

**November 23, 2010
Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

BOARD MEMBERS PRESENT: Bob Tucker, Chan Rogers, Tom Gay, and Karyl Spiller-Walsh.

ABSENT WITH NOTICE: Andy Rodenhiser

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Susy Affleck-Childs, Planning and Economic Development Coordinator
Amy Sutherland, Meeting Recording Secretary
Gino Carlucci, PGC Associates Planning Consultant
Dave Pellegri, Tetra Tech Rizzo

Vice Chairman Tucker opened the meeting at 7:00 pm.

ROLLING HILLS SUBDIVISION

There was a request for extension from owner Olga Guerrero. A letter dated November 16, 2010 was submitted by Olga Guerrero. **See Attached.** The letter requests an additional two years to undertake the subdivision infrastructure construction for the private way subdivision.

Attorney William Sack representing Ms. Guerrero would like to keep the present subdivision covenant and allow his client to complete the work.

The Board discussed that Ms. Guerrero is in violation of the original subdivision covenant because she sold off the lot with the house at 25 Milford Street before the new roadway and infrastructure was constructed or a bond provided. The Board is also aware of the Massachusetts Legislature which approved a permit extension law in August which in effect extends completion deadline for projects. The Board is not in favor of issuing a new covenant.

On a motion made by Chan Rogers and seconded by Tom Gay, the Board votes unanimously to approve an extension for Rolling Hills Subdivision until November 21, 2012.

Ms. Guerrero apologizes for this happening.

ESTIMATE FOR SURVEY ANALYSIS for proposed Charles River Village OSRD provided by Tetra Tech Rizzo:

On a motion made by Tom Gay and seconded by Chan Rogers, the Board voted unanimously to accept the estimate for \$2,980.00 as presented to Tetra Tech Rizzo with the applicant paying for the services.

Dave Pellegrini will contact both parties and set up a meeting with their surveyor. Dave indicated that there are two issues:

1. to clarify the 25 ft within the right of way.
2. Then find where the right of way falls.

FOX RUN FARM 40B development:

Tetra Tech Rizzo provided field observation reports for Fox Run Farm. The reports were for inspections 5 through 13. **(See attached).**

The compaction tests were reported great. The backfilling infiltration was being done last week. The as-built of services was provided. The applicant has installed the utility services per the new plan.

The applicant has formally submitted back up information for a proposed plan modification to the Zoning Board of Appeals. The meeting will take place on December 1st.

Susy Affleck-Childs distributed a draft Memorandum of Understanding among the Board, the ZBA and the Fox Run Farm developer. **(See Attached.)** This outlines what the Board's duties will be. The Board is in support of sending a Memorandum of Understanding to the Zoning Board of Appeals.

On a motion made by Chan Rogers and seconded by Tom Gay, the Board voted unanimously to sign the Form G/subdivision covenant for Fox Run Development since it was approved by Town Counsel.

FRANKLIN CREEK SUBDIVISION PLAN MODIFICATION

The developer of the Franklin Creek subdivision submitted a Form C-4 to make a minor modification to the previously approved definitive subdivision plan regarding the materials for the retaining wall on lot 1.

Dave Pelligri has looked at the subject wall in the field and communicates that the retaining wall is working in the same function and location. The wall looks nice in general, but it was not built per plan. The contractor used interlocking blocks instead of natural stone as specified in the original plan.

On a motion made by Chan Rogers and seconded by Tom Gay, the Board voted to approve the modification to the plan with the retaining wall constructed of interlocking blocks.

Bob Tucker (aye), Tom Gay (aye), Chan Rogers (aye), and Karyl Spiller-Walsh (nay). Vote passes.

DISCUSSION – Possible Zoning Bylaw Amendments 2011 Annual Town Meeting:

The following were suggestions:

- Rezone area on Route 126/Main/Village Streets near Bellingham for business uses.
- Site Dev. Issues with pre-existing non-conforming with major and minor site plans.
- Work with the bottlecap lots
- Provide for adaptive use projects in the Commercial III and IV districts
- Adding/revising definitions (Chan Rogers will speak with John Emidy)
- Refine zoning district boundaries
- Rework the Open Space Bylaw
- Establish construction hours (general bylaw)

The Board will review the list which will be discussed further at the December 14, 2010 meeting. Each member should identify their 5 key priorities for zoning work.

Adjourn:

On a motion made by Bob Tucker, and seconded by Karyl Spiller-Walsh, the Board voted unanimously to adjourn the meeting at 9:00 PM.

Future Meetings:

The next meetings scheduled are: Tuesday, December 14 & 28, 2010

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,



Amy Sutherland

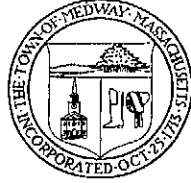
Meeting Recording Secretary

Reviewed and edited,



Susan E. Affleck-Childs

Planning and Economic Development Coordinator



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

November 16, 2010

TO: Planning and Economic Development Board Members
FROM: Susy Affleck-Childs
RE: Rolling Hills Subdivision

Attached is a Letter from Olga Guerrero, owner/developer of the Rolling Hills subdivision property behind 25 Milford Street. She has requested that the Board allow her an additional two years to undertake the subdivision infrastructure construction for this small private way subdivision.

NOTE - This is the property where a lot was conveyed without a lot release from the Board.

You will remember that in June 2009, the Board approved a deadline extension for Rolling Hills to November 21, 2010. See attached notice.

Since then, the Massachusetts Legislature approved a permit extension law which in effect automatically extends the completion deadline for Rolling Hills to November 21, 2012.

Guerrero & Associates

14 Lexington Lane
Millis, MA 02054

Medway Planning Board
Town Hall
Medway, MA 02053

November 12, 2010

R E C E I V E D
NOV 16 2010

TOWN OF MEDWAY
PLANNING BOARD


RE: Rolling Hills Subdivision

It is with great humility and embarrassment that I come before the Planning Board tonight concerning the above-referenced subdivision. I first would like to apologize to the Board for unintentionally embroiling it in a situation that has caused difficulties both for the Board and for an innocent purchaser of the property at 25 Milford Street. The house and lot were sold subject to the Planning Board Covenant that prohibited its sale, which Covenant I failed to carefully read. I take full responsibility for the error, even though I relied on the advice of my attorney in the transaction.

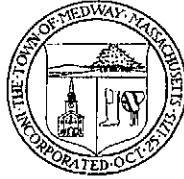
I respectfully ask that the Board grant me the opportunity to correct my error and permit me to use the two-year extension granted by the State to either identify a buyer who will take responsibility to complete Harmony Lane or, failing that, complete the work ourselves.

I ask the Board to please accept my apology and give me the opportunity to do good with this project. Thank you.

Sincerely,



Olga Guerrero



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
Cranston (Chan) Rogers, P.E.
Karyl Spiller Walsh
John W. Williams, Associate Member

June 24, 2009

ROLLING HILLS SUBDIVISION
Completion Deadline Extension

BACKGROUND – The Rolling Hills Definitive Subdivision Plan, originally dated November 4, 2005 and revised July 17, 2006, prepared by Colonial Engineering of Medway, MA was approved by the Medway Planning Board on October 10, 2006. The final plan was endorsed by the Medway Planning Board on November 21, 2006 and recorded at the Norfolk County Registry of Deeds on December 5, 2006 as Plan #5 in Book #563 of 2006.

The approval pertained to the subdivision of a 3.3 acre site located at 25 Milford Street shown on Medway Assessors Map 2 as Parcel 139 into 3 house lots and a 455 foot long, single access permanent private roadway (to be known as Harmony Lane). The original applicant and property owner is Olga Guerrero of Millis, MA.

Specific Condition #2 of the Planning Board's October 10, 2006 Certificate of Action for Rolling Hills specifically provided that the construction of the roadway and all related infrastructure including stormwater drainage facilities and all utilities was to be completed within three years of the date of plan endorsement. That three year construction period will expire November 21, 2009.

On June 4, 2009, Olga Guerrero contacted the Planning and Economic Development Board regarding an extension of the deadline for completion of the subdivision. Due to the struggling economy, the developer requested more time to undertake the construction. As the request for a deadline extension was received before the expiration date, this matter could be addressed at a Planning and Economic Development Board meeting without needing a full public hearing.

DECISION – At its meeting on June 23, 2009, the Medway Planning and Economic Development Board voted to approve a 1 year extension to complete the subdivision road and infrastructure. The new completion date is November 21, 2010.

CONDITION OF APPROVAL – Pursuant to Section 6.1.3 of Medway's *Subdivision Rules and Regulations*, a further extension of time to complete the ways and improvements in the subdivision may be granted by the Board in the future if there are mitigating circumstances. Additional extensions may be applied for but not until at least nine (9) months have expired on this extension. Any request for extension must be submitted to the Board at least thirty (30) days before the new completion

Telephone: 508-533-3291 Fax: 508-533-3287

email: medwayplanningboard@townofmedway.org

deadline. The developer shall submit a written request to the Board outlining the mitigating circumstances necessitating the additional time for completion. Prior to approving any additional time, the Board may review the status of construction, revise the amount of the bond or other security and the Applicant may be required to provide a new or revised security instrument for the Board's approval.

ATTEST:

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Date

cc: Maryjane White, Town Clerk
David D'Amico, DPS Director
Dave Pellegri, Tetra Tech Rizzo
John Emidy, Interim Medway Building Commissioner
Olga Guerrero



TETRA TECH RIZZO

November 22, 2010

Mr. Andy Rodenhiser
Planning Board Chairman
Medway Planning Board
155 Village Street
Medway, MA

*Approved
11-23-10*

Revised

**Re: Proposal for Engineering Review
Charles River Village-OSRD
Medway, Massachusetts**

Dear Mr. Rodenhiser:

We are pleased to submit this Proposal to the Town of Medway Planning and Economic Development Board (the Client) for professional engineering services associated with the proposed Charles River Village project in Medway, Massachusetts (the Project). The objective of our services is to review the Neelon Lane record information as provided by both the applicant's and the abutter's surveyor, and provide recommendations to the Client.

