

**Tuesday October 9, 2018  
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>Absent with Notice</b>	<b>X</b>	<b>X</b>	<b>X</b>

**ALSO PRESENT:**

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

**Approval Not Required Plan 19A and 21 High Street:**

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

- ANR application dated September 28, 2018 which included an ANR Plan dated September 27, 2018.
- PGC Letter dated 10-2-18.
- Revised ANR Plan with revision date 10/2/18.

Mr. Byron Andrews of Andrews Survey and Engineering was at the meeting representing the Applicant James Byrnes. A small portion of 21 High Street is being split off to be added to 19A High Street. Consultant Carlucci indicated that the plan meets the technical requirements for endorsement. The lot shape factor information has been included. It is recommended for endorsement.

**On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to endorse the ANR plan for 19A and 21 High Street dated 10/2/18 with the 10/5/18 surveyor's stamp.**

**Town Line Estate Subdivision:**

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

- 9/26/18 email from Attorney Paul Kenney

The members are in receipt of an email from Paul Kenney requesting another 60 day extension of the plan endorsement deadline due to delays at Land Court. The Land Court engineering office in Boston requires pre-filing review of the plan and this takes some time to be completed.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to approve a 60 day extension for the Board's endorsement of the Town Line Estate Definitive Subdivision Plan to December 16, 2018.**

### **Roadway Layout for Candlewood Drive and Island Road:**

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

- 10/3/18 memo from Liz Langley, Administrative Assistant to the BOS to the PEDB requesting the PEDB's review and recommendation regarding the layout.
- As-Built Acceptance Plan Candlewood Drive dated January 7, 199 prepared by Engineering, Surveying, and Planning Associates.
- Subdivision As-Built "Island Road" dated February 15, 1995.

The members were informed that the PEDB had previously recommended street acceptance for Candlewood Drive and Island Road pursuant to the negotiated agreement with Mr. Claffey for Pine Ridge. These streets were voted for acceptance at the May 2018 town meeting. The Town has since learned that the roadways are owned to the centerline by the adjacent property owners and not by John Claffey. The result is that the street acceptance process needs to be redone. The PEDB needs to make a report to the BOS and the BOS needs to hold a public hearing.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to adopt the roadway layout for Candlewood Drive and Island Road as shown on the above noted plans and as noted in the BOS memo.**

### **Medway Community Church Site Plan Endorsement:**

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

- Email from Matt Barry Tata Howard dated October 4, 2018.

The Board was made aware that the Medway Community Church is not ready with revised plans for the Board to endorse. The applicant will submit everything in time for endorsement at the next PEDB meeting on October 23, 2018. Matt Barry also communicated that the church has decided to postpone construction until spring 2019.

### **Applegate – Amendment to Tri- Partite Agreement:**

The Chairman stepped down at 7:40 pm from the table while the Applegate Subdivision was discussed. Clerk Gay led the Board's discussion.

The members were made aware that as of October 4, 2018 there has been no response back from Needham Bank about the proposed amendment to the Applegate Tri-Partite agreement. Town Counsel will continue to be in contact with the bank about the status of the event.

There continues to be significant issues with sediment and erosion control from the recent rain events. There was discussion about possibly holding up the occupancy permits since all other permits have been issued.

Chairman Rodenhiser returned to the table at 7:49 pm.

### **MEETING MINUTES:**

#### **September 25, 2018 Regular Meeting:**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve the minutes from September 25, 2018 as amended.**

#### **September 25, 2018 Executive Session:**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted**

**unanimously to approve and release the executive session minute from September 25, 2018 as presented.**

**Announce Release of Executive Session minutes:**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to announce the release the following executive session minutes:**

- **August 4, 2004**
- **August 10, 2004**
- **September 7, 2004**
- **October 26, 2004**
- **November 23, 2004**

**Construction Reports:**

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

- Exelon monthly report for September dated 10/2/18
- Beals and Thomas Exelon report dated 9/21/18
- Country Cottage TT report #8 dated 9/16/18
- Medway Green TT report #3 dated 9/24/18
- Medway Green TT report #4 dated 9/25/18
- Medway Green TT report #5 dated 9/26/18
- Medway Green TT report #6 dated 9/27/18
- Merrimack TT report #11 dated 9/6/18
- Merrimack TT report #12 dated 9/14/18
- Merrimack TT report #13 dated 9/20/18
- Merrimack TT report #14 dated 9/26/18

**Other Business:**

- The office has received an application from Ellen Rosenfeld for adult recreational marijuana facility at 2 Marc Road. This was expected. The public hearing will take place on November 13, 2018.
- SWAP meeting was held and there was discussion about the MS4 permit. The next SWAP meeting will address monitoring of affordable housing units.

**Zoning Bylaw Amendment Public Hearing:**

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

- Public Hearing notice posted 9/19/18.
- Proposed multifamily housing amendments with a revised date of 10/8/18 based on discussion at 9/25/18 PEDB meeting.
- Proposed amendment to Adaptive Use Overlay District to allow “Museum” as a possible use.

The hearing was advertised in the Milford Daily News on September 24 and October 2, 2018.

The public was made aware that all the information relative to the hearing was loaded to the TOM web page on 9/25/18 and posted to the TOM Facebook page on 9/28/18.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted**

**unanimously to waive the reading of the public hearing notice.**

A resident was present and was concerned about the amendment to the multifamily housing amendment and the impact. Susy indicated that the changes will reduce the allowable density. There was also a resident in the audience who supports the inclusion of the museum within the adaptive overlay district.

**Article A:**

Article A - Adaptive Use Overlay District is to amend Section 5.6.D.2 by adding a new item i. Museum to the “Uses Allowed by Special Permit” in paragraph D.2. and by relabeling existing item i. to become item j.

**Article B- Multifamily Housing Overlay District:**

Article B – Multifamily Housing Overlay District is to amend Section 5.6.4 by:

- Adding the preservation of older and architecturally significant properties as a purpose in paragraph A.
- Modifying the applicability details in paragraph B.
- Adjusting the maximum building height for properties in historic districts in paragraph C3.
- Removing the option for density bonuses and adjusting overall density in paragraph D.
- Clarifying the maximum number of multifamily dwelling units per building in paragraph E.5.
- Adding a new item 7. Historic Properties in paragraph E.,
- Adding a decision criteria regarding compatibility of the proposed development with the surrounding neighborhood in paragraph I.

**Continue Hearing:**

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to continue the public hearing for the Zoning Amendments to October 23, 2018 at 7:00 pm.**

**PROPOSED AMENDMENTS TO SITE PLAN RULES AND REGULATIONS:**

The Board is in receipt of the following:

- Draft of amendments dated 8/21/18.

**Article VII- Development Standards:**

The following suggestions were made from the discussion:

- If a gas station needed site plan review this could be done on either the administrative level of through minor or major review depending on the scope of improvements
- 207-3 Traffic and Vehicular Circulation 2(b) – get rid of wherever possible, do not allow flexibility. (Gino and Susy will work on the language of this).
- Page 30 #6 - Member Hayes will review this to determine if 50 ft. is enough.
- Page 31. Eliminate #9.
- Page 31. The driveway widths need to be consistent throughout document.



- There should be a list of materials to use for specific projects. (Provide a table with material).
- Delete the left hand turns and other turning movements shall be minimized.
- Most crosswalks are stamped asphalt.
- Page 32. Get rid of the green section regarding sidewalk pavers.
- Page 33. Language was included about when a sidewalk is not feasible or practical.

**Executive Session:**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by roll call vote to enter into executive session to comply with or act under the authority of, any general or special law, i.e. the Open Meeting General law Section 30 A, 22 (f) (g), to review executive session minutes to determine if the minutes warrant continued non-closure., and to return to regular session only to adjourn.**

**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>Andy Rodenhiser</b>	<b>aye</b>

The meeting was adjourned to executive session at 8:45 pm.

The Board returned from executive session at 8:55 p.m.

**FUTURE MEETING:**

- Tuesday, October 23, 2018.

**ADJOURN:**

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

The meeting was adjourned at 9:02 pm.

Prepared by,



Amy Sutherland  
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs  
Planning and Economic Development Coordinator



**October 9, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**ANR Plan for 19A and 21 High Street**

- ANR application dated September 28, 2018 which included an ANR plan dated September 27, 2018.
- PGC review letter dated 10-2-18 with recommendations for a few minor technical revisions to the plan.
- REVISED ANR Plan – Division of Land at 21 and 19A High Street with a revised date of 10/2/2018 prepared by Andrews Survey and Engineering, Inc. of Uxbridge, MA.

# LAND SUBDIVISION – FORM A

RECEIVED

OCT - 4 2018

OCT - 4 2018

## Application for Endorsement of Plan Believed Not to Require Subdivision Approval (ANR) Planning & Economic Development Board - Town of Medway, MA

PLANNING

### INSTRUCTIONS TO APPLICANT/OWNER

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

*Submit two (2) signed originals of this Application, one copy of the ANR Plan, and one Project Explanation  
to the Town Clerk who will date stamp both Applications.*

*Provide one original ANR Application date stamped by the Town Clerk, one Project Explanation, eight  
copies of the ANR Plan, an electronic version of the ANR plan and the appropriate ANR Filing Fee  
to the Medway Planning & Economic Development office.*

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

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

*The Town's Planning Consultant will review the Application, Project Explanation and ANR plan and  
provide a recommendation to the Planning & Economic Development Board. A copy of that letter  
will be provided to you.*

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

September 28, 2018

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

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

### ANR PLAN INFORMATION

Plan Title: Division of Land of 21 & 19A High Street

Prepared by: Andrews Survey & Engineering, Inc.

P.E. or P.L.S registration #: 47389 Plan Date: 9/27/2018

### PROPERTY INFORMATION

ANR Location Address: 21 & 19A High Street

The land shown on the plan is shown on Medway Assessor's Map # 57 Parcel # 62 & 63

Total Acreage of Land to be Divided: 3.82± acres

Subdivision Name (if applicable): N/A



Medway Zoning District Classification: ARII

Frontage Requirement: 150' Area Requirement: 22,500 S.F. Single family

Is the road on which this property has its frontage a designated **Medway Scenic Road**? Yes

The owner's title to the land that is the subject matter of this application is derived under deed from: Margaretha M Bleakney \*\* to Robert G & Margaretha M Bleakney dated May 7, 1973 and recorded in Norfolk County Registry of Deeds, Book 4944 Page 345 or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_.

\*\*Norfolk Probate & Family Court Docket No. 95P1415E1 Estate of Margaretha M Bleakney

**APPLICANT INFORMATION**

Applicant's Name: James Byrnes and Michael Janikas & Beth Byrnes

Applicant's Signature: *James Byrnes* *Michael Janikas* *Beth M Janikas*

Address: 212 Providence St 19-A High St  
Uxbridge, MA 01569 Medway, MA 02053

Telephone: 508-278-5166 / Email: \_\_\_\_\_

The Applicant hereby appoints Andrews Survey & Engineering, Inc. to act as its Agent/ Official Representative for purposes of submitting this application for endorsement of this ANR Plan.

**PROPERTY OWNER INFORMATION (if different than applicant)**

Property Owner Name: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**ENGINEER or SURVEYOR INFORMATION**

Name: Byron J Andrews, Andrews Survey & Engineering, Inc.

Address: 104 Mendon St, Uxbridge, MA 01569

Telephone: 508-278-3897 Email: bandrews@andrews-engineering.com

**ATTORNEY INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

### PROJECT EXPLANATION

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

### APPROVAL NOT REQUIRED JUSTIFICATION

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

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



### **ANR PLAN FILING FEE**

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

*Please prepare two checks: one for \$95 and one for the balance.  
Each check should be made payable to: Town of Medway*

*Fee approved 11-2-06*

### **APPLICATION CHECKLIST – All items must be submitted**

- \_\_\_\_\_ 2 signed original ANR applications (FORM A)
- \_\_\_\_\_ 8 prints of ANR plan – 1 for Town Clerk and 7 for Planning
- \_\_\_\_\_ Electronic version of ANR plan for Planning
- \_\_\_\_\_ Project Explanation - 1 for Town Clerk and 1 for Planning
- \_\_\_\_\_ Application/Filing Fee (2 checks)

\*\*\*\*\*

Date Form A, ANR Plan, and Project Explanation Received by Planning & Economic  
Development Board: 10-4-18

ANR Application/Filing Fee Paid: Amount: \$250 Check # 1270 \$95  
Check # 1871 \$155

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**PGC ASSOCIATES, LLC.**

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

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**MEMO TO:** Medway Planning and Economic Development Board

**FROM:** Gino D. Carlucci, Jr.

**DATE:** October 2, 2018

**RE:** 19A-21 High Street ANR

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I have reviewed the ANR plan submitted for endorsement by James Byrnes of Uxbridge and Michael Janikas and Beth Byrnes, of Medway. The plan was prepared by Andrews Survey and Engineering, Inc. of Uxbridge, and is dated September 27, 2018. The plan proposes to create a parcel of 2308 square feet from 21 High Street and convey it to 19A High Street. Both lots remain conforming with frontage and area requirements. The property is within the AR-II district.

