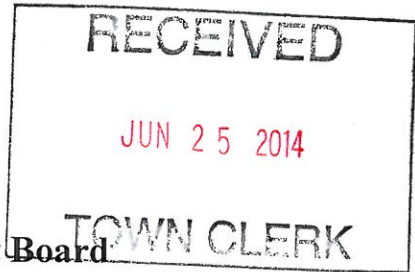




TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053



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

June 24, 2014

SITE PLAN DECISION
Medway High School Athletic Fields
Approved with Waivers and Conditions

Decision Date: June 24, 2014

Name/Address of Applicant: Town of Medway
155 Village Street
Medway, MA 02053

Name/Address of Owner: Town of Medway
155 Village Street
Medway, MA 02053

Engineer: Gale Associates, Inc.
163 Libbey Industrial Parkway
Weymouth, MA 02189

Site Plan Dated: March 18, 2014, revised April 14, 2014

Location: 0 Adams Street and 84-R Summer Street

Assessors' Reference: Map 29-020 and Map 38-339

Zoning District: Agricultural/Residential I

I. PROJECT DESCRIPTION - The application for site plan approval proposed the following scope of work

- A. Develop 2 multi-purpose rectangular synthetic turf fields on the Medway High School campus for all weather and almost year-round use by Medway Public School's athletic program and various Medway community sports organizations. One field will replace an existing natural turf softball field. The other field is completely new and will be constructed in a presently undeveloped area immediately east of the high school building.
- B. Construct a 68 space parking lot.
- C. Construct stormwater management/drainage system to mitigate and treat stormwater flows.
- D. Installation of stadium/athletic lighting for the two fields.
- E. Other site work including driveways, curbing, landscaping, parking lot lighting, sidewalks, pavilion, and walking trails.

The proposed scope of work was determined by the Building Inspector to constitute a *Major Site Plan Project* pursuant to the Medway Zoning Bylaw, V. C. 2 and therefore has been subject to *Complete Site Plan Review*.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board, on June 24, 2014, on a motion made by Robert Tucker and seconded by Karyl Spiller-Walsh, **voted to APPROVE with WAIVERS and CONDITIONS** as specified herein, the site plan application of the Town of Medway and the associated site plan documents for the construction of two synthetic turf athletic fields, site improvements, drainage, parking and landscaping at 0 Adams Street and 84-R Summer Street

Planning & Economic Development Board Member	Vote
Thomas Gay	YES
Matthew Hayes	YES
Andy Rodenhiser	YES
Karyl Spiller-Walsh	YES
Robert Tucker	YES

III. PROCEDURAL HISTORY

- A. March 18, 2014 - Site plan application filed with the Medway Planning & Economic Development Board and the Medway Town Clerk.
- B. March 19, 2014 – Public hearing notice posted with Town Clerk and posted at the Town of Medway web site.
- C. March 21, 2014 - Public hearing notice mailed to abutters by certified sent mail.

- D. March 24, 2014 - Site plan information distributed to Town boards, committees and departments for review and comment.
- E. March 24 and April 2, 2014 – Public hearing notice/legal advertisement published in the *Milford Daily News*.
- F. April 8, 2014 – Public hearing commenced. The public hearing was continued to April 29, May 13, 2014, May 27, June 10 and June 24, 2014 when the hearing was closed.
- G. May 5, 2014 – Applicant met with the Design Review Committee as referred by the Planning and Economic Development Board.