Scope of Services

The following specifically describes the Scope of Services to be completed:

- **Task 1 Document Review**

- Review information provided by both the applicant's surveying consultant (O'Driscoll Land Surveying Co.) as well as the abutter's surveying consultant (Guerriere & Halnon, Inc.). Also review letters and information written by abutters and provided by the Town, solely as they pertain to this topic. The abutter letters received to date include the following:

1. Letter dated November 21, 2010 written by the Newell's
2. Letter dated November 15, 2010 written by Ken Bancewicz
3. Letter anticipated to be submitted by the Kaplans

Following the review, TTR will provide correspondence to the Planning and Economic Development Board (PEDB) summarizing our professional opinion(s) on the topic.

- **Task 2 Meeting with Surveyors**

- Coordinate and attend a meeting held with both of the surveying consultants.



TETRA TECH RIZZO

• **Task 3 PEDB Hearing**

- Prepare for, attend, and participate in the Planning and Economic Development Board hearing to discuss findings.

Cost

Our cost for the above Scope of Services will be on a time and expenses basis in accordance with Tetra Tech Rizzo's and Medway's existing contract rates. Direct expenses will be billed at a fixed fee of three and a half (3.5) percent of labor costs. We suggest that you establish a budget of \$2,980 for these services, which will not be exceeded without your approval. Please be advised that this estimate is based on our current understanding of the Project needs and is for budget purposes only. The total cost of our services will depend greatly on the completeness and adequacy of the information provided.

The breakdown of this fee by task is as follows:

Task	Task Description	Fee
Task 1	Document Review	\$1,440
Task 2	Meeting with Surveyors	\$720
Task 3	PEDB Hearing	\$720
	Labor Subtotal	\$2,880
	Expenses (3.5%)	\$100
	Total Fee	\$2,980

Schedule

We are prepared to begin work immediately upon receipt of this executed Proposal. We recognize that timely performance of these services is an important element of this Proposal and will put forth our best effort, consistent with accepted professional practice, to comply with the projects needs. We are not responsible for delays in performance caused by circumstances beyond our control or which could not have reasonably been anticipated or prevented.

General Terms and Conditions

This Proposal is subject to the existing Terms and Conditions signed by Tetra Tech Rizzo and the Town of Medway. Should this proposal meet with your approval, please sign and return a copy to us for our files. Your signature provides full authorization for us to proceed. We look forward to working with you on this Project. Please contact us with any questions, or if you require additional information.



TETRA TECH RIZZO

Very truly yours,

David R. Pellegri, P.E.
Project Manager

Sean P. Reardon, P.E.
Vice President

Date Approved by Medway Planning and Economic Development Board: _____
Date

Certified by: _____
Susan E. Affleck-Childs Date
Medway Planning and Economic Development Coordinator

Tetra Tech Rizzo
 One Grant Street
 Framingham, MA 01701

Project Fox Run Farm	Date 10-25-2010	Report No. 5
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. SUNNY P.M.	Temperature A.M. 70 P.M.

FIELD OBSERVATIONS

On Monday, October 25, 2010 Brian Marchetti from Tetra Tech Rizzo visited the project site to inspect the installation of sewer pipe and general site conditions.

I. Observations

- A. Mr. Rose was in the process of installing sewer pipe from SMH-2 to SMH-3 upon arrival on-site. Sewer laterals were being installed for lots #2 and #3. The trench was backfilled with crushed stone per detail to approximately 6" above the pipe. The trench was then backfilled with the excavated material to existing grade and compacted in lifts with a plate compactor.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't				Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver	
Laborers	2	Backhoe	1	Asphalt Reclaimer	
Drivers		Loader		Vib. Roller	
Oper. Engr.		Rubber Tire Backhoe/Loader		Static Roller	
Carpenters		Bobcat		Vib. Walk Comp.	
Masons		Hoeram		Compressor	
Iron Workers		Excavator	1	Jack Hammer	
Electricians		Grader		Power Saw	
Flagpersons		Crane		Conc. Vib.	
Surveyors		Scraper		Tree Remover	
		Conc. Mixer		Chipper	
		Conc. Truck		Screener	
		Pickup Truck		Drill Rig	
		Dump Truck 6 Whl		Boom Lift	
		Dump Truck 10 Whl		Water Tank	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl		Gradall	

OFFICIAL VISITORS TO JOB

RESIDENT REPRESENTATIVE FORCE

Police Details: n/a	Name	Name
Time on site: 11:30 A.M.-12:30 P.M.		
CONTRACTOR'S Hours of Work:		
	Resident Representative Brian Marchetti	

Tetra Tech Rizzo
 One Grant Street
 Framingham, MA 01701

Project Fox Run Farm	Date 10-26-2010	Report No. 6
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. PARTLY CLOUDY P.M.	Temperature A.M. 70 P.M.

FIELD OBSERVATIONS

On Tuesday, October 26, 2010 Brian Marchetti from Tetra Tech Rizzo visited the project site to inspect the installation of sewer pipe and general site conditions.

1. Observations

- A. Mr. Rose was in the process of installing sewer pipe from SMH-3 to SMH-4 upon arrival on-site as well as the remaining sewer laterals to the individual lots. The trench was backfilled with crushed stone per detail to approximately 6" above the pipe. The trench was then backfilled with the excavated material to existing grade and compacted in lifts with a plate compactor.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't					Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver		
Laborers	2	Backhoe	1	Asphalt Reclaimer		
Drivers		Loader		Vib. Roller		
Oper. Engr.		Rubber Tire Backhoe/Loader		Static Roller		
Carpenters		Bobcat		Vib. Walk Comp.		
Masons		Hoeram		Compressor		
Iron Workers		Excavator	1	Jack Hammer		
Electricians		Grader		Power Saw		
Flagpersons		Crane		Conc. Vib.		
Surveyors		Scraper		Tree Remover		
		Conc. Mixer		Chipper		
		Conc. Truck		Screener		
		Pickup Truck		Drill Rig		
		Dump Truck 6 Whl		Boom Lift		
		Dump Truck 10 Whl		Water Tank		
		Dump Truck 14 Whl		Lull		
		Dump Truck 18 Whl		Gradall		

OFFICIAL VISITORS TO JOB

RESIDENT REPRESENTATIVE FORCE

Police Details: n/a	Name	Name
Time on site: 11:30 A.M.-1:00 P.M.		
CONTRACTOR'S Hours of Work:		
	Resident Representative Brian Marchetti	

Tetra Tech Rizzo
 One Grant Street
 Framingham, MA 01701

Project Fox Run Farm	Date 10-27-2010	Report No. 7
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. CLOUDY/RAIN P.M.	Temperature A.M. 70 P.M.

FIELD OBSERVATIONS

On Wednesday, October 27, 2010 Brian Marchetti from Tetra Tech Rizzo visited the project site to inspect the installation of the cultic drainage system and general site conditions.

1. Observations

- A. Mr. Rose requested that TTR inspect the excavation for the Cultec Stormwater System prior to its installation. The concern was that the material in the excavation would be similar to the silty material found elsewhere on site during utility installations. However, the material at the bottom of the excavation was a well draining, sandy gravel. TTR verified that the native material was suitable for use in the installation of the Cultec system.
- B. Mr. Rose was completing the installation/backfill of the sewer pipe from SMH-3 to SMH-4. The installation of the sewer system should be completed today.
- C. TTR returned to the site at 3:30 P.M. to inspect the Cultec System installation. ½ of the system has been installed and backfilled with double washed stone per detail.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't					Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver		
Laborers	2	Backhoe	1	Asphalt Reclaimer		
Drivers		Loader		Vib. Roller		
Oper. Engr.		Rubber Tire Backhoe/Loader		Static Roller		
Carpenters		Bobcat		Vib. Walk Comp.		
Masons		Hoeram		Compressor		
Iron Workers		Excavator	1	Jack Hammer		
Electricians		Grader		Power Saw		
Flagpersons		Crane		Conc. Vib.		
Surveyors		Scraper		Tree Remover		
		Conc. Mixer		Chipper		
		Conc. Truck		Screener		
		Pickup Truck		Drill Rig		
		Dump Truck 6 Whl		Boom Lift		
		Dump Truck 10 Whl		Water Tank		
		Dump Truck 14 Whl		Lull		
		Dump Truck 18 Whl		Gradall		

OFFICIAL VISITORS TO JOB

Police Details: n/a	RESIDENT REPRESENTATIVE FORCE	
Time on site: 12:00 P.M.-12:30 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative Brian Marchetti	

Tetra Tech Rizzo
 One Grant Street
 Framingham, MA 01701

Project Fox Run Farm	Date 10-28-2010	Report No. 8
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. SUNNY P.M.	Temperature A.M. 70 P.M.

FIELD OBSERVATIONS

On Thursday, October 28, 2010 Steven Bouley from Tetra Tech Rizzo visited the project site to inspect the installation of the cultic drainage system and general site conditions.

1. Observations

- A. Dimartino is continuing the installation of the Cultec Stormwater System. Approximately 3/4 of the chambers have been installed at the time of inspection. The isolator row is fully installed and wrapped in woven geotextile fabric per detail. Inspection ports have also been installed on every row including 2 at either end of the isolator row. Dimartino plans to complete the installation of the chambers today and backfill with double washed stone.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't				Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver	
Laborers	2	Backhoe	1	Asphalt Reclaimer	
Drivers		Loader		Vib. Roller	
Oper. Engr.		Rubber Tire Backhoe/Loader		Static Roller	
Carpenters		Bobcat		Vib. Walk Comp.	
Masons		Hoeram		Compressor	
Iron Workers		Excavator	1	Jack Hammer	
Electricians		Grader		Power Saw	
Flagpersons		Crane		Conc. Vib.	
Surveyors		Scraper		Tree Remover	
		Conc. Mixer		Chipper	
		Conc. Truck		Screener	
		Pickup Truck		Drill Rig	
		Dump Truck 6 Whl		Boom Lift	
		Dump Truck 10 Whl		Water Tank	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl		Gradall	

OFFICIAL VISITORS TO JOB

Police Details: n/a	RESIDENT REPRESENTATIVE FORCE	
Time on site: 12:15 P.M.-12:45 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative Steven Bouley	

Project Fox Run Farm	Date 10-28-2010	Report No. 8
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 2 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. SUNNY P.M.	Temperature A.M. 70 P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. DiMartino plans to complete the installation of the Cultec Stormwater System next week. Mr. Rose plans to continue with water line installation tomorrow.

