

**April 12, 2011
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

BOARD MEMBERS PRESENT: Andy Rodenhiser, Bob Tucker, Chan Rogers, and Karyl Spiller-Walsh

ABSENT WITH NOTICE: Tom Gay

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Susan Affleck-Childs, Planning and Economic Development Coordinator
Amy Sutherland, Meeting Recording Secretary
Gino Carlucci, PGC Associates Planning Consultant

The Chairman opened the meeting at 7:00 pm.

The Chairman asked for any citizen comments. There were no citizen comments.

Community Signage Program for Medway 300th

The Board is in receipt of a memo from Susy Affleck-Childs dated April 7, 2011 relative to a proposed community signage program. (**See Attached.**) It was recommended that the PEDB consider developing a proposal for the Medway 300th Committee Signage program. The intent of this is that implementation will be in 2013 as part of Medway's tercentennial celebration. The Board hopes that it would rival Franklin's Sign. The memo also noted possible locations for this sign. This will be circulated to other committees for their input. There were also price quotes provided.

The Board is in agreement with the idea and wants to discuss the concept of this more specifically. The financing of the sign has not been addressed.

Member Rogers does not want to see a sign on Fisher Street.

Minutes:

March 8, 2011:

- **On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to amend and accept the minutes from the March 8, 2011 meeting.**

March 22 & 24, 2011:

- **On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the minutes from the March 22 and 24, 2011 meetings.**

Public Hearing Continuation - 25 Summer Street Definitive Subdivision Plan

The Board is in receipt of an email communication and revised drawing from Faist Engineering for the proposed 25 Summer Street subdivision. The revised plan now provides for a shared driveway and small stormwater basins within the limits of parcel "A" to service the two proposed single family house lots. The drainage is now included on the roadway parcel. (See **Attached**.)

It was communicated in the email note that Mike Fasolino has made contact with Owen Sullivan, the owner of the Little Tree Road sewer system. Mike has provided a letter to the Board from Mr. Sullivan regarding his approval for Mr. Fasolino to connect to the adjacent sewer force main system to service these 2 house lots on Summer Street. (See **Attached**.)

DPW Director, Tom Holder was present at the meeting. Mr. Holder indicated that there was never anything traced back to that sewer line with the problem that had occurred in the Speroni Acres neighborhood last year.

Tetra Tech Rizzo Consultant Pellegrini has not reviewed the new plan. He is waiting for the newest drainage calculations. This new plan pulls the grade away which is a better layout.

The Board discussed that there would be underground detention and there are definite options for the design of this.

Member Rogers communicates that the design is sloping to the far left of the southerly lot and the design is made according to the land. The engineer has done a good job with the layout.

The Board is comfortable with what is presented in the proposed revised drawing.

Susy Affleck-Childs wants to know if the Board is comfortable with the 12 ft wide pavement for the driveways.

The Board is comfortable with the 12 foot pavement.

Member Spiller-Walsh wants to know that the applicant will be doing for landscaping.

The landscape will be kept in the natural state.

The DPW Director, Tom Holder communicated that there is some concern that there is no clear property owners association established to own the common force sewer main in the Speroni Acres neighborhood. It is clear from old meeting minutes that the developer's intent was to develop a homeowners association. There needs to be some thought given about an arrangement with residents so they make any repairs if a failure occurs.

There is no evidence that a homeowners association has been created.

There is language written in some documents from the 1997 Water and Sewer Commission meeting minutes referencing the homeowners association by Owen Sullivan. There is a letter written assuming the connection.

Member Tucker wants to know if there is a break now, who pays for it or covers it?

DPW Director, Tom Holder communicated that the Town has no responsibility for the private sewer system in Speroni Acres.

Susy Affleck-Childs is questioning if the Town system can handle the additional flowage from these 2 houses that will ultimately come into the town system.

Member Tucker indicated the neighbors should get together to discuss the situation and address their own liability.

Member Rogers wants to know who will do the work to get the street accepted?

Member Tucker expressed his doubts that the street could ever be accepted given the problems with the stormwater system.

Member Tucker indicates that the Board should take the leadership role in giving the neighbors the guidance to protect their liability.

Member Rogers recommends that the neighbors form a Homeowners Association.

Susy Affleck-Childs suggested a letter be written to the residents indicating that the Town is not liable for a break in the private system.

The Board discussed that there could be a condition for pumps for each of the new connections from the 25 Summer Street subdivision.

The Town has no interest in the force main sewer.

The Board recommends that the applicant look at individual pumps on Summer Street.

The Public Hearing for this was continued until May 10, 2011 at 7:15 pm. This will provide time for the engineer to redo the drainage calculations and submit to the Town for review.

Susy Affleck-Childs noted that the updated drainage info and any further plan revisions should be submitted by April 26th in time for Tetra Tech Rizzo review by May 10th.

SWAP Application to MAPC for study of parking regulations

Gino Carlucci reported that the application from the SWAP towns, of which Medway is a part, to MAPC for its District Local Technical Assistance Program, has been approved. The study will

evaluate the parking standards of all the SWAP towns and develop some model standards which look at pedestrian access along with parking for motorcycles and alternative energy vehicles. Bellingham will be the lead on this.

Fox Run Farm 40 B Comprehensive Permit and Plan:

The Planning and Economic Board opened the public hearing regarding the repetitive petition to the ZBA to amend the Fox Run Farm 40 B Comprehensive Permit. (**See Attached notice**)

The members were provided with the Medway Zoning Bylaw – updated November 11, 2010 (Section F. Repetitive Petitions). State zoning law and the local bylaw require that all but one member of a Planning Board approve a repetitive petition to the ZBA if a previous petition was denied and a new petition is filed within 2 years of the denial.

