrimental to the public good.
- D. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Zoning Bylaw. Such conditions may include but shall not be limited to the following:
1. Deadline to commence construction.
  2. Dimensional standards more restrictive than those set forth in Section 6 of this Zoning Bylaw.
  3. Limitations on signage, number of vehicles or parking spaces, noise, or hours of operation of construction equipment.
  4. Limitation of size, method or hours of operation, extent of facilities, or other operating characteristics of a use.
  5. Requirements pertaining to integrated emergency or alarm systems, maintenance, landscaping, dust control, wastewater disposal or water supply, bond or other performance guarantee.
  6. Requirements for independent monitoring, at the expense of the applicant, and reporting to the Building Commissioner, if necessary to ensure continuing compliance with the conditions of a special permit or of this Zoning Bylaw.

7. Term for years with or without automatic renewals, to the extent allowed by law.
  8. The date of when the special permit shall commence.
  9. On-site and off-site mitigation measures to ensure that the petitioner properly alleviates the development's impacts on the neighborhood and/or community.
  10. Other limitations as may be reasonably related to reducing any adverse impact on, or increasing the compatibility of the proposed use, structure or activity with, the surrounding area.
- E. Lapse. Special permits shall lapse within two years, which shall not include such time required to pursue or await the determination of an appeal under G.L. c. 40A, § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date except for good cause.
- F. Special permits shall not take effect until recorded with the Registry of Deeds or Registry District of the Land Court, as applicable, as provided in G.L. c. 40A, § 11. Proof of recording shall be presented to the Building Commissioner.
- G. Use of Outside Consultants. Any special permit granting authority may hire professional consultants at the applicant's expense pursuant to G.L. c. 44, § 53G to assist with review of a special permit application, provided that the procedures for hiring outside consultants are set forth in the applicable board's rules and regulations.
- H. Coordinated Permitting**
1. **If a proposed activity or use requires major or minor site plan review pursuant to Section 3.5 Site Plan Review and one or more special permits, the Planning and Economic Development Board shall serve as the special permit granting authority. The Planning and Economic Development Board shall review and conduct the public hearing concurrently and may issue a single decision.**
  2. **If a proposed activity or use requires administrative site plan review pursuant to Section 3.5 Site Plan Review and one or more special permits, the Planning and Economic Development Board shall serve as the permit granting authority for all.**

Or to act in any manner relating thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:    Approve**

**FINANCE COMMITTEE RECOMMENDATION:    Approve**



**ARTICLE 11:** (Amend Zoning Bylaws: Outdoor Storage for Business and Industrial Uses)

To see if the Town will vote to amend the Zoning Bylaw by revising the definition of Outdoor Storage in SECTION 2 DEFINITIONS as follows: Added language is **bolded**.

Outdoor Storage – The outside storage or display, as an accessory use, of materials, **supplies, goods or manufactured products, equipment, machinery, vehicles, and pallets,** produced or used by the principal use of the property, for more than a twenty-four hour period. **Also includes cargo storage containers and membrane structures which are located on the premises.**

And by adding the following definitions in SECTION 2 DEFINITIONS as follows:

**Cargo Storage Container – A standardized container that is:**

- **Designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; or**
- **Designed for or capable of being mounted or moved on a rail car; or**
- **Designed for or capable of being mounted on a chassis for movement by a truck trailer or loaded on a ship and is used for outside storage accessory to and in support of the principal use on the site. Also known as a shipping container or POD (portable on demand) storage system.**

**Bulk Storage - Exposed outside storage of sand, lumber, coal, mulch, gravel, stone, soil, aggregate, wood chips, earth materials, or other bulk materials, and bulk storage of liquids in tanks, which is not within the definition of “Outdoor Storage”.**

**Construction Trailer – A modular or portable structure located on the premises of a construction project and used primarily to accommodate temporary offices for developers and contractors during a construction project. May include eating facilities and meeting space. Construction trailers may not be occupied overnight by employees or security personnel, and may not be utilized as a construction equipment storage container.**

**Dumpster - Any container (other than a conventional trash barrel) intended for the temporary storage of rubbish, garbage, trash, or refuse of any sort and designed to be hoisted and emptied into a truck for removal.**

And to add a new sub-section 7.1.3 Outdoor Storage in Section 7.1 Site Development Standards as follows:

**7.1.3 Outdoor Storage**

**A. Purposes – The purposes of this Sub-Section 7.1.3 are to protect the health, safety, and welfare of the Town’s residents, to provide for the appropriate location and design of outdoor storage areas in certain business and industrial zoning districts, to ensure that outdoor storage areas are suitably screened from view for residential abutters and the travelling public, and to establish limitations to mitigate any adverse impacts that outdoor storage may have on adjacent properties and rights-of-way.**

## **B. Applicability**

- 1. Outdoor storage is allowed as an accessory use for business uses in the Business-Industrial and Energy Resource districts and for industrial uses in the Business-Industrial, Energy Resource, East Industrial, and West Industrial zoning districts, subject to the regulations herein.**
- 2. Outdoor storage and bulk storage are not permitted as a principal use anywhere in the Town of Medway.**
- 3. These regulations do not apply to temporary outdoor storage of construction materials at construction sites with an active building or development permit issued by an agency of the Town of Medway, construction trailers, and dumpsters as defined in the Zoning Bylaw.**