3. New Action Items
 - A. N/A

4. Previous Open Action Items
 - A. Unsuitable material encountered during trench excavations should be removed and replaced in all trenches. TTR will provide direction how to address remainder of unsuitable material within R.O.W.

5. Materials Delivered to Site Since Last Inspection:
 - A. Water Pipe

Tetra Tech Rizzo One Grant Street Framingham, MA 01701		
Project Fox Run Farm	Date 10-29-2010	Report No. 9
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor: Dowling Corporation (Mike Rose)	Weather A.M. SUNNY P.M. SUNNY	Temperature A.M. 45 P.M. 58

FIELD OBSERVATIONS

On Friday, October 29, 2010 Steven Bouley from Tetra Tech Rizzo visited the project site to inspect the installation of the cultic drainage system, water pipe and general site conditions.

1. Observations

- A. Mr. Rose was in the process of installing water pipe upon arrival on-site. He plans on installing approximately 160 ft of pipe today. The pipe will be installed for the entire 160 ft length then backfilled all at once. TTR to return to the site later in the day to observe backfilling operations.
- B. TTR returned to the site at approximately 12:45 P.M. The water pipe was in the process of being backfilled upon arrival. The pipe was bedded with sand, backfilled and compacted in lifts with native material.
- C. TTR received the updated plans regarding the Cultec Stormwater System. It appears that the system is adequately sized as currently constructed per the updated design. However, the design shows the invert out of the water quality unit approximately 2 ft higher than the invert into the Cultec System. TTR will consult with the design engineer to determine the intent of this discrepancy.
- D. No new unsuitable material has been encountered during the water pipe installation.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't				Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver	
Laborers	2	Backhoe	1	Asphalt Reclaimer	
Drivers		Loader		Vib. Roller	
Oper. Engr.		Rubber Tire Backhoe/Loader		Static Roller	
Carpenters		Bobcat		Vib. Walk Comp.	
Masons		Hoeram		Compressor	
Iron Workers		Excavator	1	Jack Hammer	
Electricians		Grader		Power Saw	
Flagpersons		Crane		Conc. Vib.	
Surveyors		Scraper		Tree Remover	
		Conc. Mixer		Chipper	
		Conc. Truck		Screener	
		Pickup Truck		Drill Rig	
		Dump Truck 6 Whl		Boom Lift	
		Dump Truck 10 Whl		Water Tank	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl		Gradall	

OFFICIAL VISITORS TO JOB

RESIDENT REPRESENTATIVE FORCE

Police Details: n/a	Name	Name
Time on site: 8:00 A.M.-8:45 A.M.		
CONTRACTOR'S Hours of Work:		
	Resident Representative Steven Bouley	

Tetra Tech Rizzo
 One Grant Street
 Framingham, MA 01701

Project Fox Run Farm	Date 11-01-2010	Report No. 10
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. SUNNY P.M. SUNNY	Temperature A.M. 40 P.M. 50

FIELD OBSERVATIONS

On Monday, November 1, 2010 Dave Pellegrini from Tetra Tech Rizzo visited the project site to inspect the installation of the waterline.

1. Observations

- A. Dowling is completing the installation of the waterline including the setting of the hydrant in the cul-de-sac island. The adjacent gate valve and associated thrust blocks have been set as well. The pipe, hydrant and gate were all set in sand and backfilled with approved on-site material. The trench was compacted in lifts.
- B. Mr. Rose informed us they would be installing drain structures tomorrow as well as importing gravel for the roadway base. I told him that we need to see a sieve test for all material imported for use within the right-of-way. He confirmed that Mujeeb (Owner) would forward that information to us shortly.
- C. Mr. Rose also informed us that they would be pressure testing some in the near future. We informed him that Tetra Tech does not need to witness the pressure testing if the testing is being completed by a competent independent firm. Dowling should however forward us copies of the test results as discussed. Mr. Rose confirmed that they would use an independent firm and will forward us results.

2. Schedule

- A. Dowling will work on installing the drainage structures and roadway base tomorrow.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't				Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver	
Laborers	2	Backhoe	1	Asphalt Reclaimer	
		Loader		Vib. Roller	
Drivers		Rubber Tire Backhoe/Loader		Static Roller	
Oper. Engr.		Bobcat		Vib. Walk Comp.	
Carpenters		Hoeram		Compressor	
Masons		Excavator	1	Jack Hammer	
Iron Workers		Grader		Power Saw	
Electricians		Crane		Conc. Vib.	
Flagpersons		Scraper		Tree Remover	
Surveyors		Conc. Mixer		Chipper	
		Conc. Truck		Screener	
		Pickup Truck		Drill Rig	
		Dump Truck 6 Whl		Boom Lift	
		Dump Truck 10 Whl		Water Tank	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl		Gradall	

OFFICIAL VISITORS TO JOB

Police Details: n/a	RESIDENT REPRESENTATIVE FORCE	
Time on site: 3:00 A.M.-3:30 A.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative Dave Pellegrini	

Tetra Tech Rizzo
 One Grant Street
 Framingham, MA 01701

Project Fox Run Farm	Date 11-02-2010	Report No. 11
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. SUNNY P.M. SUNNY	Temperature A.M. 40 P.M. 48

FIELD OBSERVATIONS

On Tuesday, November 1, 2010 Dave Pellegri from Tetra Tech Rizzo visited the project site to inspect the installation of the drainage system and roadway base material.

1. Observations

- A. Dowling had installed Catch Basins 1, 2, and 3 today. The structures were set on a crushed stone base. The crushed stone was the same material that had been stockpiled on-site previously (appeared to be ¾ inch crushed stone). They had also installed the reinforced concrete pipe between those catch basins and the drain manholes which they connect to. Lastly, they had installed DMHs 1 and 2. Both the drain structures and piping had been cast early enough to provide sufficient curing times (see section 5 from previous report). I noted that the contractor had installed mortar between the pipe and the drainage structures, however it did not appear that they used mortar around the joints. By the time we noticed this in the field, the contractor had left for the day so we will mention it to them tomorrow.
- B. Dowling also imported a gravel material being used to raise the grade of the roadway to the base course elevation. The material has been spread and compacted from station 1+50 to 2+00. The material looks more like a dense graded crushed stone than a typical gravel borrow which is good for the roadway. We intend to review the sieve results when we receive from Mujeeb. Mr. Rose confirmed that Mujeeb (the owner will deliver sieve information shortly).
- C. We spoke with Mr. Rose about our concerns with the fill material within the roadway right-of-way. I informed him that Tetra Tech expects a letter from the design engineer proposing a solution. There are two options for the owner. First they could remove all of the material from within the right-of-way. Second, they could remove a portion of the material down to a specified depth. They would then have to provide a stamped letter from a structural engineer certifying that the roadway would be structurally sound considering the selected approach. Mr. Rose said he would discuss with engineer and owner.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't				Dept. or Company	Description of Work
Foreman	1	Bulldozer	1		Asphalt Paver
Laborers	2	Backhoe	1		Asphalt Reclaimer
Drivers		Loader			Vib. Roller
Oper. Engr.		Rubber Tire Backhoe/Loader			Static Roller
Carpenters		Bobcat			Vib. Walk Comp.
Masons		Hoeram			Compressor
Iron Workers		Excavator	1		Jack Hammer
Electricians		Grader			Power Saw
Flagpersons		Crane			Conc. Vib.
Surveyors		Scraper			Tree Remover
		Conc. Mixer			Chipper
		Conc. Truck			Screener
		Pickup Truck			Drill Rig
		Dump Truck 6 Whl			Boom Lift
		Dump Truck 10 Whl			Water Tank
		Dump Truck 14 Whl			Lull
		Dump Truck 18 Whl			Gradall

OFFICIAL VISITORS TO JOB

Police Details: n/a	RESIDENT REPRESENTATIVE FORCE	
Time on site: 3:30 A.M.-4:15 A.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative Dave Pellegri	

Tetra Tech Rizzo
 One Grant Street
 Framingham, MA 01701

Project Fox Run Farm	Date 11-03-2010	Report No. 12
Location Holliston Street, Medway, MA	Project No. 127-21583-11001	Sheet 1 of 2
Contractor Dowling Corporation (Mike Rose)	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 50'S

FIELD OBSERVATIONS

On Wednesday, November 3, 2010 Brian Marchetti from Tetra Tech Rizzo visited the project site to inspect the excavation of unsuitable materials within the right of way between STA 0+25 to STA 1+25, the import of 3" minus dense grade fill, the installation of the storm drainage system and general site conditions.