IV. INDEX OF SITE PLAN DOCUMENTS

- A. The site plan application included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed:
 - 1. *Medway Athletics Facilities Improvements - Major Site Plan Permit Set*, prepared by Gale Associates, Inc. Weymouth, MA, March 27, 2014.
 - 2. *Athletic Facilities Improvements Medway High School - Project Description and Impact Statement*, prepared by Gale Associates, Inc., March 8, 2014
 - 3. *Stormwater Management Calculations – Athletic Facilities Improvement Project – Medway High School* dated March 18, 2014 prepared by Gale Associates, Inc.
 - 4. *Site Plan Review Project Description & Impact Statement* dated March 18, 2014 prepared by Gale Associates, Inc.
- B. During the course of the review, the Applicant and its representatives submitted revised plans and a variety of other materials to the Planning and Economic Development Board as follows:
 - 1. *Medway Athletics Facilities Improvements – Major Site Plan Permit Set*, prepared by Gale Associates, Inc. Weymouth, MA, March 27, 2014, REVISED April 14, 2014.
 - 2. Sean Boyd, Gale and Associates, the applicant’s engineering consultant:
 - a. Response memo dated April 14, 2014 to 4-1-14 Tetra Tech review letter including revised HydroCAD calculations.
 - b. Response memo dated April 14, 2014 to 4-3-14 PGC Associates review letter
 - c. Response memo dated April 29, 2014 to 4-24-14 Tetra Tech review letter
 - 3. Jeffrey Dirk, P.E., Vanasse & Associates, the applicant’s traffic engineering consultant – Letter dated May 23, 2014 in response to the May 19, 2014 traffic study review letter prepared by Michael Hall, P.E. Tetra Tech

4. Color rendering of the proposed pavilion – received April 29, 2014
5. *Transportation Impact Assessment – Medway High School Athletic Facility Improvements*, April 2014 produced by Vanasse & Associates.
6. *Medway Open Space and Athletic Fields Master Plan Report*, dated July 24, 2013, prepared by Gale Associates
7. Applicant’s petition to the Medway Zoning Board of Appeal for a special permit for the stadium lighting.
8. Traffic Management Sign Plan dated April 23, 2014, prepared by Gale Associates and submitted on June 3, 2014
9. Agreement between the Medway Public Schools Athletic Department and Medway Department of Public Services/Parks Commission dated January 16, 2014 regarding the use and scheduling of the two fields subject to this site plan decision.
10. Confidential email communication from Town Counsel Barbara Saint Andre of Petrini and Associates dated May 6, 2014 regarding the applicability of the Dover Amendment to the regulation of stadium lighting on the subject fields and exterior lighting on the school property.

V. TESTIMONY - In addition to the site plan application materials as submitted and provided by the applicant during the course of our review, the Planning and Economic Development Board received written or verbal testimony from:

- Brian Marchetti, P.E., of Tetra Tech, Inc., the Town’s Consulting Engineer – Site Plan review letters dated April 1, 2014 and April 24, 2014 and all public hearings
- Gino Carlucci, PGC Associates, the Town’s Consulting Planner – Site plan review letter dated April 3, 2014 and April 23, 2014 and all public hearings except April 8, 2014.
- Sean Boyd, Gale Associates - Verbal testimony provided at the public hearings on April 8, April 29, May 27 and June 10, 2014.
- Bill Seymour, Gale Associates – Verbal testimony provided at the public hearings on April 29, May 27 and June 10, 2014.
- Thomas Holder, Medway DPS - Verbal Testimony provided at the public hearings on April 29 and May 27, 2014.
- Andrew Dyjak, Musco Sports Lighting (Lighting Consultant) – Verbal Testimony provided at the April 8, 2014 public hearing.
- The Design Review Committee (DRC) which met with the applicant on May 5, 2014 to review and discuss the pavilion, landscaping and retaining wall. The DRC provided a Letter of Recommendation dated May 16, 2014.

- Plan Review email memorandum from Fire Chief Jeff Lynch dated April 23, 2014.
- Plan Review email memorandum from Police Safety Office Sergeant Jeff Watson dated May 23, 2014
- Jeff Dirk, Vanasse Associates, traffic engineer for the applicant – Verbal testimony provided at the May 27, 2014 public hearing.
- Michael Hall, Tetra Tech, the Town’s Consulting Engineer – Traffic Study review letter dated May 19, 2014.
- John F. Emidy, Medway Building Commissioner – Letter dated May 13, 2014 re: the need for a special permit from the ZBA for the stadium lighting for the new fields.
- Citizen Testimony
 - ❖ Marcia Carey, 47 Adams Street
 - ❖ Frank Carey, 47 Adams Street
 - ❖ Wayne Johnson, 48 Adams Street
 - ❖ Nancy Walsh, 25 Adams Street
 - ❖ Brian Yuric, 31 Adams Street
 - ❖ Troy Boone, 23 Adams Street
 - ❖ Glenn Trindade, 7 Stanley Road
 - ❖ Rich D’Innocenzo, 9 Hunter Lane