I have comments as follows:

1. The plan clearly meets the substantive and technical requirements for ANR endorsement.
2. Section 3.2.3 requires that Lot Shape Factor be indicated. This was not done.
3. Section 3.2.11 requires indication as to whether the property is classified as Chapter 61A or 61B. This was not done.

I recommend that the technical deficiencies be corrected and that the plan be endorsed by the Board.



Andrews Survey & Engineering, Inc.  
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street  
Uxbridge, Massachusetts 01569-0312  
P: 508-278-3897 F: 508-278-2289

This drawing and the design are property of Andrews Survey & Engineering, Inc. and shall not be altered or reused in whole or in part without the express written permission of Andrews Survey & Engineering, Inc.  
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OWNERS OF RECORD:

JAMES F. BYRNES  
212 PROVIDENCE ST.  
UXBRIDGE, MA 01569

MICHAEL JANIKAS & BETH BYRNES  
19A HIGH STREET  
MEDWAY, MA 02053

MEDWAY ASSESSORS INFORMATION:  
MAP 57, LOTS 62 & 63

MEDWAY ZONING INFORMATION:

ZONE: ARII  
MINIMUM AREA: 22,500 S.F. (SINGLE FAMILY)  
30,000 S.F. (2-FAMILY)  
MINIMUM FRONTAGE: 150'  
SETBACKS: FRONT 35', SIDE 15', REAR 15'  
MINIMUM SHAPE FACTOR: 22

DEED REFERENCE:

BK. 4944, PG. 345  
BK. 22962, PG. 522

PLAN REFERENCE:

SEE REFERENCE INFORMATION, LOWER LEFT CORNER

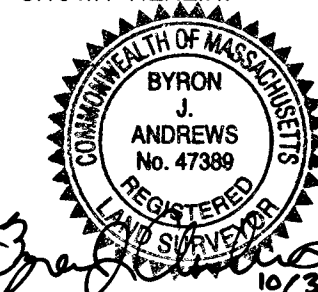
APPROVAL UNDER SUBDIVISION CONTROL LAW  
NOT REQUIRED. MEDWAY PLANNING BOARD

BEING A MAJORITY DATE:

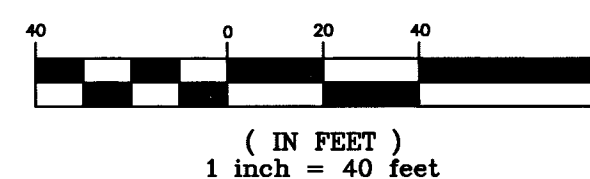
PLANNING BOARD ENDORSEMENT DOES NOT  
NECESSARILY MEAN THAT THIS PLAN CONFORMS  
TO THE CURRENT ZONING REQUIREMENTS.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE  
WITH THE REQUIREMENTS OF 250 CMR 6.00  
INCLUDING, BUT NOT LIMITED TO, THE EXISTING  
BOUNDARY WITH REFERENCE TO AT LEAST TWO  
PERMANENT BOUNDARY MONUMENTS ON OR OFF  
THE LAND TO WHICH THE PLAN RELATES.  
PROVIDING A REFERENCE TO PREVIOUS  
SUBMITTALS OR PLANS IS NOT ADEQUATE TO  
SHOW A RELATIONSHIP TO THE RELEVANT  
MONUMENTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY  
WITH THE RULES AND REGULATIONS OF THE  
REGISTRARS OF DEEDS IN THE COMMONWEALTH OF  
MASSACHUSETTS AND IN COMPLIANCE WITH THE  
RULES AND REGULATIONS FOR THE PRACTICE OF  
LAND SURVEYING IN THE COMMONWEALTH OF  
MASSACHUSETTS. THIS CERTIFICATION IS INTENDED  
TO MEET THE REQUIREMENTS OF THE REGISTRY OF  
DEEDS AND IS NOT A CERTIFICATION OF TITLE OR  
OWNERSHIP OF THE LAND SHOWN HEREIN.



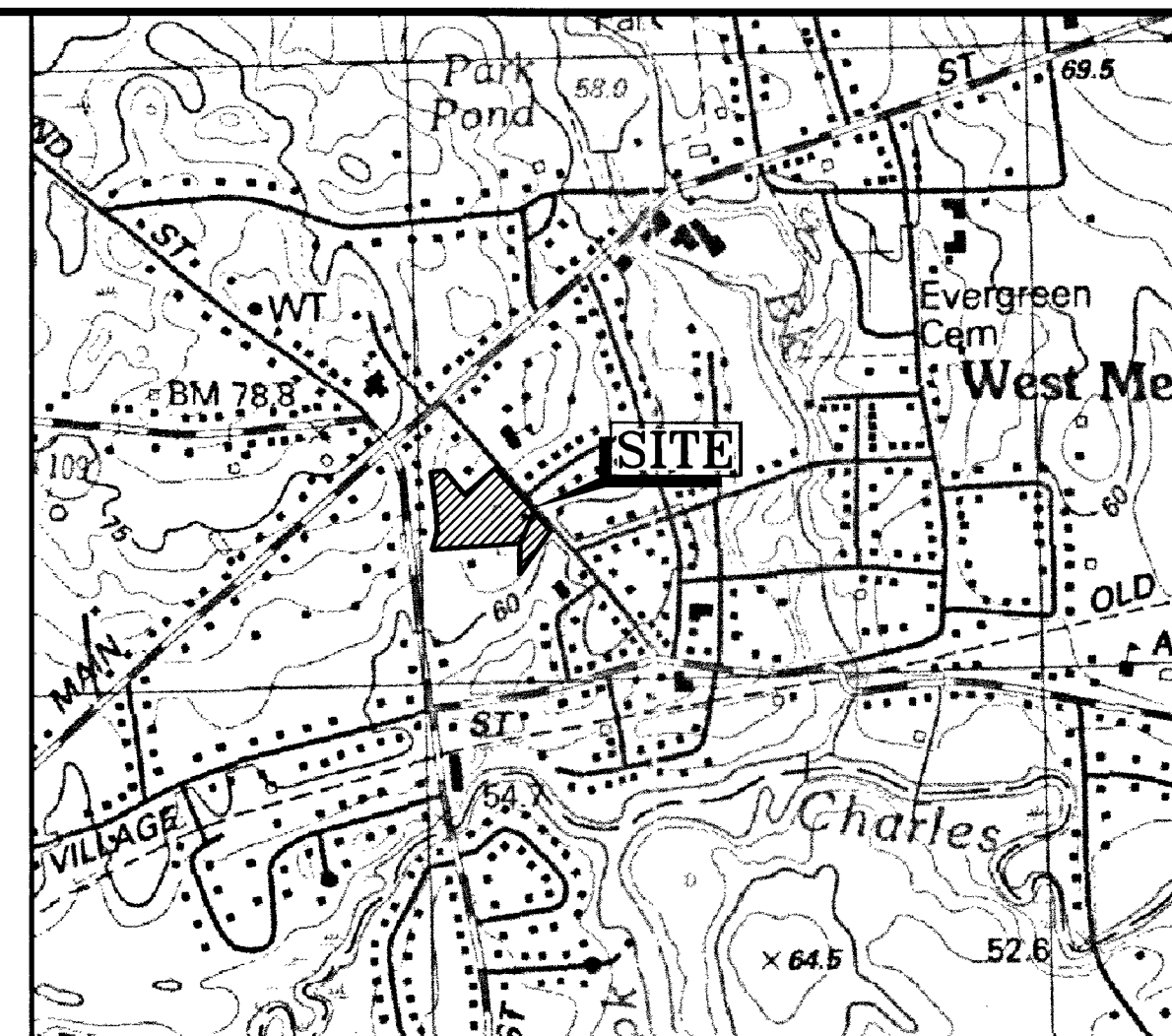
GRAPHIC SCALE



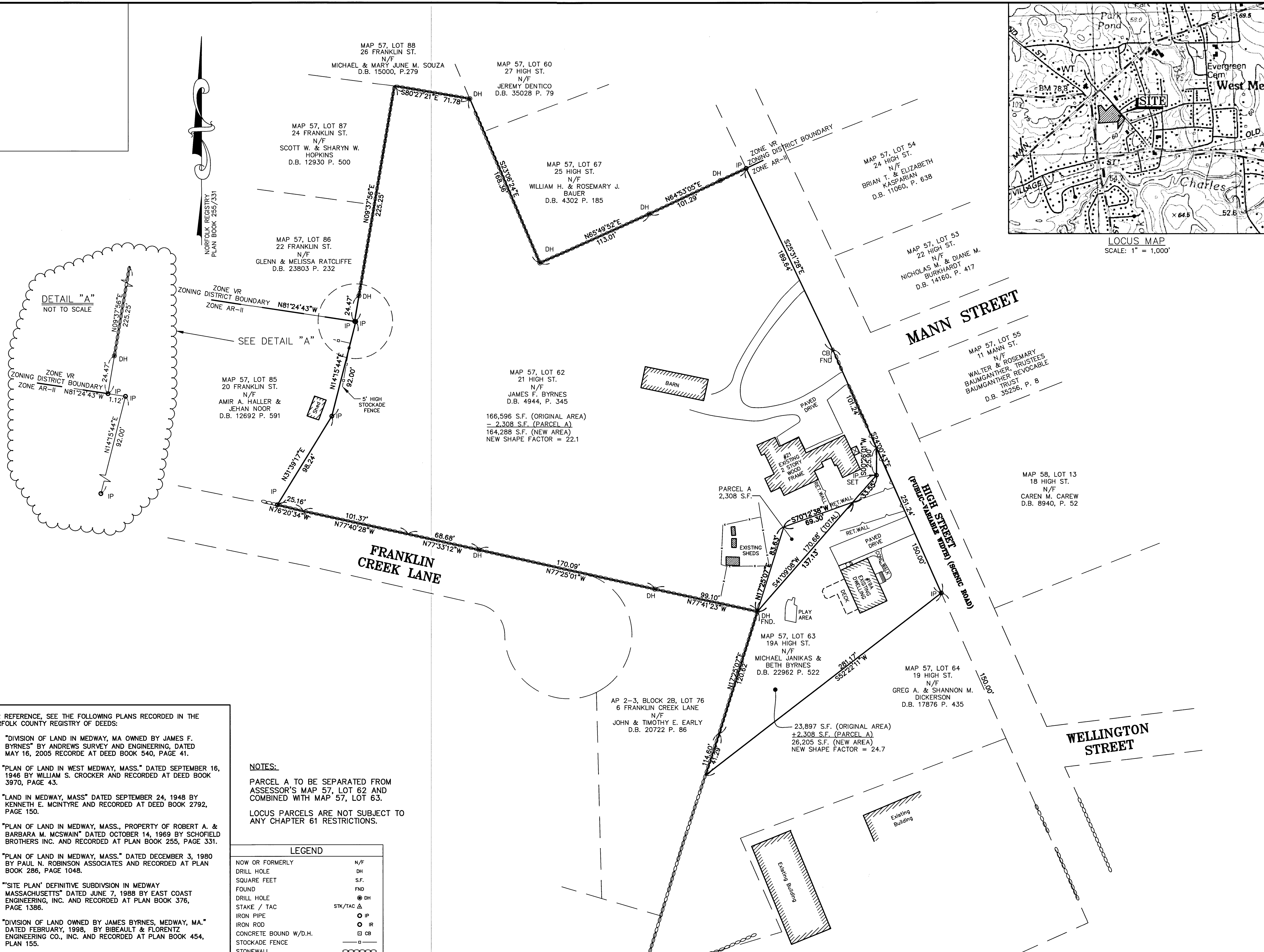
CAD FILE	2005-165...\dwg\2018-286 ANR.DWG		
DRAWN BY	WCN	FIELD BY	AS, JS
CHECKED BY	BA	CALC. BY	AF, BA
DATE	OCTOBER 2, 2018		
PROJECT NO.	2018-286		
PLAN NO.	L-5627		

TITLE

DIVISION OF LAND  
IN  
MEDWAY, MA  
OWNED BY  
JAMES F. BYRNES



LOCUS MAP  
SCALE: 1" = 1,000'



FOR REFERENCE, SEE THE FOLLOWING PLANS RECORDED IN THE  
NORFOLK COUNTY REGISTRY OF DEEDS:

- "DIVISION OF LAND IN MEDWAY, MA OWNED BY JAMES F. BYRNES" BY ANDREWS SURVEY AND ENGINEERING, DATED MAY 16, 2005 RECORDED AT DEED BOOK 540, PAGE 41.
- "PLAN OF LAND IN WEST MEDWAY, MASS." DATED SEPTEMBER 16, 1948 BY WILLIAM S. CROCKER AND RECORDED AT DEED BOOK 3970, PAGE 43.
- "LAND IN MEDWAY, MASS" DATED SEPTEMBER 24, 1948 BY KENNETH E. MCINTYRE AND RECORDED AT DEED BOOK 2792, PAGE 150.
- "PLAN OF LAND IN MEDWAY, MASS., PROPERTY OF ROBERT A. & BARBARA M. MCSWAIN" DATED OCTOBER 14, 1969 BY SCHOFIELD BROTHERS INC. AND RECORDED AT PLAN BOOK 255, PAGE 331.
- "PLAN OF LAND IN MEDWAY, MASS." DATED DECEMBER 3, 1980 BY PAUL N. ROBINSON ASSOCIATES AND RECORDED AT PLAN BOOK 286, PAGE 1048.
- "SITE PLAN" DEFINITIVE SUBDIVISION IN MEDWAY MASSACHUSETTS" DATED JUNE 7, 1988 BY EAST COAST ENGINEERING, INC. AND RECORDED AT PLAN BOOK 376, PAGE 1386.
- "DIVISION OF LAND OWNED BY JAMES BYRNES, MEDWAY, MA." DATED FEBRUARY, 1998, BY BIBEALUT & FLORENTZ ENGINEERING CO., INC. AND RECORDED AT PLAN BOOK 454, PLAN 155.