1. Observations

- A. Mike Rose excavated approximately 100 linear feet of the subdivision roadway to remove trash and debris that was previously buried on site. Approximately 70 feet (STA 0+25 to STA 0+95) was excavated to an approximate depth of 4 feet and the remaining 30 feet (STA 0+95 to STA 1+25) was excavated to approximately 8 feet. TTR witnessed the limits of the excavation and confirmed that suitable material was encountered beyond STA 1+25 and additional excavation was not required. The objects/debris mixed within the unsuitable fill included tires, wood, glass products and metal debris including piping and what appeared to be an old kitchen appliance.
- B. The 3" minus dense grade fill appeared being imported on site for roadway fill appeared to exceed the requirements of the contract documents. The fill was being spread by a bulldozer in 6" to 12" lifts within the roadway and compacted with a vibratory roller. The 3" minus dense grade fill import material was also being used to fill the excavation of unsuitable material. The import material was being placed within the excavation in 1' to 2' lifts and compacted with the vibratory roller.
- C. Drainage infrastructure was also being installed on site. CB 1, CB 2, DMH 1 and DMH 2 were installed and backfilled including the rubber gasketed RCP pipe between the structures. The RCP pipe between DMH 2 and the water quality unit were being installed at the time of the inspection and appeared to be compliant with the contract documents.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't					Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver		
Laborers	2	Backhoe	1	Asphalt Reclaimer		
Drivers		Loader		Vib. Roller	1	
Oper. Engr.	2	Rubber Tire Backhoe/Loader		Static Roller		
Carpenters		Bobcat		Vib. Walk Comp.	1	
Masons		Hoeram		Compressor		
Iron Workers		Excavator	2	Jack Hammer		
Electricians		Grader		Power Saw		
Flagpersons		Crane		Conc. Vib.		
Surveyors		Scraper		Tree Remover		
		Conc. Mixer		Chipper		
		Conc. Truck		Screener		
		Pickup Truck		Drill Rig		
		Dump Truck 6 Whl		Boom Lift		
		Dump Truck 10 Whl		Water Tank		
		Dump Truck 14 Whl		Lull		
		Dump Truck 18 Whl		Gradall		

OFFICIAL VISITORS TO JOB

Police Details: n/a	RESIDENT REPRESENTATIVE FORCE	
Time on site: 12:15 P.M.-1:00 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative Brian Marchetti	

Tetra Tech Rizzo One Grant Street Framingham, MA 01701		
Project	Date	Report No.
Fox Run Farm	11-08-2010	13
Location	Project No.	Sheet 1 of
Holliston Street, Medway, MA	127-21583-11001	2
Contractor	Weather	Temperature
Dowling Corporation (Mike Rose)	A.M. P.M. SLEET/RAIN	A.M. P.M. 30'S

FIELD OBSERVATIONS

On Monday, November 8, 2010 Brian Marchetti from Tetra Tech Rizzo visited the project site to inspect the installation of water services, the import of 3" minus dense grade fill, the installation of the storm drainage system and general site conditions.

1. Observations

- A. Mr. Rose was in the process of installing water services upon arrival on-site. Minimal work was conducted on-site Thursday and Friday of last week due to significant rain storms. The minimal work that was conducted involved the on-going import of dense grade material as fill for the roadway, the backfill of the drainage system up to the water quality unit and the pressure testing of the water main.
- B. Outback Engineering completed the roadway layout with 2' offsets from the proposed roadway. The water quality unit and Cultec system were not vertically located last week due to the weather conditions.
- C. Mujeeb Ahmed inquired if a compaction test was required on the proposed roadway prior to paving. TTR stated that compaction tests were not required per the construction documents, however it would be a good idea due to the fast pace of the project. Mujeeb stated he would look into having the tests performed however there may not be enough time to schedule them before paving this Friday.

In reviewing the revision to the cultec system from the approved plans, conflicting soil information was discovered. The Hydro CAD report detailed the site as containing Hydrologic Soil Group "C" soil, however the infiltration rates used in the Hydro CAD model reflected Hydrologic Soil Group "A" soils. I emailed Jim Pavlik requesting documentation for the higher soil infiltration rates and he stated that this rate was determined by test pits within the basin area and reflect the numbers used in original calculations as reviewed/approved by VHB and the ZBA. I had no further comments

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't					Dept. or Company	Description of Work
Foreman	1	Bulldozer	1	Asphalt Paver		
Laborers	2	Backhoe	1	Asphalt Reclaimer		
Drivers		Loader		Vib. Roller	1	
Oper. Engr.	2	Rubber Tire Backhoe/Loader		Static Roller		
Carpenters		Bobcat		Vib. Walk Comp.	1	
Masons		Hoeram		Compressor		
Iron Workers		Excavator	2	Jack Hammer		
Electricians		Grader		Power Saw		
Flagpersons		Crane		Conc. Vib.		
Surveyors		Scrapcr		Tree Remover		
		Conc. Mixer		Chipper		
		Conc. Truck		Screener		
		Pickup Truck		Drill Rig		
		Dump Truck 6 Whl		Boom Lift		
		Dump Truck 10 Whl		Water Tank		
		Dump Truck 14 Whl		Lull		
		Dump Truck 18 Whl		Gradall		
Police Details: n/a					RESIDENT REPRESENTATIVE FORCE	
Time on site: 12:15 P.M.-1:00 P.M.					Name	Name
CONTRACTOR'S Hours of Work:						
					Resident Representative Brian Marchetti	

Memorandum of Understanding
Medway Zoning Board of Appeals
Medway Planning and Economic Development Board
Fox Run Farm LLC

Scope of Duties – The Medway Planning and Economic Development Board will provide oversight during the construction process of the Fox Run Farm 40B project. This will entail the following:

- fees
1. The Town's Consulting Engineer will conduct inspections of roadway and infrastructure construction in accordance with the standard schedule per the Board's *Subdivision Rules and Regs* and on behalf of the Medway Department of Public Services for installation of sewer and water service.
 2. The Board will coordinate the submittal of suitable performance security. This will initially be Subdivision Covenant which will then be replaced with another form of security (cash, bank agreement or insurance bond) at such time as the developer wishes to start house construction. Each type of performance security has its own form of agreement that the Board will execute with the developer. The Board will approve the amount of performance security based on an estimate provided by the Town's Consulting Engineer in accordance with the Subdivision Rules and Regulations.
 3. The Board will authorize lot releases at such time as the standard minimum infrastructure work is completed.
 4. Over the course of construction, the Board may reduce the amount of performance security based on a recommendation from the Town's Consulting Engineer.
 5. During the course of construction, minor field construction changes may be authorized by the Board based on the recommendation of the Town's Consulting Engineer.
 6. The Town's Consulting Engineer will review as-built plans provided by the developer's engineer.
 7. The Town's attorney will review sample deeds to ensure that properties will be properly conveyed to allow for an easy street acceptance process in the future. The developer should retain title to the roadway and all easements.

For Medway Planning and Economic Development Board

Date

For Medway Zoning Board of Appeals

Date

For Fox Run Farm LLC.

Date

DRAFT

LAND SUBDIVISION - FORM G

Subdivision Covenant

Planning & Economic Development Board – Town of Medway, MA

November _____, 2010

This Covenant is entered into this _____ day of November, 2010 by and between the Town of Medway, a Massachusetts municipal corporation, acting through its Planning and Economic Development Board, with an address of 155 Village Street, Medway, MA 02053, (*hereinafter referred to as the "Board"*) and Fox Run Development Group, LLC, of C100, 287 Chauncy Street, Mansfield, Ma 02048 (*record owner of the parcel of land shown on an approved definitive subdivision plan and including an equitable owner or purchaser on a purchase and sales agreement for the entire parcel or portion of the parcel of land shown on the approved subdivision plan*), with an address of C100, 287 Chauncy Street, Mansfield, Ma 02048 (*hereinafter referred to as the "owner"*.)

PREAMBLE

WHEREAS, on October 19, 2005, and after a duly noticed public hearing(s), the Medway Zoning Board of Appeals approved a comprehensive permit to Rice Associates, Inc. for Fox Run Farm at 122 Holliston Street including a definitive subdivision plan showing 10 house lots, which is entitled " Comprehensive Permit Subdivision, Lottin Plan, "Fox Run Farm", in Medway, Massachusetts, prepared by C. J. O'Connell Engineering, which Plan is recorded at the Norfolk County Registry of Deeds in Plan Book _____ Page 64.

WHEREAS, the approved definitive subdivision plan shows the division of a parcel of land located at 122 Holliston Street, Medway (*hereinafter referred to as the "subdivision"*) and further described in a deed or deeds dated October 19, 2010 and recorded at the Norfolk County Registry of Deeds in Book (s) 28663, Page(s) 337.

WHEREAS, the owner has decided to secure all/a portion described as Lots 1-10, Fox Run Farm, Holliston Street, Medway, Massachusetts, of the construction of ways and installation of municipal services in the subdivision by means of a Covenant;

WHEREAS, the Board has determined that the form of Covenant is sufficient to secure the construction of ways and installation of municipal services in the subdivision;

WHEREAS, the owner's construction of ways and installation of municipal services within the subdivision are subject to the requirements of M.G.L., ch. 41, sections 81K – 81GG (*the Subdivision Control Law*); the Board's *Subdivision Rules and Regulations* applicable to this subdivision, the Comprehensive Permit and any modifications thereto, and all conditions of approval of this subdivision as set forth in the Appendix attached to and made an enforceable part of this Covenant; the recommendations, if any, of the Board of Health, the approved definitive subdivision plan, all conditions subsequent to approval of this subdivision due to any amendment, modification, or rescission of the approval of the definitive subdivision plan, all of the provisions set forth in this Covenant and any amendments thereto; and the following additional documents; _____

_____ (*hereinafter referred to as "approval instruments"*);

NOW, THEREFORE, for and in consideration of the mutual promises set forth below, and for good and valuable consideration, the parties agree as follows:

SECTION 1. INCORPORATION OF PREAMBLE

The Preamble shall be incorporated into and become an enforceable part of this Covenant.

SECTION 2. EFFECTIVE DATE

This Covenant shall be effective upon its execution and the recording of the Covenant by the Owner.

SECTION 3. RUNS WITH THE LAND

This Covenant shall run with the land and shall be binding on all subsequent parties who have any title, interest, or rights in and to the parcel of land so divided, or a portion thereof. This Covenant shall operate as a restriction upon the land until release.

SECTION 4. OBLIGATIONS, DUTIES AND RIGHTS OF THE BOARD

A. Upon construction of a portion of the ways and installation of a portion of the municipal services in accordance with the approval instruments, the Board may release the Owner from this Covenant as to those lots that are adequately serviced by the ways and municipal services so constructed, so long as the construction of ways and municipal services are, in the opinion of the Board, sufficiently secured by another method of performance guarantee as provided in M.G.L., ch. 41, section 81U. A *Certificate of Partial Release* shall be executed by a majority of the members of the Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner.