VI. WAIVERS – At its June 24, 2014 meeting, the Planning and Economic Development Board, on a motion made by Robert Tucker seconded by Karyl Spiller-Walsh, voted to approve granting waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002*. The Planning and Economic Development Board’s action and reasons for granting each waiver are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section. The motion was approved by a vote of 5 in favor and 0 opposed.

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

The waiver is granted because the nature of the project is such that it is not possible to save trees or plant species due to the grading requirements and the shape of the new fields. Adequate replacement landscaping will be provided.

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

Since the fields are large and occupy a large percentage of the site, it is difficult to locate places to replace all of the trees removed. The number and species of new trees that are part of the landscape plan are adequate for the site and the use so the waiver is granted.

- C. *204-3A (7) (b) Environmental Impact – An Environmental Impact Assessment describes the impacts of the proposed development with respect to on-site and off-site environmental quality. The triggers for requiring one are 30 or more parking spaces, a building footprint of 15,000 square feet or disturbing 30,000 square feet of land.*

The proposed development meets 2 of the 3 criteria for triggering an Environmental Impact Assessment. However, the applicant has addressed the most significant environmental impacts by minimizing on-site impacts on wetlands, designing drainage to protect water resources, providing adequate erosion controls, keeping lighting on the property and other measures to minimize impacts. Therefore, the waiver is granted.

VII. SPECIFIC CONDITIONS – This approval is subject to the following *Specific Conditions*:

- A. *Plan Revisions* - Prior to endorsement, the *Medway Athletics Facilities Improvements – Major Site Plan Permit Set*, prepared by Gale Associates, Inc. Weymouth, MA, dated March 27, 2014, and REVISED April 14, 2014 shall be further revised as follows and submitted to the Planning and Economic Development Board for review and final approval.
1. Cover Sheet
 - a. The cover sheet shall prominently display a final plan revision date.
 - b. The index on the cover sheet shall include the additional items noted herein.
 - c. The cover sheet shall display the approved waivers from the *Site Plan Rules and Regulations*.
 2. Revise the signature box on each sheet to read Medway Planning and Economic Development Board. Specify a date for decision approval and a date for plan endorsement.
 3. Incorporate the pavilion design into the plan set.
 4. Incorporate the *Traffic Sign Management Plan* into the plan set as further revised per the discussion at the 6-10-2014 public hearing.
 5. The information re: the retaining wall system shall specify that it will be constructed using the Unilock “Sienna” color choice.
 6. Additional landscaping shall be added adjacent to the west and southwest corners of the retaining wall.

7. Information depicting the location to where the existing stone wall will be relocated.
 8. The site plan revisions as agreed to in the Gale Associates response letters dated April 14 and April 29, 2014 to the PGC Associates and Tetra Tech site plan review letters dated April 1, April 3, April 23, and April 24, 2014 shall be made on the final plan set to be presented for endorsement.
 9. Information depicting where the emergency access gates are located will be shown on the plan.
 10. Additional evergreen landscaping shall be shown on the plan to provide a suitable buffer to shield the Carey family's property at 47 Adams Street from light intrusion from the high school and athletic fields.
 11. Electrical infrastructure shall be constructed in the parking lot to allow for future charging stations for electric vehicles.
- B. *Blasting*
1. The applicant shall follow all procedures as specified by the Massachusetts Department of Fire Services regarding site blasting.
 2. In addition, the applicant shall provide at least 24 hours written notice of the scheduling blasting to all property owners and residents within 500 feet of the subject site.
 3. Blasting shall be limited to occur between the hours of 9:00 am and 5:00 pm, Monday through Saturday only. No blasting to occur on Sundays or legal holidays.
- C. *Lighting* – The stadium lighting is subject to the decision of the Zoning Board of Appeals as voted on June 4, 2014. All other limitations on lighting shall be those as specified in the Medway Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, Paragraph 6, Exterior Lighting.
- D. NO speaker system and no grandstand seating is to be installed on the fields subject to this site plan decision.
- E. The applicant shall make the fullest effort possible to work with National Grid for the new electrical service to be constructed underground.
- F. Use and scheduling of the subject fields shall be pursuant to the Agreement between the Medway Public Schools Athletic Department and Medway Department of Public Services/Parks Commission dated January 16, 2014.
- G. Gravel access driveway to Adams ST shall not be used to provide regular access/ egress to the fields which are subject to this site plan decision.
- H. The driveway behind the high school serving the two subject fields shall function as a one way roadway going northbound.

