



August 26, 2021

To: Town of Medway
Zoning Board of Appeals
155 Village Street
Medway, MA 02053
Attn: Brian K. White, Chair

A&M Project #: 1843-04A
Re: 33 and 39 Main Street
Map 41, Lot 35 and 35-0001
Insubstantial Change Request
Under 760 CMR 56.05(11)

Copy: Toll Brothers Apartment Living

Dear Mr. White,

Allen & Major Associates, Inc. (A&M), on behalf of Medway Residential LP (a.k.a. Hathon), has prepared this letter in connection with the above-referenced Comprehensive Permit for 33 and 39 Main Street. As outlined in 760 CMR 56.05(11), we are requesting review by the Board to determine whether the following change is deemed substantial or insubstantial as defined under 760 CMR 56.07(4).

Medway Residential, LP respectfully requests that the “standard duty” pavement section be used throughout the site and the “heavy duty” pavement section proposed for the drive aisles be eliminated. In reviewing 760 CMR 56.07(4) we suggest that the proposed change does qualify as “insubstantial”. Although we may meet the statutory definition of “insubstantial”, we understand that the Board is also concerned with having a well-built project that will last. In support of the request, we offer the following:

- The project is using a 12” gravel base course, whereas an 8” gravel base course was originally approved.
- The field density testing has typically exceeded the minimum 95% dry density requirement.

Medway Residential, LP does acknowledge that the life cycle of the pavement may be reduced by eliminating the heavy duty pavement; however, any eventual repairs or maintenance would be borne by the owner of the property and could be mitigated with maintenance measures such as seal coating and crack filling.

The first two images on the following pages show the pavement section details that the Board has previously reviewed and approved. The third detail has a Note #3 that references the removal of the heavy duty pavement, for which we are requesting approval as an insubstantial change. We thank you in advance for your consideration.

Very Truly Yours,

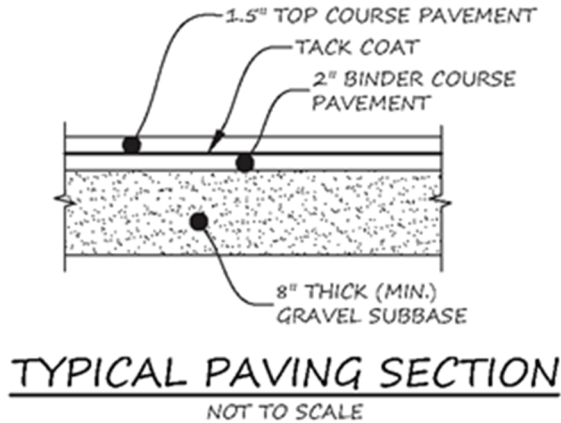
ALLEN & MAJOR ASSOCIATES, INC.

Brian D. Jones, PE
Senior Project Manager

Attachement: Exhibit A – pavement section details

Exhibit A

Original ZBA Comprehensive Permit drawings by Legacy Engineering



Previously approved ZBA "Insubstantial Change" pavement detail:

NOTES:

1. PAVEMENT RECOMMENDATIONS TAKEN FROM "GEOTECHNICAL ENGINEERING REPORT PROPOSED RESIDENTIAL DEVELOPMENT 33-39 MAIN STREET, MEDWAY, MA" PREPARED BY NORTHEAST GEOTECHNICAL INC. AND DATED DECEMBER 6, 2019.
2. THE GEOTECHNICAL REPORT IS CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL HAVE AND REVIEW A COPY OF THE GEOTECHNICAL REPORT AND COMPLY WITH THE RECOMMENDATIONS THEREIN.
3. TOPSOIL SHALL BE REMOVED BENEATH ALL PAVEMENT AREAS TO EXPOSE THE NATURALLY-OCCURRING SOILS OR ACCEPTABLE ON-SITE FILL MATERIALS.
4. THE SUBGRADE SHOULD BE PROOFROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER USING AT LEAST 4 PASSES OF A 10-TON VIBRATORY ROLLER. AREAS OF THE SUBGRADE THAT "WEAVE" OR "ROLL" EXCESSIVELY SHOULD BE OVER EXCAVATED AND REPLACED WITH DRIER CLEAN GRANULAR FILL MATERIAL.
5. THE PAVEMENT SUBGRADE CONSISTING OF THE SPECIFIED CLEAN GRANULAR FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO A DRY DENSITY OF AT LEAST 92 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-1557.