B. Upon completion of ways and installation of municipal services in accordance with the approved instruments, the Board shall release the owner from this Covenant and shall issue a *Certificate of Completion and Release* that shall be executed by a majority of the members of the Planning Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner.

SECTION 5. OBLIGATIONS, DUTIES AND RIGHTS OF THE OWNER

A. The Owner shall not convey or transfer title to any lot within this subdivision, except as otherwise provided in this Covenant, until the completion of the construction of the ways and installation of the municipal services for this subdivision in accordance with the approval instruments, unless and until the Owner provides the Board with another method of securing construction of the ways and installation of the municipal services deemed sufficient by the Board.

B. The Owner shall not build upon any lot within this subdivision, except as otherwise provided in this Covenant, until the completion of the construction of the ways and installation of the municipal services for this subdivision in accordance with the approval instruments, unless and until the owner provides the Board with another method of securing construction of the ways and installation of the municipal services deemed sufficient by the Board.

C. The Owner shall complete construction of the ways and installation of the municipal services for this subdivision no later than three (3) years from this date.

D. The Owner agrees and understands that failure to complete construction of the ways and installation of the municipal services by the agreed-upon date shall result in automatic rescission of approval of the definitive subdivision plan. The Board shall forthwith carry out the rescission as provided in M.G.L., ch. 41, section 81W.

E. The Owner agrees and understands that the Board will not release this Covenant in full, unless another method of security is provided, or until the ways and municipal services have been deemed by the Board to be constructed and installed in accordance with the approval instruments, which shall include demonstration of adequate construction and installation for six (6) months prior to said release.

F. No provision of this Covenant shall prevent the Owner from varying the method of securing the construction of ways and the installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods as provided in M.G.L., ch. 41, sections 81U, as long as the Board deems the method or methods chosen for securing the construction of ways and the installation of municipal services as sufficient.

G. The Owner shall at all times provide the Board *forthwith (no more than 14 days after transfer of title)* with the name of the current owner or owners of this subdivision or portions thereof and the address of such owner or owners, except that lots released from the provisions of this Covenant are exempt. The Owner agrees and understands that failure to comply with this provision could result in rescission of approval of the definitive subdivision plan.

H. The Owner shall at all times provide the Board *forthwith (no more than 14 days after transfer of title)* with the name of any mortgagee or mortgagees of this subdivision or portions thereof and the address of such mortgagee or mortgagees, except that lots released from the provisions of this Covenant are exempt. At the time of executing this Covenant, the mortgagee(s) of this subdivision is/are NONE, whose address is/are N/A. The Owner agrees and understands that failure to comply with this provision could result in rescission of approval of the definitive subdivision plan.

I. The Owner shall record or register the approved and endorsed definitive subdivision plan; this Covenant, upon its execution; and any certificates of release of this covenant, or portions thereof, at the Norfolk County Registry of Deeds and forthwith provide the Board with written evidence thereof. The Owner further agrees to pay the costs of such recordings.

SECTION 6. MORTGAGEES AND SUCCEEDING OWNERS

Nothing in this Covenant shall preclude the Owner from mortgaging the entire parcel of land, or a portion thereof, which constitutes this subdivision. If the mortgagee acquires title to the entire parcel of land, or a portion thereof, shown on the approved definitive subdivision plan, through foreclosure or by other means, such as accepting a deed in lieu of foreclosure, then the mortgagee and any succeeding owner of the land transferred by the mortgagee may sell any lot, subject to that portion of this Covenant which provides that no lot shall be built upon until the ways are constructed and the municipal services are installed to serve such lot. Said mortgagee and any succeeding Owner shall be subject to all other applicable provisions of this Covenant and any amendments thereto.

SECTION 7. CONVEYANCE OF LAND OR LOTS SUBJECT TO COVENANT

Nothing in this Covenant shall preclude the owner from conveying by a single deed, the entire parcel of land shown on the approved definitive subdivision plan, or all lots not previously released from the terms of this Covenant by the Board, so long as the deed provides that the land conveyed is subject to this Covenant, and any amendments thereto, with proper reference to the book and page where this covenant, and any amendments thereto are recorded or

registered at the Norfolk County Registry of Deeds. A deed of any part of the subdivision in violation of this Covenant, or any amendments thereto, shall be voidable by the grantee prior to the release of this Covenant no later than three (3) years from the date of such deed.

SECTION 8. BINDING EFFECT

This Covenant, and any amendments thereto, shall be binding on the Owner, the Owner's agents and representatives, and any successors to the Owner's title interest, and rights in the parcel of land constituting this subdivision, including executors, administrators, devisees, heirs, successors and assigns of the owner.

SECTION 9. USE OF TERMINOLOGY

Use of the term "Owner" in this Covenant is for convenience only and should not be considered as a limitation on those parties who may be subject to and bound by the provisions of this Covenant and any amendments thereon. Use of the term "Planning Board or Board" in this Covenant is for convenience only and may include agents or representatives of the Planning and Economic Development Board.

SECTION 10. APPOINTMENT OF AN AGENT

If someone other than the Owner will represent the Owner, the Owner must designate such representative below.

Name of representative: N/A

Address of representative: _____

Telephone #: Days _____ Evenings _____

Relationship of representative to Owner: _____

In executing this Covenant, I hereby authorize the person or persons named above to represent my interest before the Planning Board with respect to the subdivision that is the subject of this Covenant.

SECTION 11. AMENDMENTS

This Covenant may be amended, in writing, by agreement of all of the parties to this Covenant.

SECTION 12. GOVERNING LAW

This Covenant, and any amendments thereto, shall be governed by the laws of the Commonwealth of Massachusetts.

SECTION 13. SEVERABILITY

If a court of competent jurisdiction determines that any provision of this Covenant is unenforceable, such determination shall not affect the remaining provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, I, the Owner, hereby certify under the pains and penalties of perjury that the information contained in this Covenant is true and complete; and we, the parties to this Covenant, set our hands and seals to this Covenant on the date(s) written below.

We, the Owner and his/her spouse, as far as necessary, hereby release all rights of dower, curtesy, or homestead, or any other interests that we may have in the parcel of land that constitutes the subdivision.

OWNER

Signature of Owner _____ Date

By: _____

Its: _____
Duly authorized

Witness

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. _____

On this _____ day of _____, before me, the undersigned notary public, personally appeared _____

Owner, or person duly authorized to execute this Covenant on behalf of the Owner, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

Notary Public

My commission expires: _____

OWNER'S SPOUSE

N/A _____

Signature of Owner's Spouse _____ Date

Witness

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. _____

On this _____ day of _____, before me, the undersigned notary public, personally appeared the above named _____,

proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

Notary Public

My commission expires: _____

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

_____	_____	_____
Member	Date	Witness
_____	_____	_____
Member	Date	Witness
_____	_____	_____
Member	Date	Witness
_____	_____	_____
Member	Date	Witness
_____	_____	_____
Member	Date	Witness

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

On this _____ day of _____, before me, the undersigned notary public, personally appeared the above named _____

_____ proved to me through satisfactory evidence of identification, which was _____

to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that _____ signed it voluntarily and for its stated purpose.

Notary Public
My commission expires:

LAND SUBDIVISION – FORM C-4

**Application/Petition to Revise a Previously Approved
Definitive Subdivision Plan**

Planning & Economic Development Board - Town of Medway, MA

INSTRUCTIONS TO APPLICANT/PETITIONER

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

1. *Submit two (2) signed originals of the Application/Petition and one (1) copy of the proposed Revised Definitive Subdivision Plan to the Town Clerk who will date stamp both original Applications.*
2. *Provide one (1) original Application/Petition date stamped by the Town Clerk, ten (10) copies of the proposed Revised Definitive Subdivision Plan, the appropriate Filing Fee, and an advance of the Plan Review Fee to the Medway Planning & Economic Development Board.*

The Town's Planning and Engineering Consultants will review the Application/Petition and the proposed Revised Definitive Subdivision Plan. You or your duly authorized Agent/Official Representative will be expected to attend the Planning & Economic Development Board meeting at which your Application 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.

_____, 20____

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

The undersigned herewith petitions the Town of Medway Planning & Economic Development Board to **REVISE** a previously approved Definitive Subdivision Plan of property located in the Town of Medway.

ORIGINAL DEFINITIVE SUBDIVISION PLAN INFORMATION

Plan Title: FRANKLIN CREEK

Prepared by: LAND PLANING, INC.

Of: BELLINGHAM

Plan Date (and revision dates): 6-22-2005.

Approved by the Planning Board on: _____

OR/Constructively approved by Town Clerk's certificate on: _____

Approval endorsed by the Planning Board on: _____

Recording information: Date: _____

Plan #: _____ Book: _____ Page: _____

Certificate of Action: Book: _____ Page: _____

Total Acreage of Land: 118,082 sqft Original Zoning Classification: District 11

The original definitive subdivision plan showed the division of land into 3 building lots numbered 2, 4 and 6 parcels not intended for building thereon to be used as:
Residential homes

Was the original plan for the proposed street (s) to be?

Permanently privately owned

Publicly accepted

Approved Street Names: FRANKLIN CREEK LANE

Utilities:

Town water Private well

Town sewer Private septic

PETITIONER INFORMATION

Petitioner's Name: WOOD STRUCTURE CONSTRUCTION INC.