## **C. Requirements**

- 1. Outdoor storage is allowed as an accessory use only when located on the same lot as and accessory to a principal use which includes a building from which the principal use conducts its business.**
- 2. The ground area devoted to outdoor storage shall not exceed 30% of the lot area. Any outdoor storage area or combination of areas which when combined exceeds 30% of the site requires a special permit from the Zoning Board of Appeals.**
- 3. Outdoor storage areas on commercial or industrial properties which abut residentially used properties shall be fully screened from the abutting residential properties with fencing and/or densely planted landscaping or buffer area at least six feet high. Higher screening may be required if what is stored is greater than six feet in height.**
- 4. Outdoor storage areas on commercial or industrial properties which are visible from a public or private way or from publicly accessible areas shall include fencing (or walls) and/or densely planted landscaping or a buffer area at least six feet high. Higher screening may be required if what is stored is greater than six feet in height.**
- 5. The accumulated height of the contents of an outdoor storage area shall not exceed 12' feet. Anything higher than 12' requires a special permit from the Zoning Board of Appeals. However, in no case shall the height of outdoor storage exceed the maximum allowed building height for the particular zoning district.**
- 6. Outdoor storage areas shall not be permitted within any drive aisles, fire lanes, parking spaces, zoning setback areas, floodways, resource areas under the jurisdiction of the Medway Conservation Commission, or on steep slopes of 15% or greater.**
- 7. Outdoor storage areas shall be comprised only of items that are produced or used by a business operating in a building on the premises.**



8. **Outdoor storage areas on property located within the Groundwater Protection District are also subject to the provisions of Section 5.6.3 herein.**

**D. Temporary Use of Cargo Storage Containers and Membrane Structures are allowed as follows:**

1. **During construction of a building for a period of one hundred and eighty days or less.**
2. **For any other purpose so long as the temporary cargo storage container or membrane structure remains on site for no longer than one hundred eighty days per year, fits on the driveway or hard surface, does not protrude into the right-of-way, is not positioned within the zoning setback area, and does not impede sight distance.**
3. **Any use of a cargo storage container or membrane structure as temporary outdoor storage for a period longer than one hundred eighty days requires a special permit from the Zoning Board of Appeals.**

**E. Outdoor Storage Requirements for Vehicle Sales**

1. **All vehicles shall be parked on asphalt or concrete or enclosed within a building. They may not be parked on gravel, grass or any other pervious surfaces.**
2. **All parked vehicles, vehicle parking services, and vehicle displays shall meet the zoning district's setback requirements.**
3. **All parked vehicles shall not be parked in the right-of-way nor block or impede site access, sidewalks or driving aisles.**

And to add item 15. "Bulk Storage" as a prohibited use in Section 5.2 USE REGULATIONS - PROHIBITED USES, B. as follows. **Added text is noted in bold.**

## 5.2 PROHIBITED USES

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- A. Any use not listed in Section 5.4, Schedule of Uses, or otherwise **not** allowable under the provisions of this Zoning Bylaw is prohibited.
- B. All uses that pose a present or potential hazard to human health, safety, welfare, or the environment through emission of smoke, particulate matter, noise or vibration, or through fire or explosive hazard, or glare are expressly prohibited in all zoning districts. In addition, the following uses are expressly prohibited in all zoning districts.
  1. Abattoir and commercial slaughtering;
  2. Manufacturing and storage of corrosive, poisonous or malodorous acids and chemicals;
  3. Cement, lime, gypsum and plaster-of-Paris manufacture;
  4. Fertilizer manufacture or fat rendering in manufacture of tallow, grease, and oils;





## **“D. Form-Based Districts**

### **1. Oak Grove Park (OGP)”**

Amend the Zoning Map by re-zoning portions of the West Industrial zone and Agricultural-Residential II zone to Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood zones, and establishing Transitional Buffer zones within those zoning districts, as shown on the Oak Grove Park Zoning Plan dated October 16, 2019, which is on file in the Town Clerk’s office.

Amend TABLE 1: Schedule of Uses in Section 5.4 SCHEDULE OF USES to add columns for Oak Grove Village Center (OGVC), Oak Grove Business Park (OGBP), and Oak Grove Neighborhood (OGN) and to denote permitted uses by right and special permit, and prohibited uses in each district, as set forth in the document entitled “Amended Table of Uses” dated July 3, 2019, which is on file in the Town Clerk’s office.

Insert the following under Section 5.4, SCHEDULE OF USES, and Table 1 Legend:

**“See SECTION 9 for additional use regulations applicable to the Oak Grove Park Zoning Districts.”**

Add a new SECTION 9 “Oak Grove Park Districts” to the Zoning Bylaw as set forth in the document entitled “Oak Grove Park Zoning Amendments” dated September 30, 2019, which is on file with the Town Clerk’s office. The new SECTION 9 adds design, development, dimensional and density standards, and establishes requirements for building types, allowed uses, parking, landscaping, outdoor amenity spaces, signs and special permit criteria for uses within the Oak Grove Village Center, Oak Grove Business Park and Oak Grove Neighborhood sub-districts, the full text of which is on file in the office of the Town Clerk.

Or act in any manner related thereto.

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

**BOARD OF SELECTMEN RECOMMENDATION:    Approve**

**FINANCE COMMITTEE RECOMMENDATION:    Approve**

And you are hereby directed to serve this warrant by posting printed attested copies thereof at two (2) locations in each precinct at least FOURTEEN (14) days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time of said meeting.

Given under our hands in Medway, this 16<sup>th</sup> day of October 2019.

**A TRUE COPY:**

**SELECTMEN OF THE TOWN OF MEDWAY**

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John Foresto, Chairman

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Glenn Trindade, Vice-Chairman

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Dennis Crowley, Clerk

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Richard D’Innocenzo, Member

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Maryjane White, Member

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ATTEST: Paul Trufant, Constable