NOTES:

PARCEL A TO BE SEPARATED FROM  
ASSESSOR'S MAP 57, LOT 62 AND  
COMBINED WITH MAP 57, LOT 63.

LOCUS PARCELS ARE NOT SUBJECT TO  
ANY CHAPTER 61 RESTRICTIONS.

LEGEND

NOW OR FORMERLY	N/F
DRILL HOLE	DH
SQUARE FEET	S.F.
FOUND	FND
DRILL HOLE	⊙ DH
STAKE / TAC	STK/TAC Δ
IRON PIPE	○ IP
IRON ROD	○ IR
CONCRETE BOUND W/D.H.	□ CB
STOCKADE FENCE	—
STONEWALL	—





**October 9, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**Town Line Estate Subdivision**  
**Request to Extend Deadline for Plan**  
**Endorsement**

- 9/26/18 email from attorney Paul Kenney requesting another 60 day extension due to delays at Land Court

## Susan Affleck-Childs

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**From:** Paul Kenney <pkenney@kenney-law.com>  
**Sent:** Wednesday, September 26, 2018 10:54 AM  
**To:** Susan Affleck-Childs  
**Cc:** rlapinsky@gmail.com; lwasnewski@gmail.com; jeff.kane1@verizon.net; survey@clsurveyma.com  
**Subject:** RE: Town Line Estate Subdivision - Extension of plan endorsement deadline

Susy,  
The pre-filing review by the Land Court engineering office is ongoing and will not be completed by October 16, 2018. Therefore, I would request an additional 60 day extension to present the Town Line Estates definitive subdivision plan for endorsement. If there are any questions, please let me know. Thank you.  
Paul

Paul V. Kenney  
Kenney & Kenney  
181 Village Street  
Medway, MA.  
02053  
Phone: 508-533-6711  
Fax: 508-533-6904

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**From:** Susan Affleck-Childs [mailto:sachilds@townofmedway.org]  
**Sent:** Wednesday, June 27, 2018 10:53 AM  
**To:** Paul Kenney  
**Cc:** rlapinsky@gmail.com; lwasnewski@gmail.com; jeff.kane1@verizon.net; survey@clsurveyma.com  
**Subject:** RE: Town Line Estate Subdivision - Extension of plan endorsement deadline

Good morning,

At last night's PEDB meeting, the Board approved your request to extend by 60 days the deadline to present the Town Line Estates definitive subdivision plan for endorsement.

This extension will result in a new deadline of October 16<sup>th</sup>.

Please let me know if you have any questions.

Best regards,

*Susy*

Susan E. Affleck-Childs  
Planning and Economic Development Coordinator

Town of Medway  
155 Village Street  
Medway, MA 02053  
508-533-3291  
[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)

Town of Medway – *A Massachusetts Green Community*

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*The information in this e-mail, including attachments, may contain privileged and confidential information intended only for the person(s) identified above. If you are not the intended recipient, you are hereby notified that any dissemination, copying or disclosure of this communication is strictly prohibited. Please discard this e-mail and any attachments and notify the sender immediately.*

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**From:** Paul Kenney [<mailto:pkenney@kenney-law.com>]

**Sent:** Tuesday, June 19, 2018 1:44 PM

**To:** Susan Affleck-Childs

**Cc:** [rlapinsky@gmail.com](mailto:rlapinsky@gmail.com); [lwasnewski@gmail.com](mailto:lwasnewski@gmail.com); [jeff.kane1@verizon.net](mailto:jeff.kane1@verizon.net); [survey@clsurveyma.com](mailto:survey@clsurveyma.com)

**Subject:** Town Line Estate Subdivision

Susy,

As a follow up to our conversation, please accept this email as a request for a 60 day extension for the approval of the Town Line Estate subdivision. As reason for the request, the property is registered land, and in connection with any subdivision of registered land, the Land Court Engineering office in Boston requires a pre-filing review of the plan with the surveyor's computations, including line closures, perimeter closure, street and lot closures, as well as attested copies of the current Certificate of Title. I am forwarding the required documents to the Land Court, however, the review may take some time to be completed by the engineering office. Once approved by the Land Court engineering office, the final plan signed by the Planning Board can be submitted for approval. If there are any questions, please let me know. Thank you.

Paul

Paul V. Kenney  
Kenney & Kenney  
181 Village Street  
Medway, MA.  
02053  
Phone: 508-533-6711  
Fax: 508-533-6904



**October 9, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**Roadway Layout for Candlewood Drive  
and Island Road**

- 10/3/18 memo from Liz Langley, Administrative Assistant to the Medway BOS regarding the BOS' referral of the proposed layout of Candlewood Drive and Island Road to the PEDB with a request for a report/recommendation back to the BOS for a public hearing on 10/16/18
- "'As-Built' Acceptance Plan Candlewood Drive Medway, MA", dated January 7, 1999, prepared by Engineering, Surveying, and Planning Associates
- "Subdivision As-Built 'Island Road' Medway, MA", dated February 15, 1995, prepared by Engineering, Surveying, and Planning Associates

Last year the PEDB recommended street acceptance for these roadways pursuant to the negotiated agreement with John Claffey. The May 2018 Town meeting voted to accept the streets. We have since learned that the roadways are owned to the centerline by the adjacent property owners and not by John Claffey. So the street acceptance process has to be redone AND the BOS has to hold a public hearing on both the roadway layout and a friendly eminent domain "taking" of an easement over Candlewood Drive and Island Road.

I recommend the PEDB vote to recommend to the BOS that it lay out Candlewood Drive and Island Road as shown on the above noted plans.



**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**

Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Phone (508) 533-3264  
Fax (508) 321-4988  
Email: [mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)

**Town Administrator's Office**

**Date:** October 3, 2018

**To:** Susy Affleck-Childs

**From:** Liz Langley, Administrative Assistant

**Re: October 1, 2018 Board of Selectmen's Vote to Initiate Roadway Layout Process for Candlewood Drive and Island Road and Refer to the Planning and Economic Development Board for a Recommendation**

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At their meeting on October 1, 2018, the Board of Selectmen unanimously voted to initiate the roadway layout process for Candlewood Drive and Island Road and to refer the matter to the Planning and Economic Development Board for a Recommendation.

Below is the excerpt of the draft minutes of the meeting regarding this subject:

"Vote: Initiate Roadway Layout Process for Candlewood Drive and Island Road and Refer to the Planning and Economic Development Board for a Recommendation

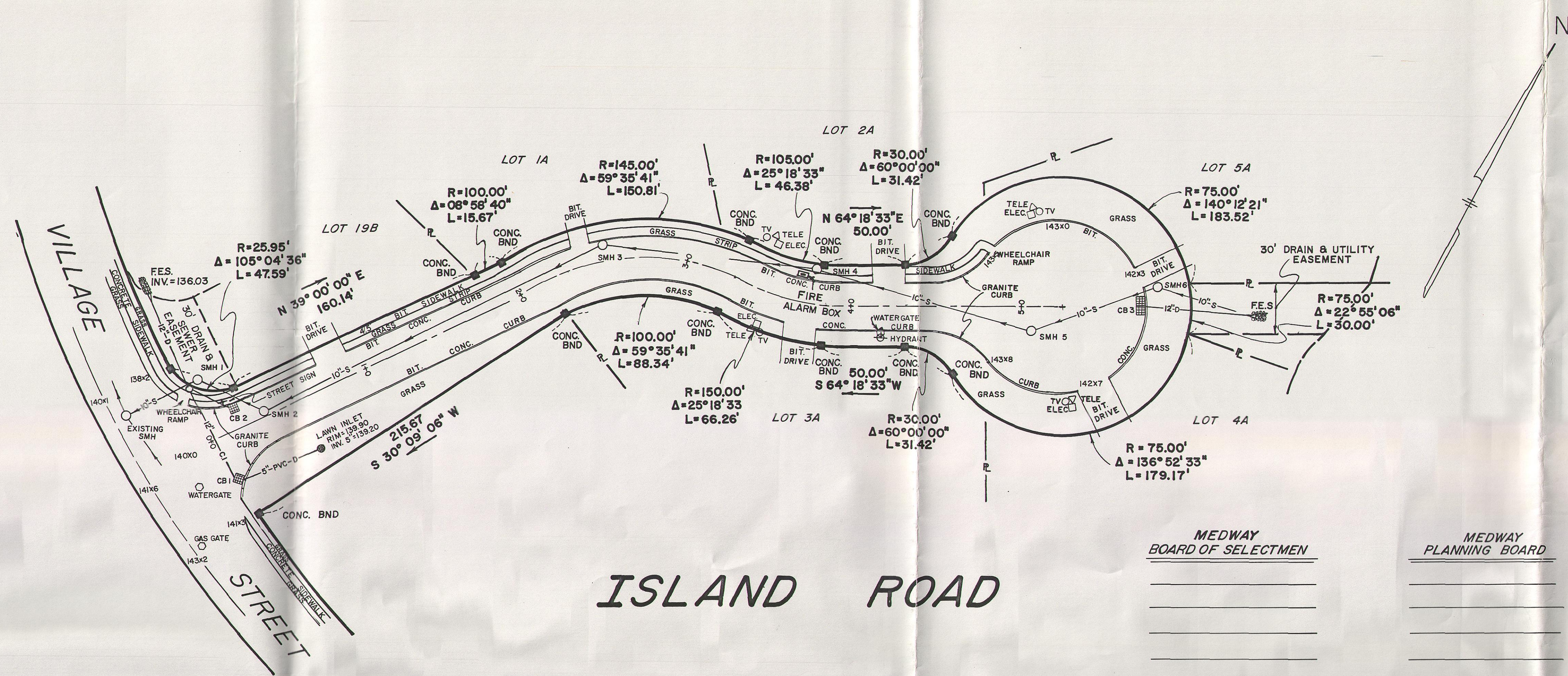
The Board reviewed the (1) memo dated September 27 from Susy Affleck-Childs, (2) As-Built acceptance Plan for Candlewood Drive and (3) As-Built acceptance Plan for Island Road.

Town Administrator Boynton stated this is the first step as we go through the street acceptance process noting a public hearing will be at the next Selectmen's meeting. He also stated takings will be required.

**Selectman Trindade moved that the Board express its intent to lay out as a public way Candlewood Drive from Station 0+00 beginning at its intersection with Farm Street then running westerly, northerly, easterly and southerly to its end at Station 17+59.26 excluding from said layout the unconstructed portion of Candlewood Drive abutting lots 8, 9 and 10, as shown on "As-Built' Acceptance Plan Candlewood Drive Medway, MA", dated January 7, 1999, prepared by Engineering, Surveying, and Planning Associates, and to refer this matter to the Planning and Economic Development Board for a report and recommendation. Selectman White seconded. No Discussion. VOTE: 3-0-0.**

**Selectman Trindade moved that the Board express its intent to lay out as a public way Island Road in its entirety from its intersection with Village Street then running northeasterly to its end as shown on a plan entitled "Subdivision As-Built 'Island Road' Medway, MA", dated February 15, 1995, prepared by Engineering, Surveying, and Planning Associates, and to refer this matter to the Planning and Economic Development Board for a report and recommendation. Selectman White seconded. No Discussion. VOTE: 3-0-0."**





PROFILE SCALE  
VERT. 1" = 4.0'  
HORIZ. 1" = 40'

# ISLAND ROAD

PLAN VIEW  
SCALE: 1" = 40'

MEDWAY  
BOARD OF SELECTMEN

MEDWAY  
PLANNING BOARD

I CERTIFY THAT CONCRETE MONUMENTS  
HAVE BEEN SET AS SHOWN HEREON

2.17.95  
DATE  
ALEXANDER WZALESKI

SUBDIVISION AS-BUILT  
" ISLAND ROAD "  
MEDWAY, MA.