Petitioner's Address: 326 MAIN ST.
MEDFIELD, MA 02052

Name of Primary Contact: MARKO VAJENTIC

Telephone: (508)-359-9940 FAX: (508)-359-1731

Email address: info@woodsc.net

Describe Petitioner's Interest in subdivision: OWNER & DEVELOPER

Official Representative's Name: MARKO VAJENTIC

Address: 326 MAIN ST. MEDFIELD, MA 02052

Telephone: (508) 359-9940 FAX: (508) 359-1731

Email address: info@woodsc.net

ORIGINAL APPLICANT INFORMATION

Applicant's Name: _____

Applicant's Address: _____

Name of Primary Contact: _____

Telephone: _____ FAX: _____

PRESENT SUBDIVISION OWNER INFORMATION

Please complete only if the original applicant and present owner are not the same person or entity.

Present Owner's Name: _____

Address: _____

Name of Primary Contact: _____

Telephone: _____ FAX: _____

CONSULTANT INFORMATION

Engineer: LAND PLANNING, INC. BILL

Address: 167 HARTFORD AVE.

BELLINGHAM, MA 02019

Primary Contact: BILL

Telephone: 508-966-4130 Fax: 508-966-5054 Email: bellingham@landplanninginc.com

Surveyor: SAME

Address: _____

Primary Contact: _____

Telephone: _____ Fax: _____ Email: _____

CURRENT INFORMATION

This is a petition/motion to **REVISE** a previously approved definitive subdivision plan.

How will the plan be changed? SEGMENTED blocks in place of FIELD STONE.

What sheets in the original plan set are to be changed? B3

Does the proposed **REVISION**:

Change the roadway layout/right of way? _____ Yes No

Change any lot lines? _____ Yes No

Attach a letter/detailed explanation/justification as to **WHY** the plan needs to be revised.

Title of Revised Plan: RETAINING WALL

Prepared by: LAND PLANNING, INC. (Bill)

Of: LAND PLANNING INC.

Plan Revision Date: 9/24/10

Current Medway Zoning District Classification: AGRICULTURAL & RESIDENTIAL District II
Frontage Requirement: 150 Area Requirement: 22,500 sq ft

Scenic Road

Does any portion of the subdivision have frontage on a Medway Scenic Road?
 Yes No If yes, please name: _____

Wetlands

Is any portion of the site within a Wetland Resource Area?
 Yes No

Groundwater Protection

Is any portion of the site within the Groundwater Protection Overlay District?
 Yes No

Flood Plain/Wetland Protection District

Is any portion of the site within the Flood Plain/Wetland Protection Overlay District?
 Yes No

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. If applicable, I hereby authorize Nonstructure Co Inc. to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application/petition to Revise a Previously Approved Definitive Subdivision Plan.

I agree to abide by the current Medway Planning Board's *Rules and Regulations for the Review and Approval of Land Subdivisions*. In submitting this application, I authorize the Planning & Economic Development Board, its staff and agents, to access the site during the plan review process


Signature of Petitioner

9/24/10
Date

Signature of Agent/Official Representative

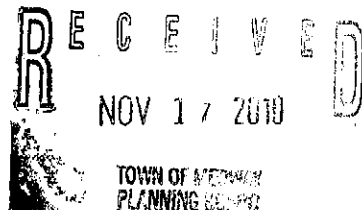
Date

FEES

Filing Fee - \$250

Advance on Plan Review Fee - \$500

Please submit 2 separate checks each made payable to: Town of Medway



**Date Form C-4 & Revised Definitive Subdivision Plan
Received by Planning & Economic Development Board**

Filing Fee Paid: Date: 11-17-10 Amount: \$250 Check # 1459

Advance on Plan Review Fee Paid:  Date: _____ Amount: _____ Check # _____

**Date Form C-4 & Revised Definitive Subdivision Plan
Received by Town Clerk**

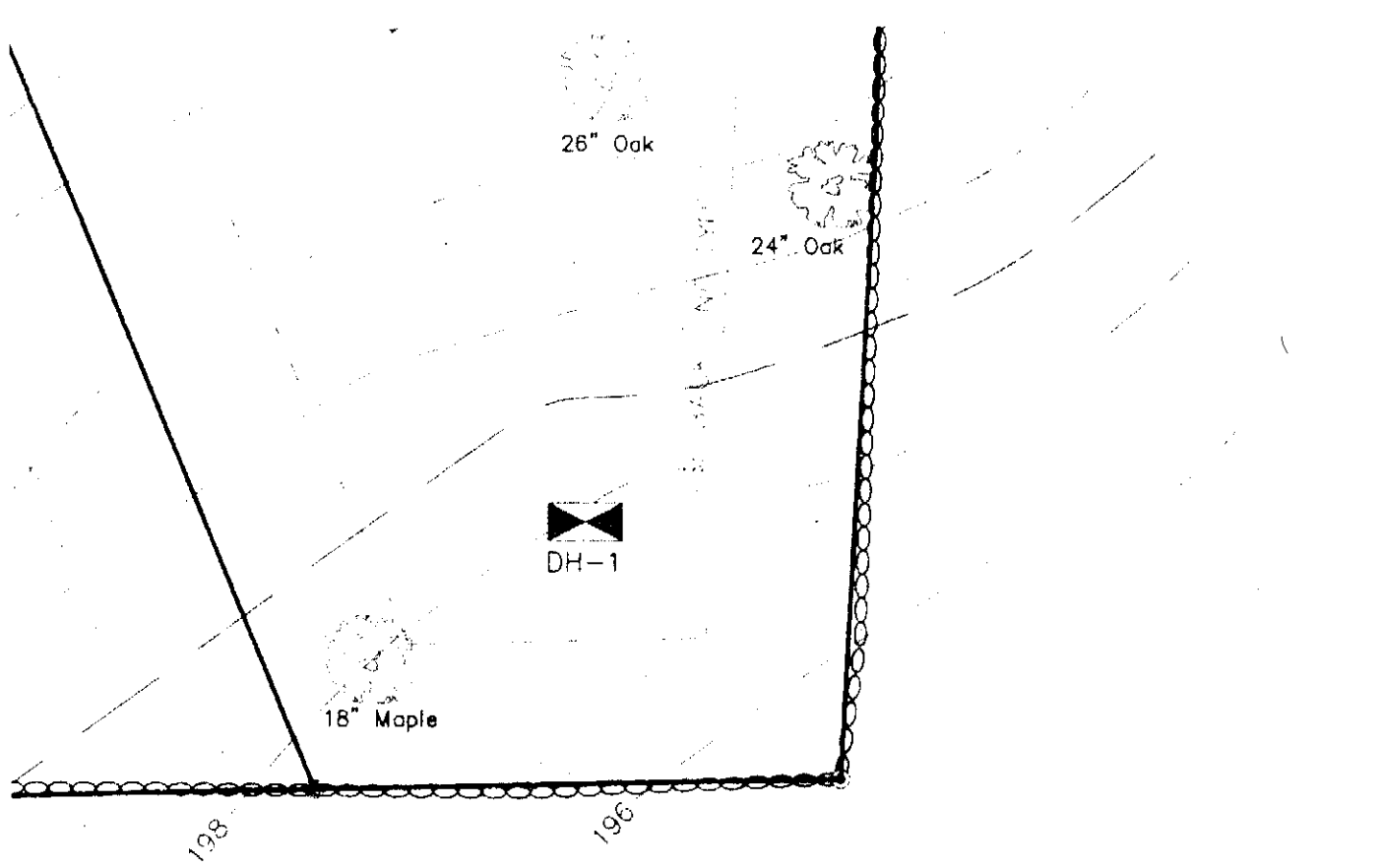
**PROPOSED REVISION TO DEFINITIVE SUBDIVISION PLAN
SUBMITTAL DOCUMENTS CHECKLIST**

Town Clerk

- One (1) signed original Application/Petition – Form C-4
- One (1) copy of proposed Revised Definitive Subdivision Plan

Planning & Economic Development Board

- One (1) signed Original Application/Petition – Form C-4
(Date Stamped by Town Clerk)
- Letter/Written explanation why the plan needs to be changed.
- Ten (10) copies of proposed Revised Definitive Subdivision Plan prepared
in accordance with Section 5.6 and 5.7 of the *Subdivision Rules and Regulations*
- Filing Fee (\$250) - Payable to Town of Medway
- Advance of Plan Review Fee (\$500) – Payable to Town of Medway