- I. *Wetlands Protection* – Prior to plan endorsement, the Applicant is required to provide the Planning and Economic Development Board with a copy of the applicable action or order from the Medway Conservation Commission.
- J. *Snow Plowing/Trash Removal* - The Applicant shall be responsible for providing snow plowing and trash pick-up with respect to the subject property.
- K. *Construction Inspection*
 - 1. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.
 - 2. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the approved site improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.
- L. The Medway Department of Public Services shall coordinate a discussion among the Police Department's school officer, safety officer, and traffic/crossing guards to improve the efficiency of traffic access/egress at the high school drive and Route 126/Summer Street during the morning and afternoon's high traffic periods.
- M. *Completion of Walking Trails* – The construction of the walking trails shown on the site plan shall be completed by December 30, 2014.

VIII. **GENERAL CONDITIONS OF APPROVAL**

- A. *Plan Endorsement* - Within thirty (30) days after the Planning and Economic Development Board has filed its *Decision* with the Town Clerk, the Applicant shall submit a final site plan reflecting all Conditions and required revisions, if any, to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. The Applicant shall provide one set of the revised site plan in its final form to the Planning and Economic Development Board for signature/endorsement. All plan sheets shall be bound together in a complete set.
- B. *Fees* - Prior to site plan endorsement by the Planning and Economic Development Board, the Applicant shall pay the balance of any outstanding plan review fees for review of the site plan by the Town's engineering, planning or other consultants; and

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.
- C. *Construction*
 - 1. The applicant shall take all measures necessary to ensue that no excessive dust leaves the premises during construction.

2. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that loose gravel/dirt does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway within twenty-four (24) hours of its occurrence.
 3. All erosion and siltation control measures shall be installed and observed by the Planning and Economic Development Board's consulting engineer or the Conservation Commission prior to the start of construction, and maintained in good repair throughout the construction period.
 4. *Construction Time* - Construction work at the site and in the building shall commence no earlier than 7 a.m. and shall cease no later than 7 p.m. No construction shall take place on Sundays or legal holidays.
 5. *Construction Traffic/Parking* – All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways.
- D. ***Other Town Permits*** - The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.
- E. ***Modification***
1. This Site Plan Approval is subject to all subsequent conditions that may be imposed by other Town boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other boards, agencies or commissions shall be resubmitted to the Planning and Economic Development Board for review as site plan modifications pursuant to SECTION V. C. 10 of the *Medway Zoning Bylaw*.
 2. Any work that deviates from an approved site plan shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification pursuant to SECTION V. C. 10 of the *Medway Zoning Bylaw* and such approval is provided in writing by the Planning and Economic Development Board.
 3. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.

F. Plan Compliance

1. The Applicant shall construct all improvements in compliance with the approved and endorsed site plan and any modifications thereto.
2. The Planning and Economic Development Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.
3. The Conditions of Approval are enforceable under Section. V. C. 12 of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

G. Project Completion

1. Site plan approval shall lapse after one (1) year of the grant thereof if substantial use has not commenced except for good cause. Approved site plans shall be completed by the applicant or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning and Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing, hearing and decision.
2. Prior to project completion, the applicant shall:
 - a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all field and site work has been completed in strict compliance with the approved and endorsed site plan, and any modifications thereto; and
 - b) submit six (6) copies of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in an electronic format as may be specified by the Board of Assessors.