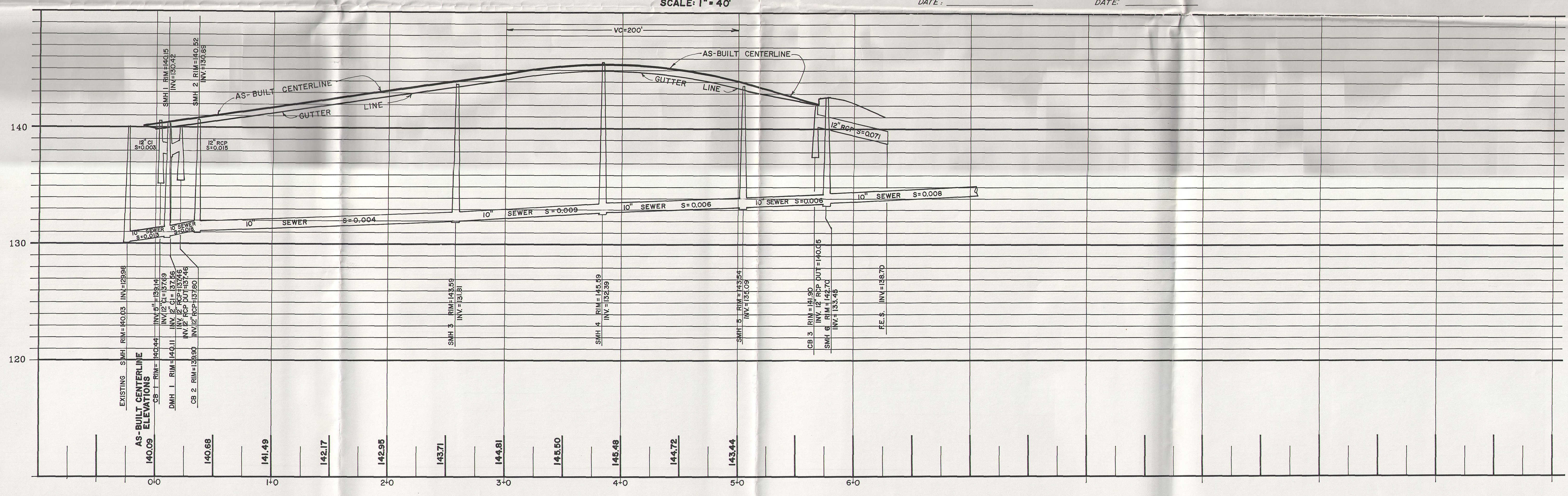
Prepared For: MARVIN DEVELOPMENT INC.  
707 MAIN STREET  
MILLIS, MA 02054

Scale: NOTED Date: 2/15/95 Revisions:

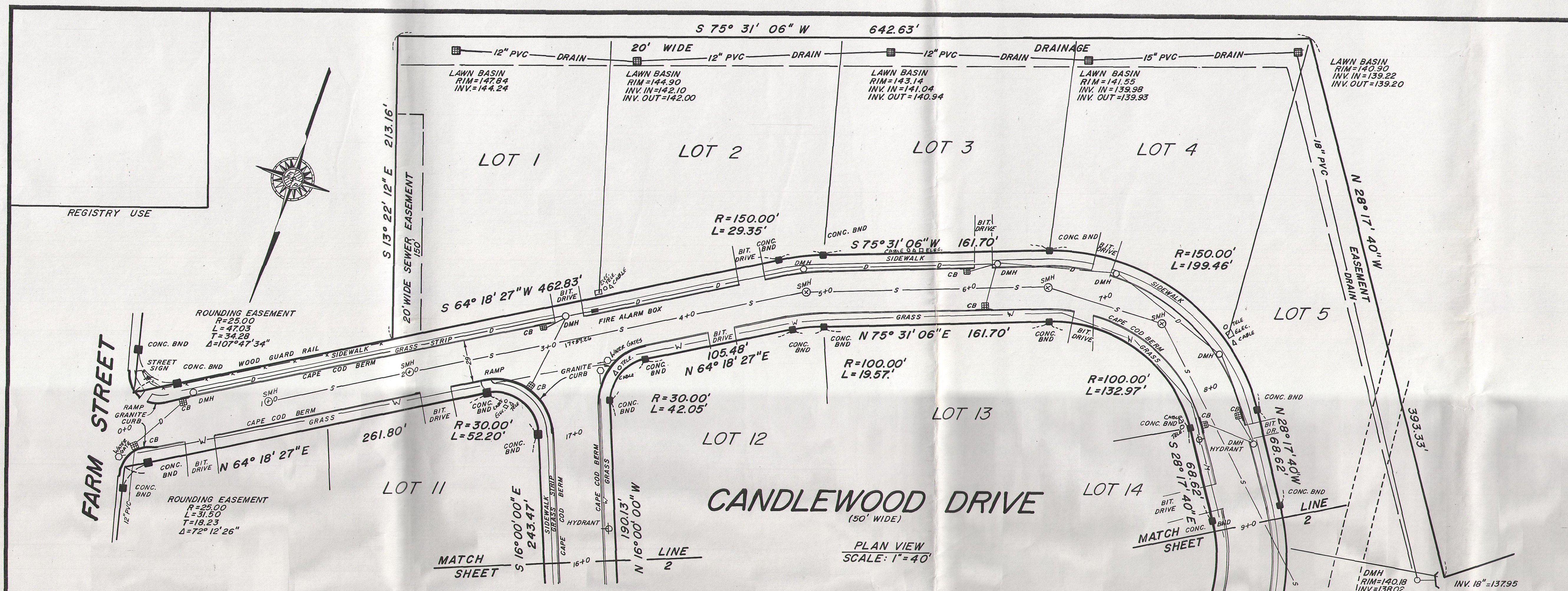
ENGINEERING SURVEYING & PLANNING ASSOCIATES  
80 MAIN STREET SUITE 200 MEDWAY, MA 02053

Sheet 1 of 1

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF ALL VISIBLE STRUCTURES, SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND CALL DIG-SAFE AT 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION WORK.







**"AS-BUILT" ACCEPTANCE PLAN  
CANDLEWOOD DRIVE  
MEDWAY, MA.**

Prepared **MARVIN DEVELOPMENT CORP.**  
For: **707 MAIN STREET  
MILLIS, MA. 02054**

Scale: **AS SHOWN** Date: **JANUARY 7, 1999**

**ENGINEERING SURVEYING & PLANNING  
ASSOCIATES**

60 MAIN STREET, SUITE 200  
MEDWAY, MA 02055  
(508) 555-7600

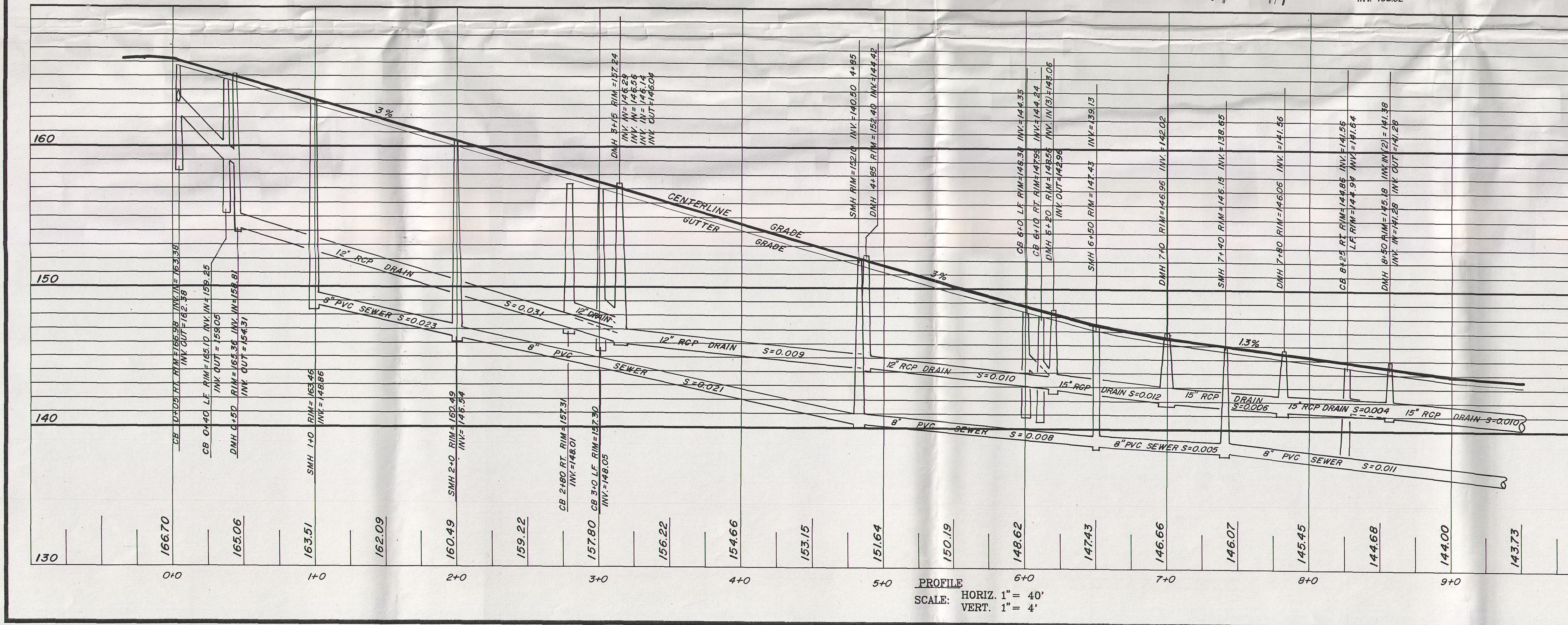
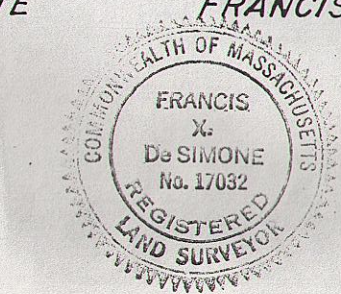
Sheet 1 of 2

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREET 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.

1/7/99 *Francis X. Desimone* 17032  
DATE FRANCIS X. DESIMONE R.L.S.

I CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES, AND ELEVATIONS OF ROADWAY, DRAINAGE STRUCTURES, AND UTILITIES BASED UPON A FIELD SURVEY.

1/7/99 *Francis X. Desimone* 17032  
DATE FRANCIS X. DESIMONE R.L.S.



**MEDWAY  
PLANNING BOARD**

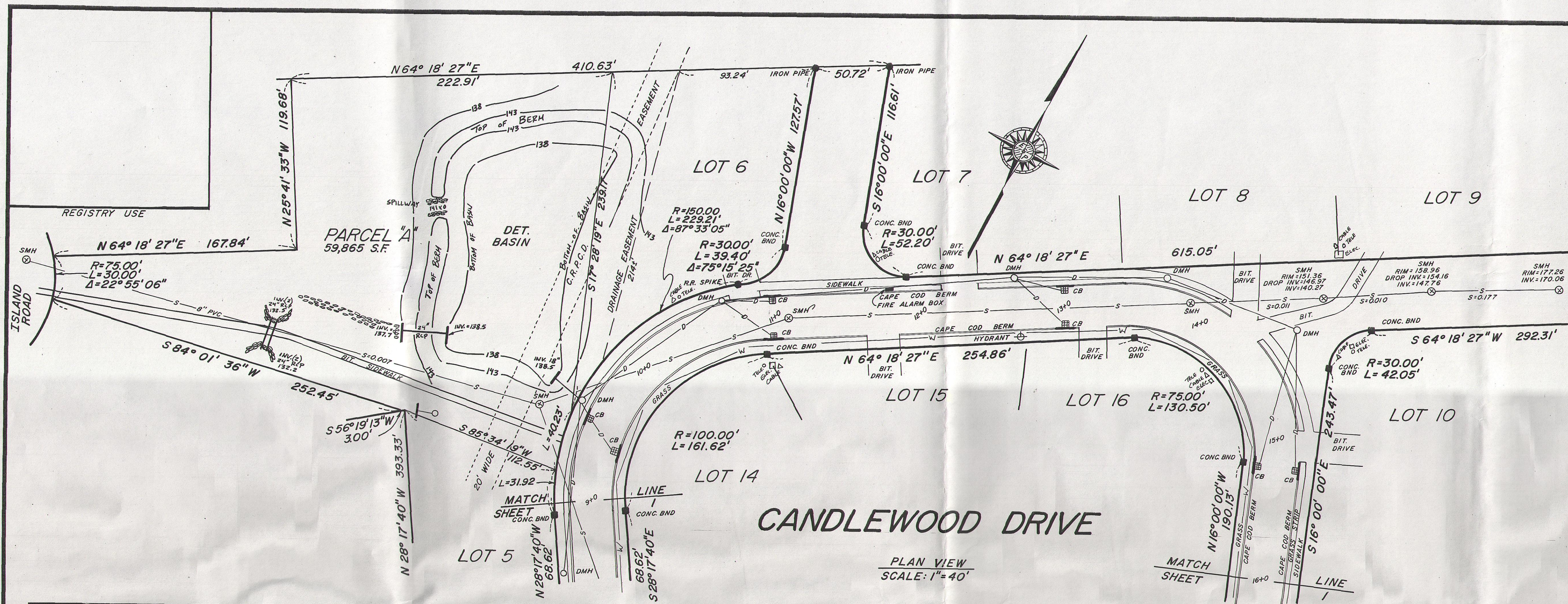
DATE: \_\_\_\_\_

**MEDWAY  
BOARD OF SELECTMEN**

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

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF ALL VISIBLE STRUCTURES. ALL CONTRACTORS MUST NOTIFY LOCAL UTILITY COMPANIES AND CALL DIG-SAFE AT 1-888-344-7233 A MINIMUM OF THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION WORK.