Tina

SITE PLAN
FRANKLIN CREEK
DEFINITIVE PLAN
A PRIVATE WAY SUBDIVISION

LOCATED AT
18 FRANKLIN STREET
MEDWAY, MASSACHUSETTS

OWNER/ APPLICANT
WOODSTRUCTURE CONSTRUCTION

ONS	
GN	CHECKED
	NGH
	NGH
	NGH
	NGH

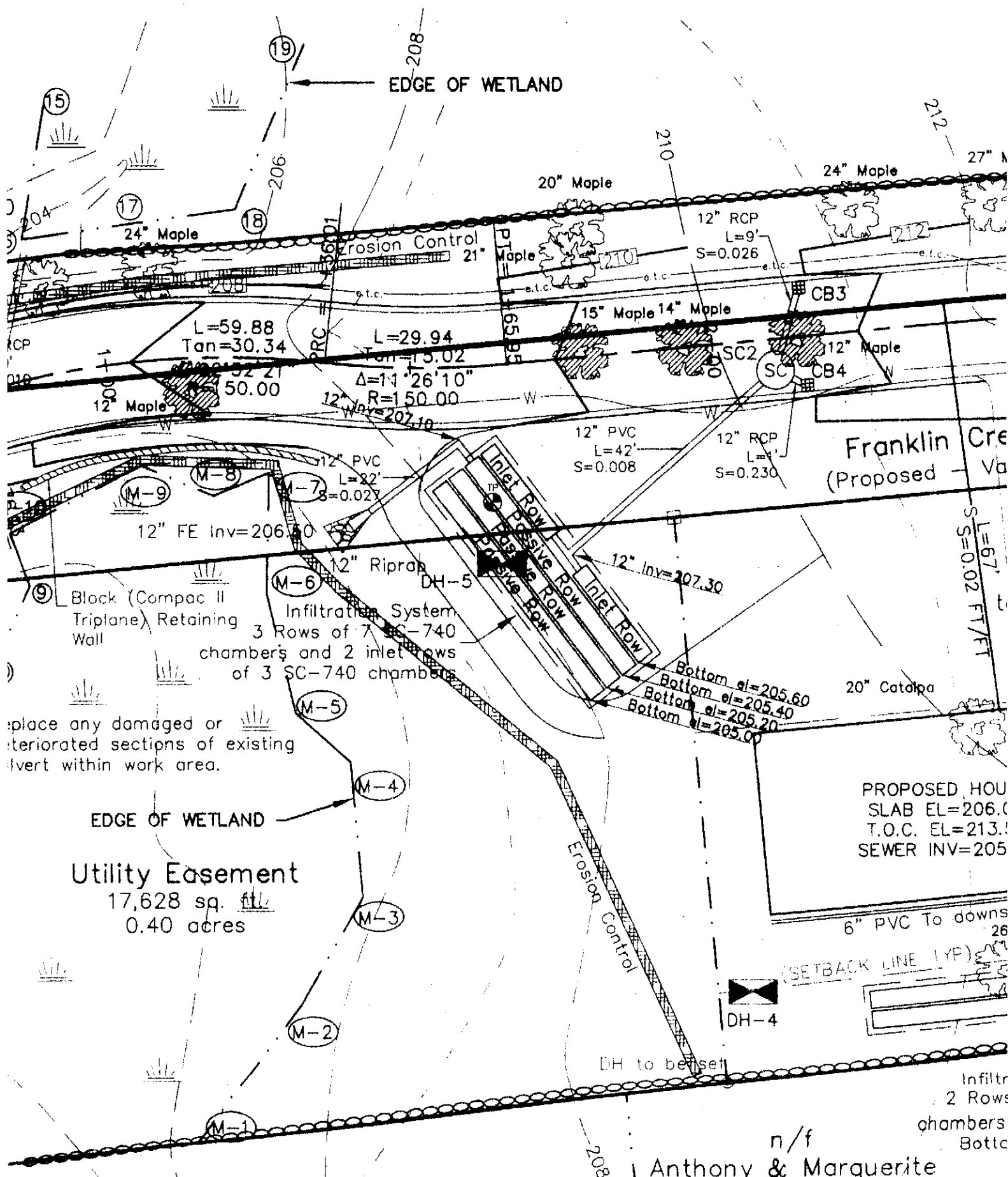


LAND PLANNING, INC.

CIVIL ENGINEERS • LAND SURVEYORS
 ENVIRONMENTAL CONSULTANTS

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HANSON: 1115 MAIN STREET 02341 (781) 294-4144
HOLDEN: P.O. BOX 644 01520 (508) 829-3006

DATE JULY 22 2005	JOB NO. R1730	SHEET NO. 2
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EDGE OF WETLAND

Franklin Cre
(Proposed - Va)

Utility Easement
17,628 sq. ft.
0.40 acres

PROPOSED HOUSE
SLAB EL=206.0
T.O.C. EL=213.0
SEWER INV=205

n/f
Anthony & Marguerite



Commonwealth of Massachusetts

Joint Committee on Municipalities and Regional Government

Comprehensive Land Use Reform and Partnership Act

Description of Sections

May 18, 2010

Overview of the bill:

The bill proposes changes to three existing sections of Massachusetts General Law and creates one new chapter.

- Offers clarity and updating of Chapter 40A (The Zoning Act), Section 81D of Chapter 41 (the master plan) and portions of Chapter 41 (The Subdivision Control Law).
- Creates a new statute in the Massachusetts General Laws, Chapter 40U, that offers additional powers, practices, and preferences to communities that "opt-in" to certain additional performance standards consistent with the state's sustainable development principles.

Specific Provisions For All Communities.

• Section 1. The Zoning Act (Chapter 40A)

The bill reorganizes and consolidates Chapter 40A (the Zoning Act) going from 17 to 11 sections. Like topics are grouped for easier access. Presentation is in outline format with the use of reader-friendly headings. The bill leaves significant portions of the state's zoning laws intact, while also providing substantive zoning updates to all communities. Among these changes are:

- Construction and Purposes. The bill adds new language to clarify the construction and purposes of zoning in Massachusetts. The bill clearly reiterates the home rule powers of cities and towns -- while recognizing the legislature's role in limiting the exercise of home rule authority in order to promote overriding state interests. The bill recognizes that legitimate property rights and constitutional principles should not be violated by local land use regulations.
- Consistency. The bill requires that zoning ordinances and by-laws not be inconsistent with an adopted master plan under c. 41, § 81D. A seven year grace period is available to comply, and a city or town without a plan may instead adopt an existing regional plan.
- Mansionization. Eliminates the prohibition on the regulation of maximum interior area of a single family dwelling
- Exclusionary practices. A bar on exclusionary zoning practices has been added.
- Vesting. The complete zoning freeze for subdivision plans has been modified to also include building and special permits, and standardized so all three approvals are treated similarly. Thus, a development project proposed in a building permit, special permit, or definitive

subdivision plan duly applied for prior to the date of adoption of a zoning change will be governed by the zoning then in effect for a period of 2, 3, or 8 years, respectively. A minor subdivision will be treated as a definitive subdivision plan under this section, but with a 3 year zoning protection period.

- Adoption of zoning bylaws. The two-thirds super majority vote remains the default to adopt or amend zoning ordinances or by-laws, but a lesser majority vote now may be prescribed in a zoning ordinance or by-law. Such a reduction in vote majority must itself be adopted by a two-thirds vote of the local legislative body, and the change shall not become effective until 6 months have elapsed after the vote.
- Special Permits. The required vote majority necessary to approve a special permit now may be reduced by ordinance or by-law. The effective duration of a special permit is set at no shorter than three years (which matches the period of vested rights for a special permit described above). Finally, a process for the extension of a special permit is established.
- Site Plan Review. A new sub-section places this common zoning approval within the Zoning Act for the first time, affirming that site plan review is a process for uses allowed by-right, distinct from discretionary uses subject to a special permit. A time limit of 95 days is set for the review, subject to mutually-agreed-upon extensions. Public hearings are optional. A site plan shall be approved if it meets the three stated criteria, although reasonable conditions and limitations may be imposed. An approved site plan shall have an effective duration of no shorter than two years. Consultant fees to assist the board in its review may be assessed of an applicant. A site plan, when required in conjunction with a discretionary review, such as special permit, shall be integrated into the processing of the application for the special permit and not made the subject of a separate proceeding.
- Variances. The criteria for granting variances under the old statute were so narrowly drawn that a lawful variance was difficult to grant in Massachusetts. Consequently, some communities that adhered to the statute granted few if any variances, while others, ignoring the statute out of perceived necessity, granted many variances according to no set standards. This subsection seeks to find a middle ground by setting reasonable criteria for variances while still maintaining a community's discretion to condition or deny a variance. The effective life of a variance is extended from one to two years before it lapses if not used, and the permissible extension increases from six months to one year.
- Standard Procedures. Standard procedures for zoning applications, hearings, and decisions were organized and clarified from various sections of the old c. 40A. Unless otherwise indicated elsewhere in the Zoning Act these are the default procedures to be followed.
- Inclusionary Zoning. The bill provides parameters for zoning measures that require the creation of affordable housing in development projects. It encompasses the wide array of such techniques used currently in the state. Subject to granting authority approval, off-site units, land dedication, or funds may also be provided in lieu of on-site dwelling units. Dedicated accounts may be set up for this purpose. Any dwelling units created under this statute must be price-restricted for no less than 30 years. Inclusionary zoning ordinances or by-laws may require all or a portion of the units created be eligible for inclusion on the community's Subsidized Housing Inventory.
- Development impact fee. The bill establishes that development impact fees are permissible if in accordance with this subsection, which is based upon a number of in-state and out-of-state models. Communities following the requirements of this subsection will have defensible impact fee ordinances or by-laws that are less prone to being overturned. Public capital facilities for which impact fees may be assessed are listed. Municipal expenses ineligible for the application of impact fees, such as maintenance or salaries, are also listed.

Affordable housing subject to a restriction on sale price or rent is exempt from being assessed an impact fee. The planning and study prerequisites to the adoption of an impact fee ordinance or bylaw are detailed, as is fiscal administration of an impact fee program.

- Dispute Resolution. This new subsection sets out the procedure for a voluntary land use dispute resolution process utilizing a neutral facilitator to help resolve conflicts stemming from an application for a land use permit.
- Mediation of land use appeals. A voluntary mediation process is allowed which stays an appeal for at least 180 days, and longer if extended.

- **Section 2. Master Plans (amends Chapter 41 Section 81D)**

The bill proposes significant amendments to the section of law that requires municipalities to plan for their community's future. Specifically, the revised Section:

- Reiterates the existing requirement for communities to create a master plan, and states that plans should be updated or extended every ten years.
- Reduces the number of required planning elements from nine to five as follows: goals and policies, housing, natural resources and energy, land use and zoning, and implementation.
- Articulates six other, optional elements which may be added at the community's discretion; certain of which are required in order to adopt a development impact fee ordinance or bylaw or to opt-in to the provisions of Chapter 40U (see below).
- Requires a self assessment of consistency with an adopted regional plan.
- Authorizes "partnership plans" described in new Section 40U.
- Requires final adoption of a master plan and component by the local legislative body by a simple majority vote .
- Requires a public hearing prior to vote on the master plan.
- Encourages, but does not require certification by the regional planning agencies, unless the master plan includes a partnership plan, in which case certification is required.

- **Sections 3-18. Subdivision Control Law (amends Chapter 41)**

The bill makes selected amendments to the Subdivision Control Law:

- Minor subdivisions. Allows, by local option, the replacement of approval not required ("ANR") with a carefully crafted minor subdivision law.
- Minor Lot Line Changes. Establishes a new, streamlined method for making minor lot line changes.
- Parks and Playgrounds. Allows towns to require that parks and playgrounds not exceeding 5% of the subdivision's area within the new neighborhood.
- Consistency. Requires subdivision regulations not be inconsistent with master plans.
- Roadway Width. Establishes a presumption that requirements for roadway widths of greater than 24 feet are excessive.