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

- I. **Conflicts** – If there is a conflict between the site plan and the Decision’s Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway Zoning Bylaw, the Bylaw shall apply.

IX. FINDINGS – The Planning and Economic Development Board must determine whether the proposed project constitutes a suitable development based on conformance with the purposes of Site Plan Review as specified in the *Zoning Bylaw* and with the various site development standards and criteria set forth in the *Site Plan Rules and Regulations*. The preceding *Special and General Conditions* included in this Decision shall assure that the Planning Board’s approval of this site plan is consistent with the *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered.

The Planning and Economic Development Board, at its meeting on June 24, 2014, on a motion by Robert Tucker, seconded by Karyl Spiller-Walsh, voted to approve the following **FINDINGS** regarding the site plan application for the Medway High School athletics fields. The vote was 5 in favor and 0 against.

A. ZONING BYLAW – Section V. C - Site Plan Review & Approval

- (1) Are the buildings, uses and site amenities properly located on the development site in relation to the terrain and scale of other buildings in the vicinity and adjacent neighborhoods?

The fields and site amenities were designed in accordance with the terrain and site impacts have been properly mitigated. No buildings are proposed, but a pavilion of appropriate scale will be provided.

- (2) Are the construction and renovation of buildings and the installation of site amenities thoughtfully designed to reflect or be compatible with Medway’s New England architectural style as further detailed in the *Design Guidelines*?

The site amenities are thoughtfully designed and have been reviewed by the Design Review Committee

- (3) Are adjacent and neighboring properties protected from nuisance and harmful effects caused by noise, fumes, and the glare of headlights and other light sources generated by uses on the development site?

The fields and site amenities are located approximately 150 feet from the nearest property line of an abutter. Lighting has been designed to ensure that there is no light trespass onto abutting properties. The Adams Street entrance is reserved for emergency vehicles only and no excess noise or fumes beyond that normally generated by activities on sports fields will be generated.

- (4) Are significant natural features on a development site (*i.e. hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, wildlife habitats, and other areas of aesthetic and ecological interest*) preserved with as minimal site disturbance as possible?

The site has been designed with natural features in mind. The fields are located mostly outside the wetland buffer area and a walkway is proposed to serve as part of the trail system through the Chicken Brook corridor. A stone wall on site is being moved to a location along the walking trail in order to retain it.

- (5) Are off-street loading facilities and methods for unloading vehicles, goods, products materials and equipment incidental to the normal operation of the establishment(s) on the development site conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view?

Since this is not a commercial facility, there are no loading facilities and this criterion is not applicable to this project.

- (6) Are facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operations of the establishment(s) on the development site provided and adequately screened from public view?

The site is designed with a screened area for portable toilet facilities. Trash barrels will be utilized to handle the disposal of trash generated by sports participants and spectators.

- (7) Are pedestrian ways, access driveways, loading and parking facilities properly designed for the convenience and safety of customers, employees and the general public?

Access driveways to the fields have been designed to provide access through the existing driveways at the high school. Parking for 68 cars is being provided near the new fields for the convenience of users while the existing parking areas at the school are available for overflow parking.

- (8) Is convenient and safe access for fire-fighting and emergency rescue vehicles provided to and within the development site in relation to adjacent streets?

The site has been designed for convenient and safe access for emergency vehicles. The existing gravel driveway from Adams Street is also available for emergency vehicles. The Fire Chief and Police Safety Officer have provided memoranda of comment and have no objections to the design.

- (9) Are satisfactory methods for drainage of surface water to and from the development site provided?

The drainage system design has been reviewed by the Town's consulting engineer and is found to be satisfactory.

- (10) Are public ways and private drives properly designed to be constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development site?

The vehicular circulation plans have been reviewed by the Town's consulting traffic engineer and have been found to be satisfactory.