**"AS-BUILT" ACCEPTANCE PLAN**  
**CANDLEWOOD DRIVE**  
MEDWAY, MA.

Prepared **MARVIN DEVELOPMENT CORP.**  
For: **707 MAIN STREET**  
**MILLIS, MA. 02054**

Scale: **AS SHOWN** Date: **JANUARY 7, 1999**

**E. ENGINEERING SURVEYING & PLANNING ASSOCIATES**  
99 MAIN STREET, SUITE 203  
MEDWAY, MA 02053  
(508) 533-7888

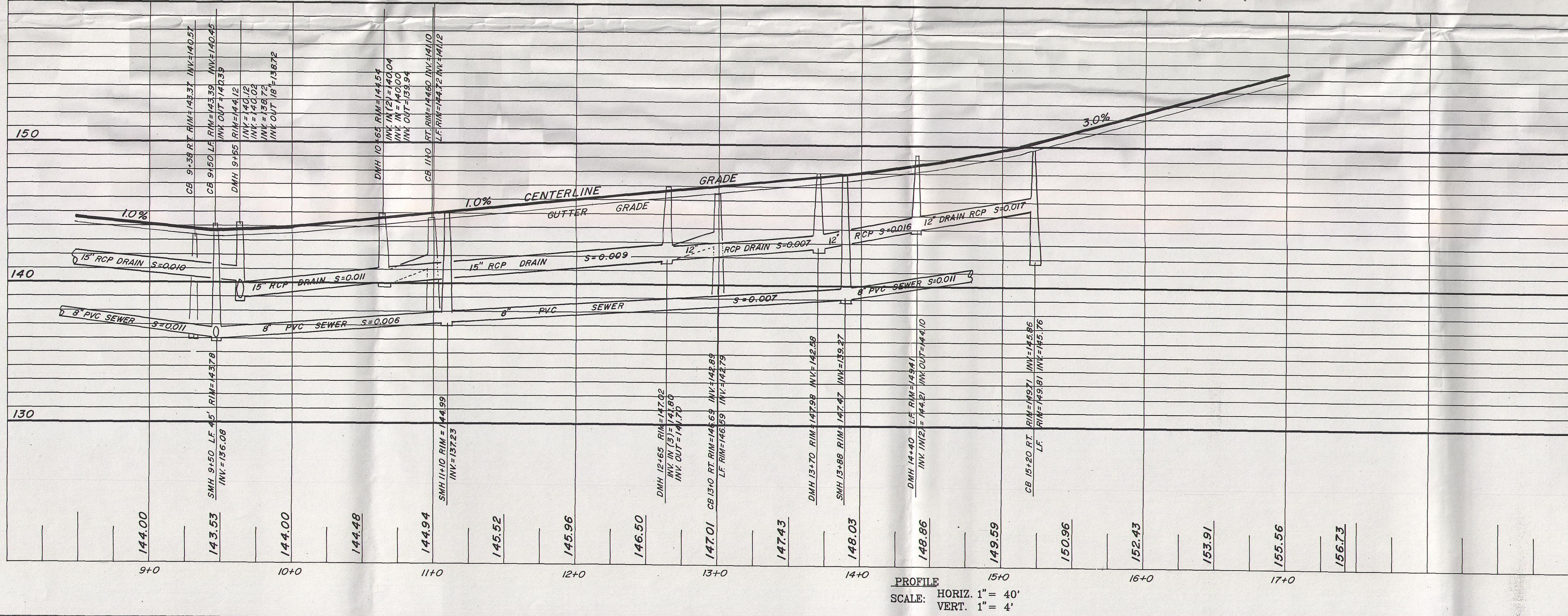
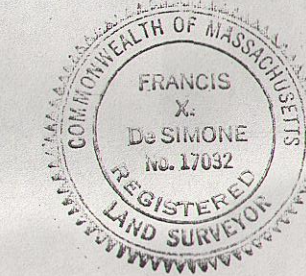
Sheet 2 of 2

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREET 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.

1/7/99 *Francis X. Desimone* 17032  
DATE FRANCIS X. DESIMONE R.L.S.

I CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS, PROFILES, AND ELEVATIONS OF ROADWAY, DRAINAGE STRUCTURES, AND UTILITIES BASED UPON A FIELD SURVEY.

1/7/99 *Francis X. Desimone* 17032  
DATE FRANCIS X. DESIMONE R.L.S.



**MEDWAY PLANNING BOARD**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**MEDWAY BOARD OF SELECTMEN**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF ALL VISIBLE STRUCTURES. ALL CONTRACTORS MUST NOTIFY LOCAL UTILITY COMPANIES AND CALL DIG-SAFE AT 1-888-344-7233 A MINIMUM OF THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION WORK.





**October 9, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**Medway Community Church  
Site Plan Endorsement**

I received an email on Thursday morning, October 4 from Matt Barry of Tata and Howard. They are not ready with the revised plans and other documents that have to be provided for review before plan endorsement. They now plan to submit everything in time for you to endorse the site plan at the 10-23-18 PEDB meeting.

Matt did indicate that MCC has decided to postpone construction until Spring 2019, mainly due to most contractors already having work booked thru the end of 2018.



**October 9, 2018**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Construction Reports**

- Exelon monthly report for September dated 10/2/18
- Beals and Thomas Exelon report dated 9/21/18
- Country Cottage TT report #8 dated 9/16/18
- Medway Green TT report #3 dated 9/24/18
- Medway Green TT report #4 dated 9/25/18
- Medway Green TT report #5 dated 9/26/18
- Medway Green TT report #6 dated 9/27/18
- Merrimack TT report #11 dated 9/6/18
- Merrimack TT report #12 dated 9/14/18
- Merrimack TT report #13 dated 9/20/18
- Merrimack TT report #14 dated 9/26/18

## Susan Affleck-Childs

---

**From:** Rodgers, Mark J:(BSC) <Mark.Rodgers@exeloncorp.com>  
**Sent:** Tuesday, October 02, 2018 3:28 PM  
**To:** Rodgers, Mark J:(BSC)  
**Subject:** Monthly Construction Update: Exelon Generation Medway Peaker Project

### **Exelon Generation Medway Peaker Project: Monthly Construction Update, 10/2/18**

Recent construction and site activities have included:

- Installation of the impervious liner inside of earthen containment berm around the fuel oil tank is complete.
- Hydrostatic testing of the demineralized water and raw water tanks is complete.
- Finish grading and loaming of the central portion of the site is in progress.
- Grading of Infiltration Basin-01 is in progress in the southern central portion of the site.
- Installation of the acoustic barriers around the power block is in progress.
- Installation of the acoustic barrier around Compressor Station is in progress.
- Installation of the ammonia tank enclosure is in progress.
- Installation of fuel piping and electrical wiring throughout the central portion of the site is in progress.
- Concrete pours have diminished with only a few small miscellaneous pours remaining.
- Various components of the power generating system are being plumbed and wired.
- Various soil stockpiles are actively stabilized via tarps and seeding where necessary.
- Silt fences, straw bales, and straw wattles are being routinely monitored and maintained as needed.
- Silt sacks in the catch basins in Summer Street are being routinely monitored and maintained as needed.
- 24/7 security details remain in place at site entrance.



Aerial view facing southeast. Work continues in the central portion of the site. Acoustic barriers, overhead wire installation, final grading and loaming are in progress.



Aerial view facing northwest. Large loam stockpile has been screened and spread throughout the site. Grading of Infiltration Basin-01 is in progress.

Construction updates are also posted to our project website: [www.medwayenergy.com](http://www.medwayenergy.com).

*Please note, you are receiving this because you signed up to receive our monthly construction updates. If you wish to no longer receive these emails, please reply and write Unsubscribe in the subject line.*

**Thank you for your interest in our project. If you ever have any questions, concerns, or complaints, we have a 24x7 hotline you can call: 508-321-7311. We respond to all calls within 24 hours. Alternatively, you can use our online contact form, we also respond to those inquiries within 24 hours, that link is: <http://www.medwayenergy.com/submit-project-construction-message>.**

You can also feel free to reach out directly to me at the contact information below.

Thank you.

Best,

Mark

Mark Rodgers



Manager, Generation Communications – NE Region

617-381-2214 (desk)

617-699-6327 (cell)

[mark.rodgers@exeloncorp.com](mailto:mark.rodgers@exeloncorp.com)

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# BEALS + THOMAS

BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, MA 01772-210



## PROGRESS INSPECTION REPORT

**Inspection Date:** 9/21/2018

**Inspector:** Eric J. Las, PE, LEED AP, Beals and Thomas, Inc.

**Inspection Report Number:** 13

### PERMIT COMPLIANCE

**Proceeding per approved site plan?**

YES ☒ NO ☐ If not, note area and explain:

This report has been prepared in compliance with Specific Condition IX.M.4 of the Site Plan Decision, dated July 26, 2016

**Project Name:**

**West Medway II**

**Location:** Medway, MA

**B+T Job#:** 1422.10

**Local Approvals:** Order of Conditions DEP File No. 216-0879, Site Plan Decision, Host Community Agreement

### Introduction:

Exelon West Medway II LLC respectfully submits this construction progress inspection report for the West Medway II project. The purpose of this report is to document the in-progress work with respect to the approved site plans and associated conditions for the Planning and Economic Development Board. This report summarizes noteworthy activities conducted on site from August 15, 2018 to September 21, 2018. Please also refer to the enclosed Photo Log.

\*For limited areas of the site not observed by Beals and Thomas, items denoted herein with an (\*) are based on Exelon's Erosion Control Inspection Reports.

### Current Work Activities, Comments, and Observations:

- Installation of the impervious liner inside of earthen containment berm around the fuel oil tank is complete.
- Hydrostatic testing of the demineralized water and raw water tanks is complete.
- Finish grading and loaming of the central portion of the site is in progress.
- Grading of Infiltration Basin-01 is in progress in the southern central portion of the site.
- Installation of the acoustic barriers around the power block is in progress.
- Installation of the acoustic barrier around Compressor Station is in progress.
- Installation of the ammonia tank enclosure is in progress.
- Installation of fuel piping and electrical wiring throughout the central portion of the site is in progress.
- Concrete pours have diminished with only a few small miscellaneous pours remaining.
- Various components of the power generating system are being plumbed and wired.
- Various soil stockpiles are actively stabilized via tarps and seeding where necessary.
- \*Silt fences, straw bales, and straw wattles are being routinely monitored and maintained as needed.
- \*Silt sacks in the catch basins in Summer Street are being routinely monitored and maintained as needed.
- \*24/7 security details remain in place at site entrance.

  
Authorized Signature

9/21/18

Date

### PROPERTY OWNER:

Exelon West Medway II, LLC

Attn: Todd Cutler, Esq.

Associate General Counsel

Phone: 610-765-5602

Email: [todd.cutler@exeloncorp.com](mailto:todd.cutler@exeloncorp.com)

Attn: Pete Callahan,

Project Director

Phone: 617-381-2332

Email: [Pete.Callahan@constellation.com](mailto:Pete.Callahan@constellation.com)

Attn: Doug Blakeley,

Environmental Monitor

Phone: 518-265-7354

Email: [doug.blakeley@aptim.com](mailto:doug.blakeley@aptim.com)

### TOWN OF MEDWAY

Attn: Michael E. Boynton,

Town Administrator

Phone: 508-533-3264

Email: [mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)

Attn: Bridget Graziano,

Conservation Agent

Phone: 508-533-3292

Email: [bgraziano@townofmedway.org](mailto:bgraziano@townofmedway.org)

Attn: Susan Affleck-Childs, Planning &

Economic Development Coordinator

Phone: 508-533-3291

Email: [sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)

### ENVIRONMENTAL CONSULTANTS

Beals and Thomas, Inc.