- Appeals. Introduces standards for appellants of a decision by the planning board on subdivision approval.
- Submittal of Plans. Establishes new submittal requirements for subdivision plans

Provisions for Partnership Communities (Communities that “Opt In”)

• **Section 19. Land Use Partnership Act (New Chapter 40U)**

The bill creates a new statute in the Massachusetts General Laws -- Chapter 40U, The Land Use Partnership Act-- that offers additional powers to “partnership communities” that, by local option, adopt a partnership plan and implementing regulations to satisfy additional performance standards consistent with the state’s sustainable development principles.

- A process is established through which municipalities can become “partnership communities” by adopting partnership plans and implementing regulations that meet not only the basic requirements of Chapter 41 Section 81D but also additional performance standards.
- The partnership plans and implementing regulations must receive certification of the regional planning agency, determining that they meet minimum standards and consistency.
- For the first five years of the program, certification will be met if the municipality adopts a partnership plan and implementing regulations that satisfy the following. Subsequently, certification requirements may be set forth in regulations promulgated by an Interagency Planning Board.
 - Prompt and predictable permitting of commercial and industrial development within one or more economic development districts
 - Prompt and predictable permitting of residential development within one or more residential development districts that collectively can accommodate a number of new housing units equal to a housing target number equal to five percent of the total number of year round housing units in the community.
 - Prompt and predictable permitting of renewable or alternative energy generating facilities, renewable or alternative energy research and development facilities, or renewable and alternative energy manufacturing facilities within one or more zoning districts that are eligible locations.
 - A requirement for use of open space residential design for any development of 5 or more housing units in districts where the minimum lot area exceeds 40,000 square feet.
 - A requirement for low impact development techniques for any development that disturbs more than one acre of land
- Once a city or town becomes a Partnership Community, that community shall enjoy, in addition to those powers enumerated to all cities and towns in Chapter 40A, the following additional powers:
 - Rate of development. The power to regulate the rate of development

- Natural Resource Protection Zoning. The power to protect natural resources by limiting development densities in areas designated by the state or municipality as having important natural or cultural resource values.
- Vested Rights. The vesting period for a definitive subdivision plan would be reduced from eight years to four years.
- Development Agreements. The power to enter into development agreements that function as a bona fide local land use regulation.
- Development impact fees. Development impact fees authorized under Section 9F of Chapter 40A could be used to defray the costs of public elementary and secondary schools, libraries, municipal offices, affordable housing, and public safety facilities.
- Priority for infrastructure funding. Partnership Communities would receive priority in the awarding of discretionary funds for local infrastructure improvements and other programs
- Planning technical assistance. It is intended that technical assistance grants be offered to municipalities to assist in the preparation of partnership plans and implementing regulations.

Medway Planning and Economic Development

IDEAS for ZONING BYLAW AMENDMENTS & OTHER POSSIBLE TOWN MEETING WARRANT ARTICLES

UPDATED 9-22-10

<i>I. On-Going Substantive Zoning Work</i>	<i>NOTES</i>	<i>Priority for 2011ATM?</i>	<i>Lead Person</i>
A. Town Center/Commercial Mixed Use – 40R Overlay	Recommended in 2009 Master Plan		
B. Expand east side industrial park (Industrial I) - Rezone part of ARI			
C. Rezone area on Route 126/Main/Village Streets near Bellingham for business uses	What kind of uses would you want here?		
D. Traditional Neighborhood Design Overlay District	Draft completed by Gino Carlucci (2007 Smart Growth Grant); Recommended in 2009 Master Plan		
E. Oak Grove/Bottle Cap Lots - 40R Overlay			

II. Zoning Amendment Recommendations from the 2009 Master Plan	NOTES	Priority for 2011 ATM?	Lead Person
A. Establish a Transfer of Development rights option	Model bylaw available		
B. Establish a Wildlife Habitat Corridor Overlay Zoning District			
C. Adopt zoning to encourage mixed use development such as apartments above retail – also known as Top of Shop zoning			
D. Rezone property along Route 109 near Millis, at intersection of Routes 109/126, around the Police Station, and at Clark and Route 109 for new office space construction with residential appearance			
E. Create a new zoning classification for office space and light industry			
F. Rezone properties that are no longer suitable for industrial uses			
G. Review zoning to assure that design standards are consistent with master plan vision			
H. Create an overlay district to provide for mixed uses along portions of Village Street that will preserve historic and scenic areas where mixed uses already exist	This could be similar to the existing AUOD along Main Street – maybe this could be the same zoning and just offer it in another area		
I. Review/revise zoning for high volume drive thru businesses to reduce or eliminate such uses because of safety concerns			

II. Zoning Amendment Recommendations from the 2009 Master Plan	NOTES	Priority for 2011 ATM?	Lead Person
J. Review zoning to ensure that aquifers, wellheads and watershed areas are preserved – expand protection area around wells			
K. Rezone parcels for optimal use and Town benefit, especially areas adjacent to currently zoned industrial property			

III. Zoning Amendment Recommendations from 1999 Master Plan that Haven't Been Addressed	NOTES	Priority for 2011 ATM?	Lead Person
<p>A. Look at Commercial III (around Town Hall) and Commercial IV (around the Police Station) zones.</p> <ul style="list-style-type: none"> • Evaluate the possibility of expanding boundaries of these zones and ways to strengthen the "village characteristics", • encourage preservation/ adaptive use and allow for mixed uses . . . similar to AUOD on Main Street/ Route 109. • Interface with Medway Historic Commission re: the new Medway Village National Register Historic District in the Commercial District III area. 	<p>These districts do not provide for any residential uses other than the construction of new single family homes</p>		
<p>B. Rezone contaminated lands for economic development.</p>			
<p>C. Create option for Neighborhood Conservation Districts (Zoning or general bylaw?)</p>			

IV. Other Zoning Bylaw Amendment Ideas	NOTES	Priority for 2011 ATM?	Lead Person
<p>A. Add/revise DEFINITIONS as requested/suggested by John Emidy, Building Commissioner/ZEO):</p> <ul style="list-style-type: none"> • trailer • lot • parcel • street lot line • rear lot line • front lot line • side lot line • setback • frontage • farm • agricultural use • accessory family dwelling unit • industrial use • storage 			
<p>B. Revise new Commercial I</p> <ul style="list-style-type: none"> • link special permits to site plan review; criteria, etc. to streamline and consolidate review process; • change authority so special permits are issued by the PB in conjunction with site plan review 	<p>Work with Karen Johnson/ Charter Realty & Development</p>		
<p>C. OSRD – Revisit formula re maximum # of units and open space; strengthen integrity of 4 step design process</p>			
<p>D. Establish Use & Dimensional Tables – Requested by Building Commissioner John Emidy</p>			
<p>E. Modify Affordable Housing Infill Bylaw to allow it to be used on undersized (but neighborhood compatible) parcels created thru ANR process</p>			

IV. Other Zoning Bylaw Amendment Ideas	NOTES	Priority for 2011 ATM?	Lead Person
F. Large Lot Zoning – Allow a single family home to be constructed on an oversize lot with less frontage than normally required with an automatic permanent deed restriction against future subdivision (by right or special permit?)	Many samples available from other towns.		
G. Create a new Village Residential (VR) zoning district for portions of ARII that are already more dense than the present ARII standards (150' frontage and 22,500 sq. ft of area)	This would better match the zoning text to the actual uses/sizes on the ground		
H. Contractor's Yards (outdoor) – Define and authorize as a by right use in Industrial I; not allow in residential districts at all (or allow by special permit???)			
I. Signs <ul style="list-style-type: none"> • Pull sign provisions from zoning and convert to a general bylaw • Establish specific sign provisions for Medway Mill • Require DRC approval of sign design 			
J. Strengthen buffer requirements in commercial and industrial zoning districts where such are adjacent to residential districts			
K. Exempt Uses – Any clean-up or improvements needed (after having gone thru a limited site plan with the Marian Community's lodging center/retreat facility)??			

IV. Other Zoning Bylaw Amendment Ideas	NOTES	Priority for 2011 ATM?	Lead Person
M. Commercial I – revise zoning setback requirements			
N. Establish a setback requirement (<i>from side lot lines</i>) for driveway locations. (Requested by Bob Klein – 533-6212). He suggests a 6' setback.	Is this a zoning matter? Perhaps it might be better addressed in the <i>Subdivision Rules and Regs</i> and/or the DPS street opening permit requirements		
O. Noise standards			
P. Adaptive Use Overlay District – require adequate Main Street sidewalks or payment in lieu of construction			

V. Zoning Map - Clean-Up Zoning District Boundaries	NOTES	Priority for 2011 ATM?	Lead Person
A. South side of Coffee Street near Main Street (Change from ARI to ARII)			
B. Southeast corner of Summer and Highland Streets. (Change from ARI to ARII)			
C. Refine ARI and ARII boundary near Brandywine Terrace east to Winthrop Street			
D. Refine ARI and ARII on east side of Winthrop Street north of Adams Street up to Lovering St.			
E. Refine boundary of ARII district along Lovering Street			
F.			
G.			
H.			
I.			

VI. OTHER POSSIBLE TOWN MEETING WORK	NOTES	Priority for 2011 ATM?	Lead
A. Amend CPC Bylaw – Adjust composition of the CPC to include representative of the Open Space Committee			
B. General Bylaw/or article to authorize BOS to accept conveyance of land or interests therein when such is already provided for in a decision by the PB, ZBA or ConCom (instead of having to go to town meeting) – Medfield example; recommended by Mark Cerel			
C. General Bylaw - Right to Farm (recommended in 2009 Medway Master Plan)			
D. General Bylaw – Ban underground sprinkler systems (recommended in 2009 Medway Master Plan)			
E. Something on business hours of operation??? – Prohibit or regulate 24 hour operations.			