- (11) Have the effects and impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking, drainage, environmental quality, water resources, signage, lighting, and community economics, character, values, amenities and appearance been identified and evaluated?

The plans have been reviewed by Town officials, the Town's consulting planner and engineers and the public for impacts on the resources and services listed. Comments were presented at the public hearing and have been addressed satisfactorily.

- (12) Have site design modifications been proposed and evaluated to lessen the negative and harmful impacts?

Site design modifications have been proposed and discussed at the public hearing and evaluated. The final design lessens negative and harmful impacts.

- (13) Have reasonable conditions, limits, safeguards and mitigation measures been established?

The Planning and Economic Development Board finds that the conditions, limits and mitigation measures included within this decision are reasonable and minimize the impacts of the project on natural resources, services, traffic and abutters.

B. SITE PLAN RULES AND REGULATIONS – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Rules and Regulations*, unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

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

The vehicular circulation plans have been reviewed by the Town's consulting traffic engineer and have been found to be satisfactory. No traffic backing up into a public way will result.

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

The site plan does not depart from the character, materials and scale of buildings in the vicinity as viewed from public ways. The fields are similar to others in the community and they are located a significant distance from Adams Street.

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

The site has been designed in conformance with the existing terrain to the extent practicable. Sufficient screening has been provided to minimize views that may be objectionable. The site is of sufficient distance and elevation from Adams Street and nearby abutters to minimize views.

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

The site has been designed for convenient and safe access for emergency vehicles. The existing gravel driveway from Adams Street is also available for emergency vehicles. The Fire Chief and Police Safety Officer have provided memoranda of comment and have no objections to the design.

- (18) Will the design and construction minimize, to the extent reasonably possible, the following environmental impacts?

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

The site has been designed with the existing terrain and natural features in mind. The volume of cut and fill is minimized. The minimum number of trees to make the project possible will be removed. The fields are located mostly outside the wetland buffer area and a walkway is proposed to serve as part of the trail system through the Chicken Brook corridor. A stone wall on site is being moved to a location along the walking trail in order to retain it. The site is of sufficient distance and elevation from Adams Street and nearby abutters to minimize views. The drainage system design minimizes impacts on waterways and environmental resource areas. Adequate erosion controls are proposed to minimize soil pollution and erosion. Hours of work have been limited to minimize noise impacts during construction. Noise during use will not be greater than what is normally generated from athletic fields.

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

The vehicular and pedestrian circulation plans have been reviewed by the Town's consulting traffic engineer as well as the Safety Officer and have been found to be satisfactory.

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

The most prominent historical feature of the site is an existing antique stone wall. It will be moved to a location along the walking trail in order to preserve it and

place it in a venue where it will be more visible and enjoyed by more people. No other significant natural or historic resources have been identified on site.

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

The fields and site amenities are located approximately 150 feet from the nearest property line of an abutter. Lighting has been designed to ensure that there is no light trespass onto abutting properties.

- (22) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The limit of work is mostly outside the wetland buffer area. The one exception is that a small portion of one field is within the buffer area of an isolated wetland. Adequate erosion control, drainage and other mitigation measures ensure that no substantial or irrevocable damage to the environment of cultural resources will occur.

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

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


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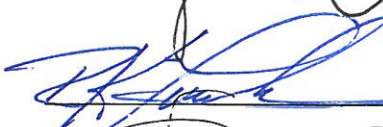
**Medway Planning and Economic Development Board
SITE PLAN DECISION
Medway High School Athletic Fields Site Plan**

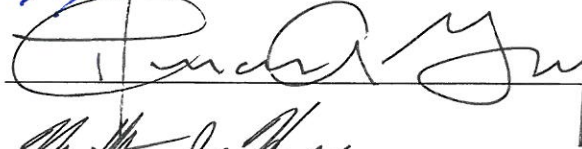
Approved by the Medway Planning & Economic Development Board: June 24, 2014


AYE:


NAY:











ATTEST:



Susan E. Affleck-Childs
Planning & Economic Development Coordinator

6-24-14
Date