Attn: Eric J. Las, PE, LEED AP

Principal

Phone: 508-366-0560

Email: [elas@bealsandthomas.com](mailto:elas@bealsandthomas.com)

Epsilon Associates, Inc.

Attn: Michael Howard

Principal & Manager

Phone: 978-461-6247

Email: [mhoward@epsilonassociates.com](mailto:mhoward@epsilonassociates.com)



**BEALS + THOMAS****Exelon Generation**

## PHOTOGRAPHIC LOG

**Client Name:**Exelon West  
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**

1422.10

**Photo  
No: 1****Date:**  
9/15/18**Description:**

Aerial view facing southeast.

Work continues in the central portion of the site. Acoustic barriers and overhead wire installation as well as final grading and loaming are in progress.

**Client Name:**Exelon West  
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**



1422.10

**Photo  
No: 2****Date:**  
9/15/18**Description:**



Aerial view facing northwest.

Large loam stockpile has been screened and spread throughout the site. Grading of Infiltration Basin-01 is in progress.



<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 3	<b>Date:</b> 9/21/18		
<b>Description:</b>  View facing northwest.  Installation of the impervious liner inside of earthen containment berm around the fuel oil tank is complete.			
<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 4	<b>Date:</b> 9/21/18		
<b>Description:</b>  View facing west.  Installation of the acoustic barriers around power block is in progress in the central portion of the site.			



<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 5	<b>Date:</b> 9/21/18		
<b>Description:</b>  View facing northeast.  Installation of the acoustic barrier around Compressor Station is in progress.			
<b>Client Name:</b> Exelon West Medway II		<b>Photo:</b> West Medway II <b>Location:</b> Medway, MA	<b>Project No:</b> 1422.10
<b>Photo No:</b> 6	<b>Date:</b> 9/21/18		
<b>Description:</b>  View facing southwest.  Hydrostatic testing of the demineralized water and raw water tanks is complete.			



Tetra Tech  
100 Nickerson Road, Suite 200  
Marlborough, MA 01752

# FIELD REPORT

Project Country Cottage Children's Center	Date 9/6/2018	Report No. 8
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. MOSTLY SUNNY, LIGHT BREEZE, 81% RH	Temperature A.M. 80°F

## FIELD OBSERVATIONS

On Thursday, September 6, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. General site conditions: dry with relatively firm unpaved surfaces (mostly W to SSW portions of the site). New entrance off Rustic Rd. has light vehicle tracking and sediment runoff due to current construction activities. New entrance off Summer St. is clear. Silt fence barrier (SFB) is installed around the site perimeter except where recent work has been performed to construct the two new site entrances and an approximate 60' section along the S end of the site. Filter socks are placed just inside the SFB and were observed on all sides but the E side and where SFB has been removed. A filter bag is in place at an existing catch basin on the northbound side of Summer St. as well as the Vortsentry HS unit.
- B. Several stockpiles were observed across the site consisting of site soils,  $\frac{3}{4}$ " minus gravel, asphalt, boulders, a few tree stumps and minimal solid waste. Most stockpiles are staged near the NW corner of the property.
- C. The new building is mostly complete on the exterior. Electrical wiring installation and other interior work is currently taking place inside the building.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp.	Oversight
Laborers	1	Loader		Vib. Roller		Giroux Electrical Contractors, Inc.	Wiring
Drivers	2	Rubber Tire Backhoe/Loader		Static Roller		JSB Construction & Drywall	Interior walls
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		Concrete contractor	Concrete flatwork
Carpenters	1+	Hoeram		Compressor			
Masons	3+	Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians	1+	Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck				OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
Fire suppression		Pickup Truck	6+				
Paving crew		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	9:45 A.M. – 10:05 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Country Cottage Children's Center	Date 9/6/2018	Report No. 8
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 2 of 2
<b>FIELD OBSERVATIONS CONTINUED</b>		

- D. Granite curb installation activities have commenced since last site visit. Curb transitions have been installed at both site entrances to meet and match existing granite curbing. Former construction entrance off Summer St. has been closed off with vertical granite curbing installed to continue existing curbstone. Site curbing is in progress at both entrances.
- E. Concrete contractor is currently onsite and working on flatwork installations. Wood forms and wire screen and/or rebar are in place at all building egress points and utility entrance location for the construction of concrete pads/step. Where portions of flatwork have been poured, concrete workers are leveling and smoothing the surfaces. Concrete pour has also just taken place at 3 light pole bases.

## 2. Schedule

- A. Curbing contractor is anticipated to continue with granite curb installations across the site.
- B. Concrete contractor is anticipated to continue concrete flatwork including handicap ramp sections, integral concrete curb and sidewalk, dumpster pad and concrete walk areas.

## 3. New Action Items

- A. N/A

## 4. Previous Open Action Items

- A. Tt requests copies from contractor of testing/inspection reports for sewer and domestic water lines. **Tt awaiting receipt of reports.**

## 5. Materials Delivered to Site Since Last Inspection:

- A. Building/construction materials related to new site building
- B. Concrete

Tetra Tech  
100 Nickerson Road, Suite 200  
Marlborough, MA 01752

# FIELD REPORT

Project Medway Greens	Date 9/24/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 1 of 2
Contractor Mark Heavner – Cortland Pine, LLC Sal Santucci - Santucci Construction Corp.	Weather A.M. P.M. CLOUDY	Temperature A.M. P.M. 60°

## FIELD OBSERVATIONS

On Monday, September 24, 2018 Steven M. Bouley, P.E. and Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project site to inspect the current condition of the site and check on construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. Contractor has begun excavation for Stormwater Management System PR-1 at the corner of Mechanic Street and Main Street. Visual assessment confirms the soil at this location is suitable for groundwater infiltration. Per conversations had on-site, it is recommended to install geotextile fabric only along the excavation wall and on top of chambers.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	3	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller		
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator		Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer				
		Conc. Truck			OFFICIAL VISITORS TO JOB	
		Pickup Truck	3			
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Steven M. Bouley, P.E.	12:00 P.M. – 12:30 P.M.
					Bradley M. Picard, E.I.T.	12:00 P.M. – 12:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Medway Greens	Date 9/24/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 2 of 2

### ***FIELD OBSERVATIONS CONTINUED***

2. Schedule
  - A. The contractor plans to complete excavation for the infiltration basin and to place perimeter stone per the plans. Stormtech chambers to be installed with piping. Installation of siding is ongoing for units along Main Street.
3. New Action Items
  - A. N/A
4. Previous Open Action Items
  - A. N/A
5. Materials Delivered to Site Since Last Inspection:
  - A. Septic Sand
  - B. 3/4" Crushed, Washed Stone for Stormtech Foundation
  - C. Stormtech Chambers

### **Photos**

Photo 1



Photo 2



Photo 3



Photo 4



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# FIELD REPORT

Project Medway Greens	Date 9/25/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 1 of 2
Contractor Mark Heavner – Cortland Pine, LLC Sal Santucci - Santucci Construction Corp.	Weather A.M. P.M. CLOUDY/RAIN	Temperature A.M. P.M. 60°

## FIELD OBSERVATIONS

On Tuesday, September 25, 2018 Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project site to inspect the current condition of the site and check on construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. Contractor has completed excavation for Stormwater Management System PR-1 at the corner of Mechanic Street and Main Street. Washed stone has been placed for system foundation and Stormtech chambers have been placed. Geotextile has been placed around and on top of the chambers. Although not shown on the plans, TT recommended the contractor install inspection ports in the structures for future inspection of the system.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	3	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller		
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator		Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer				
		Conc. Truck			OFFICIAL VISITORS TO JOB	
		Pickup Truck	3			
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Bradley M. Picard, E.I.T.	12:00 P.M. – 12:30 P.M.



Project Medway Greens	Date 9/25/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 2 of 2

### ***FIELD OBSERVATIONS CONTINUED***

2. Schedule
  - A. The contractor plans to begin excavation for Stormwater Management System PR-3 adjacent to Mechanic Street tomorrow.
  - B. Inspection ports to be installed when Stormtech chambers on Mechanic Street are placed.
3. New Action Items
  - A. N/A
4. Previous Open Action Items
  - A. N/A
5. Materials Delivered to Site Since Last Inspection:
  - A. N/A

### **Photos**

Photo 1



Photo 2



Photo 3



Photo 4



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# FIELD REPORT

Project Medway Greens	Date 9/26/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 1 of 2
Contractor Mark Heavner – Cortland Pine, LLC Sal Santucci - Santucci Construction Corp.	Weather A.M. P.M. CLOUDY	Temperature A.M. P.M. 75°

## FIELD OBSERVATIONS

On Wednesday, September 26, 2018 Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project site to inspect the current condition of the site and check on construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. Contractor has completed excavation for Stormwater Management System PR-3 adjacent to Mechanic Street. Washed stone has been placed for system foundation and Stormtech chambers have been placed. Geotextile has been placed around and on top of the chambers. Inspection ports have been installed in Stormwater Management System PR-1. All items appear to have been installed per the approved plan.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	3	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller		
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator		Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer				
		Conc. Truck			OFFICIAL VISITORS TO JOB	
		Pickup Truck	3			
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Bradley M. Picard, E.I.T.	11:00 A.M. – 12:00 P.M.



Project Medway Greens	Date 9/26/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 2 of 2

## ***FIELD OBSERVATIONS CONTINUED***

2. Schedule
  - A. The contractor plans to begin excavation for Stormwater Management System PR-2 adjacent to Mechanic Street tomorrow morning.
  - B. Inspection ports to be installed on Stormwater Management System PR-3.
3. New Action Items
  - A. N/A
4. Previous Open Action Items
  - A. N/A
5. Materials Delivered to Site Since Last Inspection:
  - A. N/A

### **Photos**

Photo 1



Photo 2



Photo 3



Photo 4





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# FIELD REPORT

Project Medway Greens	Date 9/27/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 1 of 2
Contractor Mark Heavner – Cortland Pine, LLC Sal Santucci - Santucci Construction Corp.	Weather A.M. CLOUDY P.M.	Temperature A.M. 60° P.M.

## FIELD OBSERVATIONS

On Thursday, September 27, 2018 Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project site to inspect the current condition of the site and check on construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. Contractor has completed excavation for Stormwater Management System PR-2 adjacent to Mechanic Street. Washed stone has been placed for system foundation and Stormtech chambers will be placed in the afternoon. Inspection ports have been installed in Stormwater Management System PR-3. Stormwater Management Systems PR-1 and PR-3 have been backfilled. All items appear to have been installed per the approved plan.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	3	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller		
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator		Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer				
		Conc. Truck			OFFICIAL VISITORS TO JOB	
		Pickup Truck	3			
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Bradley M. Picard, E.I.T.	9:30 A.M. – 10:00 A.M.

Project Medway Greens	Date 9/27/2018	Report No. 1
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 2 of 2

## **FIELD OBSERVATIONS CONTINUED**

2. Schedule
  - A. Stormtech chambers are to be placed in excavated area for Stormwater Management System PR-2.
  - B. Geotextile is to be placed along excavation wall and on top of Stormtech Chambers for Stormwater Management System PR-2.
  - C. Inspection ports to be installed in Stormwater Management System PR-2.
3. New Action Items
  - A. N/A
4. Previous Open Action Items
  - A. N/A
5. Materials Delivered to Site Since Last Inspection:
  - A. N/A

### **Photos**

Photo 1



Photo 2



Photo 3



Photo 4



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# FIELD REPORT

Project Merrimack Building Supply	Date 9/6/2018	Report No. 11
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. INCREASING SUN, LIGHT BREEZE, 90% RH	Temperature A.M. 76°F

## FIELD OBSERVATIONS

On Thursday, September 6, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. General site conditions: generally dry, firm ground surface. Moderate erosion/vehicle tracking onto existing site driveway with minimal carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel, rock and asphalt were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.
- B. Building construction activities are not currently taking place, though rough plumbing activities have commenced since the last site visit. According to the site contractor, the rough plumbing has already been inspected and tested. Metal siding and windows are anticipated to be installed on the NE face of the addition, while slate ebony façade panels, windows and doors are anticipated to be installed on either side of the ESE addition corner.
- C. SMH-1B has been installed per plan on a foundation layer of compacted gravel and partially backfilled with a steel plate in place over the top. A 6" PVC stub is installed perpendicular to and facing the building addition within an open shallow trench excavation for future connection to the 4" metal sewer pipe.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	1	Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Telehandler		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Drill rig (drilling/blasting)			
		Pickup Truck	2				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	8:15 A.M. – 9:35 A.M.