GRAVEL BASE COURSE GRADATION SPECIFICATION	
SIEVE SIZE	PERCENT PASSING BY WEIGHT
4"	100
2"	50-85
No. 4	40-75
No. 10	30-60
No. 40	10-35
No. 100	5-20
No. 200	2-8

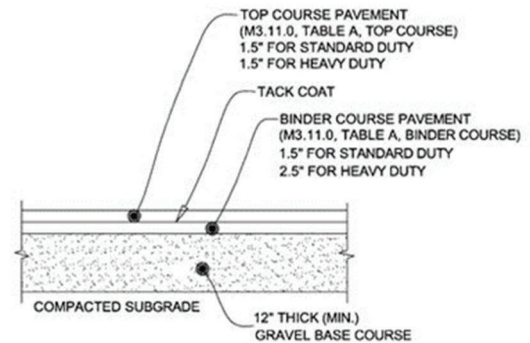


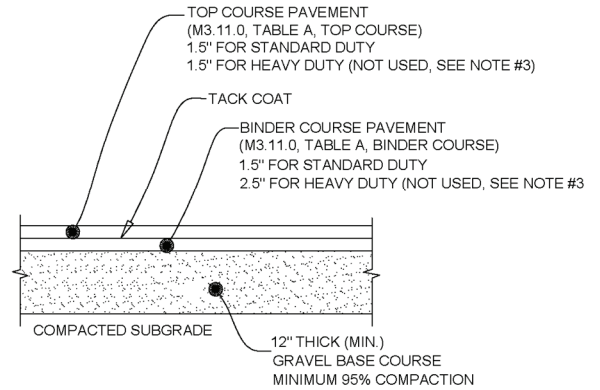
Exhibit A

Requested "Insubstantial Change" pavement detail:

NOTES:

1. PAVEMENT RECOMENDATIONS TAKEN FROM "GEOTECHNICAL ENGINEERING REPORT PROPOSED RESIDENTIAL DEVELOPMENT 33-39 MAIN STREET, MEDWAY, MA" PREPARED BY NORTHEAST GEOTECHNICAL INC. AND DATED DECEMBER 6, 2019.
2. THE GEOTECHNICAL REPORT IS CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL HAVE AND REVIEW A COPY OF THE GEOTECHNICAL REPORT AND COMPLY WITH THE RECOMMENDATIONS THEREIN.
3. THE DEVELOPER (TOLL BROTHERS APARTMENT LIVING) DECIDED TO EXCLUDE THE HEAVY DUTY PAVEMENT SECTION AS PART OF A VALUE MANAGEMENT DECISION. CONSEQUENTLY, THE STANDARD PAVEMENT SECTION WILL BE USED THROUGHOUT. THE GEOTECHNICAL ENGINEER HAS ADVISED THAT THE LIFE CYCLE OF THE PAVEMENT MAY BE REDUCED.
4. TOPSOIL AND SUBSOIL SHALL BE REMOVED BENEATH ALL PAVEMENT AREAS TO EXPOSE THE NATURALLY-OCCURRING SOILS OR ACCEPTABLE ON-SITE FILL MATERIALS.
5. THE SUBGRADE SHOULD BE PROOFROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER. EXISTING GRANULAR FILL EXPOSED AT OR BELOW THE PROPOSED SUBGRADE SHALL BE COMPACTED USING AT LEAST 20 PASSES OF A 10-TON VIBRATORY ROLLER. AREAS OF THE SUBGRADE THAT "WEAVE" OR "ROLL" EXCESSIVELY SHOULD BE OVER EXCAVATED AND REPLACED WITH DRIER CLEAN GRANULAR FILL MATERIAL. EXISTING FILL CONTAINING DEBRIS AND/OR ORGANIC MATTER, AND/OR APPEARING LOAMY IN NATURE SHALL BE PARTIALLY OVEREXCAVATED FOLLOWED BY COMPACTION AND GEOGRID (TENSAR BX1100) INSTALLATION PER THE REFERENCED GEOTECHNICAL ENGINEERING REPORT.
6. GRANULAR FILL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO A DRY DENSITY OF AT LEAST 92 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-1557.
7. BASE COURSE SAND AND GRAVEL FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY BY ASTM D-1557.

GRAVEL BASE COURSE GRADATION SPECIFICATION	
SIEVE SIZE	PERCENT PASSING BY WEIGHT
4"	100
3"	50-85
No. 4	40-75
No. 10	30-60
No. 40	10-35
No. 100	5-20
No. 200	2-8



TYPICAL PAVING SECTION

NOT TO SCALE

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