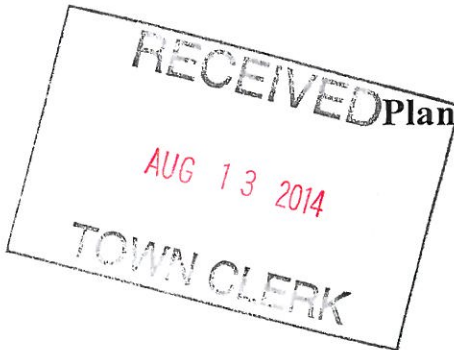


TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053



Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.,
Karyl Spiller Walsh
Richard Di Iulio, Associate Member

August 12, 2014

Minor Site Plan Decision
Medway Gardens Center – 34 Summer Street

You are hereby notified that on August 12, 2014, at a duly called and properly posted meeting, the Medway Planning and Economic Development Board (PEDB) acted on the application of Onilleva Realty, LLC of Medway, MA for approval of a minor site plan for a new greenhouse and various site improvements at Medway Gardens, 34 Summer Street.

After reviewing the application and information compiled during the public review process which commenced on June 23, 2014, (*the date of application submittal*), the Board, on a motion by Robert Tucker and seconded by Matthew Hayes, voted unanimously to approve the Medway Gardens Site Plan dated July 22, 2014 with the waiver as requested and conditions noted herein.

SITE INFORMATION – The application pertains to the Medway Gardens site located at 34 Summer Street in the Commercial V. Zoning district, shown as Parcel 56-40 on the Medway Assessors Map. The site is located on the east side of Summer Street, south of Route 109 and immediately adjacent to the new Cumberland Farms under construction.

PROPOSED SCOPE OF WORK – The project includes a new greenhouse, wooden pergola, and various site improvements including a reorganized and striped parking arrangement, perimeter landscaping/buffering, outside merchandise display and improved access/egress to the site.

PROCEDURAL SUMMARY

June 23, 2014 Onilleva Realty LLC submits an application to the PEDB for a minor site plan for improvements to the Medway Gardens site at 34 Summer Street.

- July 1, 2014 Notice of Public Briefing is mailed to abutters and posted with the Medway Town Clerk and to the Town's web site.
- July 2, 2014 PED office notifies Town staff of the application and requests review and comments.
- July 22 and August 12, 2014 Public Briefing is opened on 7/22/14 and is closed on 8/12/14.

INFORMATION SUBMITTED BY APPLICANT

- *Application for Minor Site Plan Review* dated June 20, 2014
- *Project Description Letter and Stormwater Evaluation* dated June 18, 2014 prepared Civil Design Group, LLC, North Andover, MA,
- *Site Plan – Medway Gardens*, dated June 18, 2014 prepared by Civil Design Group, LLC, North Andover, MA; revised July 22, 2014.
- *Certified Abutters' List* dated July 18, 2014 from the Medway Assessors Office.

OTHER INFORMATION PRESENTED

- *Minor Site Plan Determination Letter* dated May 2, 2014 from Building Commissioner John F. Emidy
- *Plan Review Letter* dated July 17, 2014 from PGC Associates, the Town's Consulting Planner.
- *Plan Review Letter* dated July 2, 2014 from Tetra Tech, the Town's Consulting Engineer; updated August 6, 2014.
- *Response Letter* (to Tetra Tech and PGC review letters) dated July 22, 2014 from Civil Design Group, LLC.
- *Email Communication* dated July 2, 2014 from Medway Fire Chief Jeff Lynch.

TESTIMONY

- Joe Avellino, Onilleva Realty, Inc. and Medway Gardens
- Philip Henry, P.E. – Civil Design Group, project engineer

WAIVERS


The applicant requested that the Board waive the requirement of the *Medway Site Plan Rules and Regulations, Section 204-3, A. 7)* for the submittal of a Development Impact Statement due to the limited scope of the site improvement project. The Board approved this waiver request.

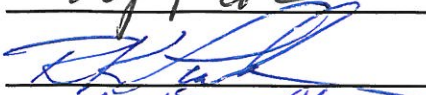
CONDITIONS OF APPROVAL


1. **Plan Revisions** - The approved waiver from *Section 204-3, A. 7) of the Medway Site Plan Rules and Regulations* re: a Development Impact Statement shall be noted on the plan sheet.
2. **Plan Endorsement** - Within thirty (30) days after the Board has filed its *Decision* with the Town Clerk, the Applicant shall submit a final site plan reflecting all required revisions to the Board to review for compliance with the Board's *Decision*. The Applicant shall provide an original of the site plan documents in their final form to the Board for signature/endorsement. After endorsement, the Applicant shall provide 2 full copied sets of the endorsed site plan to the Board plus an electronic file.
3. **Project Completion** - At the conclusion of the site improvements, the applicant shall provide the Board with a written certification of a professional engineer registered in the Commonwealth of Massachusetts that all construction work has been completed in strict compliance with the approved and endorsed site plan and decision.

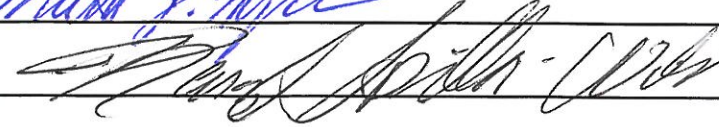
APPEALS - Any person aggrieved by the Board's *Decision* may appeal such to the court within twenty (20) days of the date the *Decision* is filed with the Town Clerk.

PLANNING & ECONOMIC DEVELOPMENT BOARD MEMBERS:









Date: August 12, 2014

ATTEST:



Susan E. Affleck-Childs, Planning & Economic Development Coordinator

- cc: John Emidy, Building Commissioner
- Thomas Holder, DPS Director
- Joe Avellino, Onilleva Realty, LLC
- Phil Henry, Civil Design Group