NOTE: Please use reverse side for remarks and sketches



Project Merrimack Building Supply	Date 9/6/2018	Report No. 11
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 2 of 2

## **FIELD OBSERVATIONS CONTINUED**

- D. The partially completed rain garden excavation at the far NE corner of the property has been leveled off with bioretention soil mix. The remaining length of 12" poly roof drain pipe has been connected and terminates into the rain garden per plan (currently the roof drain system is complete from the rain garden back to the NW corner of the existing building). DI-1 at the S end of the rain garden remains partially backfilled with a steel plate in place over the top.
- E. The proposed loading dock ramp at the WNW corner of the existing building remains partially excavated with further work temporarily on hold until a form work subcontractor can be engaged.
- F. The site contractor is currently working on the swales, forebay and infiltration basin at the central SW portion of the property. Two of three proposed check dams at the southernmost grass swale have been constructed of approximately  $\frac{3}{4}$ " crushed stone. A 20' length of 24" poly drain pipe has been installed per plan from the outlet control structure (OCS) to the southernmost swale. The pipe is connected to the OCS (sealed to the structure in mortar) and is partially backfilled. The 4" PVC outlet (slow drain) has also been installed from the forebay to the infiltration basin. The pipe is surrounded in gravel (approx.  $\frac{3}{4}$ ") before being backfilled with native site soils.

### **2. Schedule**

- A. Site contractor anticipates spending the remainder of the day working on the swales, forebay and infiltration basin.
- B. Site work is expected to resume next week with installation of site sewer lines and possible installation of SMH-1A before completing connections and putting new network of sewer lines into use. Note: Site contractor will further consult the town to meet expectations and approval regarding sewer design and construction.
- C. Site contractor working to obtain concrete flatwork specialist to perform concrete work constructing the proposed loading dock ramp with trench drain and retaining walls near the WNW corner of the building.
- D. Site contractor plans on installation of a site hydrant inside the proposed landscape island proximal to SMH-1 during the week of September 17<sup>th</sup>.
- E. Building construction activities are expected to resume in the near future.

### **3. New Action Items**

- A. N/A

### **4. Previous Open Action Items**

- A. Amend plan to install DMH-1 considering discovery of underground utilities at location of proposed installation. Note: Installation of structure is still on hold and under consideration. The communications provider is allegedly not amenable to the idea of relocating the communications lines in the way of DMH-1 and the remaining drain line connecting DMH-2 to DMH-1.

### **5. Materials Delivered to Site Since Last Inspection:**

- A. Gravel for backfilling and check dams.
- B. Plumbing/sewer pipe

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# FIELD REPORT

Project Merrimack Building Supply	Date 9/14/2018	Report No. 12
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. CLOUDY, CALM, 82% HUMIDITY	Temperature A.M. 64°F

## FIELD OBSERVATIONS

On Friday, September 14, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. General site conditions: moist to wet with areas of standing water from recent rain. Softened and muddy construction areas are prevalent across the site. Considerable erosion/vehicle tracking onto existing site driveway with minor carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel, rock and asphalt were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.
- B. Building construction activities are not currently taking place, though rough plumbing activities are ongoing inside the addition. At a later date, metal siding and windows are anticipated to be installed on the NE face of the addition, while slate ebony façade panels, windows and doors are anticipated to be installed on either side of the ESE addition corner.
- C. The 12" poly roof drain pipe installed previously and terminating into the partially completed rain garden excavation at the far NE corner of the property has been fit with a poly flared end. DI-1 at the S end of the rain garden remains partially backfilled with a steel plate in place over the top.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer	Dennis DiGiando Corp	Oversight
Laborers	2	Loader	1	Vib. Roller	Gauthier's Plumbing & Heating	Plumbing
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller	Medway Public Services	Site visit / informal inspection
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator	1	Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
Roofers		Conc. Truck		Telehandler	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Drill rig (drilling/blasting)		
Plumbers	1+	Pickup Truck	3+			
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					David Homan	10:20 A.M. – 11:00 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Merrimack Building Supply	Date 9/14/2018	Report No. 12
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 2 of 2

## **FIELD OBSERVATIONS CONTINUED**

- D. The northern most swale at the central SW portion of the property leading to the forebay has been further scalloped out since the last site visit. The forebay is now entirely excavated with a 6" layer of silt/clay installed. The inlet side of the 4" PVC slow drain from the forebay to the infiltration basin now has a 90° elbow installed. The bottom of the forebay around the slow drain inlet has been lined with non-woven filter fabric and backfilled with double washed 1.5" stone. The spillways (on the berm between the forebay and infiltration basin and adjacent to the OCS) have been constructed with rip rap placed on top of non-woven filter fabric. Both the forebay and infiltration basin are currently holding water. The 3rd approximately ¾" gravel constructed check dam has been added to the southernmost swale and a poly constructed flared end has been installed at the end of the 24" drain pipe connected to the OCS.
- E. SMH-1B, which was previously installed per plan on a foundation layer of compacted gravel and partially backfilled is currently open. The site contractor has constructed a pitched brick & mortar bottom with an open half round channel from inlet to outlet inverts. A 6" PVC pipe stub previously installed perpendicular to and facing the building addition is now connected to the 4" metal sewer pipe entering the building addition. Another 6" PVC pipe connecting Drop SMH-1 to SMH-1B is installed and backfilled with ¾" crushed stone (a portion of the trench is further backfilled to grade with native site soils and compacted). Both pipes are connected to both structures and set in mortar. The site contractor removed numerous large boulders and tree stumps while trenching from SMH-1 to SMH-1B.
- F. The site contractor is currently cutting the pavement and preparing to install SMH-1A.
- G. The proposed loading dock ramp at the WNW corner of the existing building remains partially excavated with further work temporarily on hold until a form work subcontractor can be engaged.

### **2. Schedule**

- A. 9/17 – Excavate and relocate electric conduit (recently installed at NNE corner of building addition).
- B. 9/18 – Sewer pipe installation from existing SMH (proximal to DMH-3) to SMH-1.
- C. 9/19 – Sewer pipe installation from SMH-1 to SMH-1A.
- D. Late next week – locate water main at existing building and begin running water line to new hydrant location.
- E. Site contractor is working to obtain a concrete flatwork specialist to perform concrete work constructing the proposed loading dock ramp with trench drain and retaining walls near the WNW corner of the building.
- F. Building construction activities are expected to resume in the near future.

### **3. New Action Items**

- A. N/A

### **4. Previous Open Action Items**

- A. Amend plan to install DMH-1 considering discovery of underground utilities at location of proposed installation. Note: Installation of structure is still on hold and under consideration. The communications provider is allegedly not amenable to the idea of relocating the communications lines in the way of DMH-1 and the remaining drain line connecting DMH-2 to DMH-1.

### **5. Materials Delivered to Site Since Last Inspection:**

- A. Gravel and rip rap for backfilling and check dams.
- B. Plumbing/sewer pipe



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# FIELD REPORT

Project Merrimack Building Supply	Date 9/20/2018	Report No. 13
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 1 of 3
Contractor Barrows Contracting (Site Contractor)	Weather A.M. SUN & CLOUDS, LIGHT BREEZE, 90% RH	Temperature A.M. 60°F

## FIELD OBSERVATIONS

On Thursday, September 20, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. General site conditions: Wet with areas of ponding from recent rain. Softened and muddy unpaved construction areas are prevalent across the site. Considerable erosion/vehicle tracking onto existing site driveway with moderate carry over to Trotter Dr. due to heavy truck traffic today. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel, rock and asphalt were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.
- B. Building addition concrete floor slab construction is currently in progress with 2 concrete trucks and a concrete pump truck presently operating at the NNE corner of the addition. Another concrete truck is on standby. Workers are presently screeding and floating the newly poured concrete floor surface, which is roughly 60% poured. Laser level is in use. Troweling machines are staged outside the building for later use.
- C. Pipe fitters are presently working on installing metal gas pipe from the gas service meter on the SSE side of the existing building to a location on the SSE side of the building addition. Plumbers are also onsite presumably working in tandem with gas pipe fitters.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer	Dennis DiGiando Corp	Oversight
Laborers	2	Loader	1	Vib. Roller	Gauthier's Plumbing & Heating	Plumbing
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller	New England Concrete Floors, Inc.	Concrete pour for building addition floor slab
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	Tresca Bros.	Concrete trucks
Carpenters		Hoeram		Compressor	C&G Concrete Pumping LLC	Concrete pumping
Masons	12+	Excavator	1	Jack Hammer	C.M. Murphy Welding	Gas pipe fitting
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
Roofers		Conc. Truck	3	Telehandler		
Mechanical/HVAC		Conc. Pump Truck	1	Drill rig (drilling/blasting)		
Plumbers	1+	Pickup Truck	4+			
Pipe Fitters	2	Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					David Homan	8:35 A.M. – 9:25 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Merrimack Building Supply	Date 9/20/2018	Report No. 13
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 2 of 3

## **FIELD OBSERVATIONS CONTINUED**

- D. The site contractor has installed vertical 6" PVC pipe to accommodate proposed 6" metal downspouts on either side of the proposed canopies over the new addition entrances on the ENE and SSE sides proximal to the ESE building corner. The vertical pipes on the SSE side are connected to 6" PVC drain pipe (backfilled in ~ ¾" gravel), pitched towards and currently stopping at the ESE corner where there is a 45° elbow installed. The pipe is anticipated to eventually run towards and terminate adjacent to the 12" poly roof drain pipe installed previously at the rain garden. 6" PVC drain pipe connecting the 2 vertical downspout cleanouts on the ENE side are expected to be tied into the same drain pipe discharging into the rain garden.
- E. The site contractor is currently trenching and installing 6" PVC sewer pipe from the existing SMH at the central NE portion of the property near DMH-3 towards drop SMH-1. 4 sections of approximately 14' lengths of PVC pipe are installed and partially backfilled with ~ ¾" gravel. A booted connection was made to the existing 8" PVC sewer pipe accepting the 6" PVC pipe at the existing SMH. A 6" sanitary street tee has been installed just NNW of the 6" to 8" pipe connection. Laser level survey equipment is in use to achieve plan specified elevations and pitch. Boulders and tree stumps are common in the fill being excavated for installation of utilities.
- F. Pavement cutting for the proposed trench from drop SMH-1 to proposed SMH-1A and around SMH-1A has been mostly completed. The precast monolithic base for SMH-1A has had a shelf of brick and mortar laid at the bottom with an open channel from pipe inverts constructed.
- G. The site contractor has completed the relocation of electric conduit at the NNE corner of the building addition ahead of the concrete pour.
- H. The site contractor excavated a shallow exploratory test pit earlier this week on the SSE side of the existing building to find the existing water service and shut off valve, from which the proposed hydrant is expected to be connected. Further exploration is necessary to determine the exact location of the water line.

### **2. Schedule**

- A. 9/20 & 9/21 – make sewer pipe connection from existing SMH to drop SMH-1 and begin installing pipe from drop SMH-1 to proposed SMH-1A.
- B. Early next week – install SMH-1A and make sewer pipe connection from SMH-1 to SMH-1A and from SMH-1A to existing building bringing new sewer system online.
- C. Next week – locate water main at existing building and begin running water line to new hydrant location.
- D. Site contractor is working to obtain a concrete flatwork specialist to perform concrete work constructing the proposed loading dock ramp with trench drain and retaining walls near the WNW corner of the building.

### **3. New Action Items**

- A. N/A

### **4. Previous Open Action Items**

- A. Amend plan to install DMH-1 considering discovery of underground utilities at location of proposed installation. Note: Installation of structure is still on hold and under consideration. The communications provider is allegedly not amenable to the idea of relocating the communications lines in the way of DMH-1 and the remaining drain line connecting DMH-2 to DMH-1.

Project Merrimack Building Supply	Date 9/20/2018	Report No. 13
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 3 of 3

***FIELD OBSERVATIONS CONTINUED***

**5. Materials Delivered to Site Since Last Inspection:**

- A. Gravel for backfilling
- B. Plumbing, gas and sewer pipe
- C. Fire Hydrant

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# FIELD REPORT

Project Merrimack Building Supply	Date 9/26/2018	Report No. 14
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather P.M. PARTIAL SUN, BREEZY, 79% HUM.	Temperature P.M. 79°F

## FIELD OBSERVATIONS

On Wednesday, September 26, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

### 1. Observations

- A. General site conditions: Wet with areas of ponding from yesterday's rain. Softened and muddy unpaved construction areas are prevalent across the site. Considerable erosion/vehicle tracking onto existing site driveway with minor carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel, rock and asphalt were noted across portions of the site, as were construction materials and heavy equipment.
- B. Building construction activities are ongoing, namely with installation of utilities. Plumbers and electricians are onsite and presumably working on plumbing and wiring of new building addition. The 3" schedule 40 steel gas pipe installation that was in progress during the last site visit appears to now be in place and capped off at the existing gas service meter end and at the tee where the pipe enters the new building addition. A portion of the existing building's ENE wall has also been opened up creating access to the new addition. The concrete floor slab that was being poured/constructed during the site visit on 9/20 is about 60-70% complete (still unfinished ground surface in the area where the addition and existing building meet).

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp	Oversight
Laborers	2	Loader	1	Vib. Roller		Gauthier's Plumbing & Heating	Plumbing
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller		O'Donnell Electric Services, Inc.	Electric
Oper. Engr.	2	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians	2	Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	1+		
Roofers		Conc. Truck		Telehandler		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Drill rig (drilling/blasting)			
Plumbers	1+	Pickup Truck	4+	Mechanical Sweeper	1		
Pipe Fitters		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	2:10 P.M. – 2:50 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Merrimack Building Supply	Date 9/26/2018	Report No. 14
Location 20 Trotter Drive, Medway, MA	Project No. 143-21583-17004	Sheet 2 of 2

## **FIELD OBSERVATIONS CONTINUED**

- C. The site contractor has installed 3 check dams composed of ~ ¾" gravel inside the northern most swale and has placed riprap around the 24" drain pipe with flared end section at N end of the swale. Currently both swales, the forebay, infiltration basin and rain garden at the NE corner of the site are partially to mostly filled with stormwater.
- D. The site contractor is currently cleaning up the site, moving/relocating fill materials and soil, and performing rough grading activities. The grade outside the proposed addition entrance near the ESE corner of the new building addition has also been raised up.
- E. The new sewer system is now complete and online. The completed 6" PVC connection from the existing SMH (ENE corner of the site and proximal to DMH-3) to SMH-1 was made last week, while the installation of SMH-1A and 6" PVC pipe connection from SMH-1 to SMH-1A and SMH-1A to the existing building were completed this week. A sewer cleanout is also in the process of being installed adjacent to the existing SMH at the ENE corner of the site. All excavated areas are presently backfilled to grade with site soils (steel road plates also placed over trench excavations for heavy vehicle traffic). According to the site contractor, their own testing company was onsite today pressure testing the new sewer system prior to activation. Town officials also made a site visit to oversee and approve of new sewer system.
- F. The site contractor excavated a shallow exploratory test pit last week on the SSE side of the existing building to find the existing water service and shut off valve, from which the proposed hydrant is expected to be connected. A water leak, detected within the excavation at the time of the shallow test pit, was backfilled with gravel until further exploration could be performed to determine the source of the leak and the exact location of the water line. Note: water observed to be originating from the test pit area was contributing to wet pavement and muddy conditions further to the E during the site visit.

### **2. Schedule**

- A. Tomorrow (9/27) – locate water main and source of water leak at existing building and begin running water line to new hydrant location.
- B. Site contractor is working to obtain a concrete flatwork specialist to perform concrete work constructing the proposed loading dock ramp with trench drain and retaining walls near the WNW corner of the building.

### **3. New Action Items**

- A. Locate and repair water leak deriving from shallow test pit at SSE side of existing building.

### **4. Previous Open Action Items**

- A. Amend plan to install DMH-1 considering discovery of underground utilities at location of proposed installation. Note: Installation of structure is still on hold and under consideration. The communications provider is allegedly not amenable to the idea of relocating the communications lines in the way of DMH-1 and the remaining drain line connecting DMH-2 to DMH-1.

### **5. Materials Delivered to Site Since Last Inspection:**

- A. Gravel and sand for backfilling
- B. Plumbing/gas fitting supplies
- C. Fire Hydrant





**October 9, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**Zoning Bylaw Amendment Public  
Hearing**

- Public Hearing notice posted 9/19/18
- Proposed multifamily housing amendments with a revised date of 9/28/18 based on discussion at the 9-25-18 PEDB mtg
- Proposed amendment to Adaptive Use Overlay District to allow “Museum” as a possible use

NOTE – Information on the proposed Zoning Bylaw amendments was loaded to the TOM web page on 9/25/18 and posted to the TOM FACEBOOK page on 9/28/18.



**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*

September 18, 2018

***NOTICE OF PUBLIC HEARING***  
***Proposed Amendments to Medway Zoning Bylaw***  
***Tuesday, October 9, 2018***

Pursuant to the *Medway Zoning Bylaw* and G.L. ch. 40A, §5, ***the Medway Planning and Economic Development Board will conduct a public hearing on Tuesday, October 9, 2018 at 7:15 p.m.*** to receive comments on proposed amendments to the *Medway Zoning Bylaw*, last published May 30, 2018. The hearing will occur in Sanford Hall at Medway Town Hall, 155 Village ST, Medway, MA. The meeting room is accessible for individuals with physical disabilities.

The articles have been prepared and submitted for inclusion on the warrant for consideration at the November 19, 2018 Fall Town Meeting. The subject matter of the proposed amendments is summarized below. The specific article references will be revised as the Board of Selectmen finalizes the warrant and assigns warrant article numbers.

**ARTICLE A - Adaptive Use Overlay District.** To amend Section 5.6.2.D.2. by adding a new item i. Museum to the “Uses Allowed by Special Permit” in paragraph D. 2. and by relabeling existing item i. to become item j.

**ARTICLE B – Multifamily Housing Overlay District.** To amend Section by 5.6.4 by:

- adding the preservation of older and architecturally significant properties as a purpose in paragraph A.
- modifying the applicability details in paragraph B.
- adjusting the maximum building height for properties in historic districts in paragraph C.3.
- removing the option for density bonuses and adjusting overall density in paragraph D.
- clarifying the maximum number of multifamily dwelling units per building in paragraph E. 5.
- adding a new item 7. Historic Properties in paragraph E., and by
- adding a decision criteria regarding compatibility of the proposed development with the surrounding neighborhood in paragraph I.

The complete texts of the proposed amendments are on file with the Town Clerk and the Planning offices at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours. The proposed amendments will be posted online at the Planning and Economic Development Board's web page at the Town's web site – <https://www.townofmedway.org/planning-economic-development-board>. For further information or questions, please contact the Medway Planning office at 508-533-3291.

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

*Andy Rodenhiser*

Planning & Economic Development Board Chairman

*To be published in the Milford Daily News*

Monday September 24 and Tuesday October 2, 2018

# MULTIFAMILY HOUSING AMENDMENTS – ZONING

Revised Draft – September 28, 2018

**ARTICLE** : To see if the Town will vote to amend the Zoning Bylaw by revising certain portions of Section 5.6.4 Multifamily Housing as follows. Added text is indicated in **bold**. Deleted text is shown with ~~strikethroughs~~.

## 5.6.4 Multifamily Housing

A. **Purpose:** The purpose of this sub-section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, **to encourage the preservation of older and architecturally significant properties**, and to increase the number of affordable housing units by establishing a special permit option to allow for the development of Multifamily Dwellings or Apartment Houses, and Multifamily Developments within the capacities of existing Town utilities and services.

### 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 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.

*(Amended 11-14-16)*

2. Tracts of land within residential subdivisions approved and constructed under the Subdivision Control Law since September 29, 1952 or granted a special permit under the Medway Zoning Bylaw shall not be eligible for a special permit under this ~~S~~sub-Ssection.

~~3. Multifamily Dwellings or Apartment Houses and Multifamily Developments within the Adaptive Use Overlay District must comply with the Medway Zoning Bylaw, Adaptive Use Special Permit Site Development Standards.~~

~~4.3.~~ These provisions apply to the following:

- a. The alteration, ~~r~~ehabilitation, ~~a~~nd conversion, **or** ~~a~~daptive reuse of existing buildings
- b. Construction of new buildings or additions to existing buildings.

### C. Dimensional Regulations:

1. The minimum dimensional requirements **as specified in Table 2** ~~for area and setbacks~~ 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'.**

**D. Density Regulations:** ~~The density of a Multifamily Dwelling or Apartment House, and a Multifamily Development shall not exceed twelve dwelling units per acre or portions thereof, except that the Planning and Economic Development Board may grant a density bonus for one or more of the following:~~

- ~~1. + one unit when the project involves the rehabilitation/adaptive reuse of an existing structure at least seventy five years of age and is completed in a manner that preserves and/or enhances the exterior architectural features of the building;~~
- ~~2. + one unit for each three thousand sq. ft. of existing interior finished space that is substantially rehabilitated in accordance with the Board's *Multifamily Housing Rules and Regulations*;~~
- ~~3. + two units when twenty five percent of the dwelling units are designated as affordable independent of the provisions of the Section 8.6 Affordable Housing.~~

~~In no case shall total density, including bonus units, exceed twenty dwelling units per acres.~~

1. **For lots of 1 acre or more, the density of a Multifamily Dwelling or Apartment House, and a Multifamily Development shall not exceed 12 dwelling units per whole acre.**
2. **For lots under 1 acre as of November 19, 2018, the density of a Multifamily Dwelling or Apartment House, and a Multifamily 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.**

**E. Special Regulations:**

1. Affordable Housing Requirement: Projects approved pursuant to this ~~S~~sub-Ssection shall comply with:
  - ~~a. T~~the Town's Affordable Housing requirements as specified in Section 8.6 Affordable Housing;
  - ~~b. the Massachusetts Department of Housing and Community Development (DHCD)'s Local Initiative Program (LIP) Guidelines, July 1996, as may be amended; and~~
2. Open Space: There shall be an open space or yard area equal to at least fifteen percent of the parcel's~~(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 shall not contain more than twelve dwelling units **per building**.
6. Any Multifamily Development shall not exceed forty dwelling units.
7. **Historic Properties:** Any property proposed for a Multifamily Dwelling or Apartment House, and/or a Multifamily 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” in accordance with the criteria specified in Medway General Bylaws Article 17 Historical Properties. If so determined, the property shall comply with the following additional requirements:
  - a. A historically significant building shall not be demolished unless:
    - 1) The Inspector of Buildings 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;

F. **Rules and Regulations:** The Planning and Economic Development Board ~~shall~~ may adopt *Multifamily Housing Rules and Regulations* which shall include application submittal requirements, public hearing and review procedures, and site development and design standards including but not limited to landscaping, buffering, lighting, building style, pedestrian access, off-street parking, utilities, and waste disposal.

G. **Development Limitation:** The maximum number of Multifamily Dwelling units authorized pursuant to this sub-section shall not exceed five percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors.

#### H. **Special Permit Procedures:**

1. The special permit application, public hearing, and decision procedures shall be in accordance with this ~~S~~sub-~~S~~section, the Planning and Economic Development Board’s *Multifamily Housing Rules and Regulations*, and Section 3.5 Site Plan Review and Approval.
2. Application Requirements. The Applicant shall submit a Multifamily Housing special permit application together with the size, form, number, and contents of the required

plans and any supplemental information as ~~required~~**specified** in the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations*.

3. The special permit review of Multifamily Dwelling or Apartment Houses, and Multifamily Developments shall incorporate site plan review pursuant to Section 3.5 Site Plan Review and Approval.

I. **Decision:** The Planning and Economic Development Board may grant a Multifamily Housing special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with this ~~S~~sub-~~S~~section and Section 3.5 Site Plan Review and Approval, upon finding that the Multifamily Dwelling or Apartment House, or the Multifamily Development will:

1. meet the purposes and requirements of this ~~S~~sub-~~S~~section, and the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations* and *Site Plan Rules and Regulations*;
2. is consistent with the goals of the Medway Master Plan and the Medway Housing Production Plan;
3. not have a detrimental impact on abutting properties and adjacent neighborhoods or such impacts are adequately mitigated;
4. provide for greater variety and type of housing stock.
5. **be designed in a manner that is reflective of or compatible with the character of the surrounding neighborhood.**

## **ADAPTIVE USE OVERLAY DISTRICT AMENDMENTS**

**Draft – September 10, 2018**

**(Allison Potter)**

ARTICLE : (Zoning Bylaw Amendment: Adaptive Use Overlay District)

To see if the Town will vote to amend the Zoning Bylaw, Section 5.6.2 Adaptive Use Overlay District, by adding a new item i. to D. Use Regulations, 2. Uses Allowed by Special Permit, as follows:

i. museum

and by revising the current item i. to item j. as follows:

- j. The alteration of, addition to, and/or conversion of an existing building to one or two residential dwelling units and one or more business uses listed in items a-i above, provided that the appearance of the building is characteristic of a single-family dwelling, or act in any manner relating thereto.

**BOARD OF SELECTMEN**



**October 09, 2018**

**Medway Planning & Economic Development Board  
Meeting**

**Proposed Amendments to Site Plan  
Rules and Regulations**

- 8/21/18 DRAFT

I have attached the same 8/21/18 draft that you reviewed at the 9/25 PEDB mtg.

For Tuesday's meeting, I would like to begin reviewing ARTICLE VII Development Standards.