The Planning and Economic Development Committee reviewed the information which was provided including the letters from the developer regarding the previous and current petitions to the ZBA.

Abutter, William Dacier: 1 Higgins Road:

Abutter Mr. Dacier reported that he had attended the recent Zoning Board of Appeals meeting regarding this matter. He communicated that Town Counsel was also present at that meeting. She had informed the ZBA that the applicant did not meet the requirements regarding performance security. The Subdivision Control statute indicates that there are only four ways this project can be secured. The security which the developer has proposed does not meet any of those requirements. The ZBA meets again on April 27, 2011. The Zoning Board of Appeals is waiting for the Planning Board to make a recommendation on the repetitive petition and the project in general.

It was explained that the developer experienced a financial issue which resulted in a change from condos as originally approved to single family homes. It was noted that the proposed open space is only 30 ft from Mr. Dacier's home. The open space area is also the overflow for stormwater and is proposed to be used as a snow storage area as well.

Member Tucker wants to know what is the grading?

Abutter Dacier communicates that the land slopes toward his property.

The Planning Board discussed several concerns:

- Run-off should stay within project boundaries (verify the change with Dave)
- Concerns about snow storage area and functionality and run off during melting period and also rain which would occur at the same time.
- Trouble with drainage
- The Board recommends that the applicant should show that the drainage will work. There is no grading on the plan.
- The Board recommends that the applicant have another full review of the drainage plan for the operation of the system.

Member Tucker expressed that this is a horrible design with too many units. He noted that the Board may not be able to recommend approval of the street and infrastructure in the future.

Susy Affleck-Childs is under the impression that the Zoning Board of Appeals public hearing has not been closed.

Mr. Dacier stated he understood the ZBA had closed its hearing.

Susy Affleck-Childs will write a letter to the ZBA regarding the Board's various concerns and recommendations.

- **On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board votes unanimously to close the public hearing for Fox Run.**
- **On a motion made by Bob Tucker and seconded by Chan Rogers, the Board votes unanimously that the repetitive petition be heard by the Medway Zoning Board of Appeals.**

Public Hearing – Proposed Modification to the Granite Estates Subdivision Certificate of Approval

The Chairman opened the public hearing regarding the proposed modification to the Granite Estates Subdivision Certificate of Approval. (See **Attached public hearing notice.**)

- **On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to waive the reading of the public hearing notice.**

Susy Affleck-Childs explained that the proposed modifications pertains to the use of the .41 acre Parcel A at 1 Tulip Way and the 3.53 acre parcel B at 13-R Tulip Way. Both parcels A and B are to be conveyed to the Town. This matter will be on the warrant for the June town meeting. Parcel A is to be used as a drainage parcel for stormwater management purposes. The Board is also looking to amend the original Certificate of Approval (2000) to specify that Parcel B is to be conveyed to the Town for general municipal purposes instead of for open space purposes. There is to be no change to the size or configuration of either Parcel A or B, to any house lot, or to the existing roadway layout.

Abutter, Carlo Cautilli, 15 Tulip Way:

Mr. Cautilli had several concerns. His property abuts Parcel B. He has a drainage basin on his property.

- He wants to know what the changes would be.
- What kind of link will happen in the future.
- There are drainage overflow issues on his parcel
- What types of vehicles would be accessing this potential road?

The Chairman communicated that there is the possibility that someday there might be a roadway between Trotter Drive and West Street that could include part of Parcel B. It might be used for a stormwater basin for the roadway or it could be used for other municipal purposes and not open space.

Mr. Yorkis communicated that he represents Granite Estate Inc., the original developer of the subdivision. He further explained that when subdivision was approved in 2000, it was in compliance with the Board's Subdivision Rules and Regs at that time. The Planning Board has changed the regulations after the subdivision was approved and now all drainage facilities must be on a separate parcel and cannot be on house lots.

Susy-Affleck Childs responds that this was a waiverless approval back in 2000.

Mr. Yorkis explains that there is a pedestrian easement going to Parcel B. The requirements were that if you have open space, we must show access.

Tetra Tech Rizzo Consultant Dave Pellegrini responded to the abutter by informing him that the wetlands on the western portion of Parcel B would serve as a buffer for his property.

Mr. Cautillo further explains that he is concerned about clearing. He also wants clarification on what does general municipal purposes mean?

The Chairman explained that the intent could be that a road be put in for development or that the parcel could be used for drainage to accommodate roadway on the other side.

Mr. Yorkis informed the abutter that Parcel B has wetlands on it. If there is any work proposed on Parcel B, the Town would need to meet with the Conservation Commission with a filing of a Notice of Intent. The Wetland Act requires that there is a 100 ft buffer zone on both sides of the wetlands. The Town cannot violate its own bylaws.

Mr. Yorkis indicated that when and if the Town ever develops Parcel B, the Town should respect the neighborhood and the open space intent. Granite Estates Inc. has no objections to this change in the decision.

Susy Affleck-Childs suggested that the Board meet with the Conservation Commission and let them know what is transpiring.

The public hearing for Granite Estates was continued until April 26, 2011 at 7:10 pm.

Correspondence:

The Board is in receipt of a letter dated April 6, 2011 from Robert and Deora Mosher of 3 John Street and John Vanrye of 1 John Street. The letter is in relation to the proposed Adaptive Use Overlay District. **(See Attached)**

Adjourn:

On a motion made by Bob Tucker, and seconded by Karyl Spiller-Walsh, the Board voted unanimously to adjourn the meeting at 9:30 pm.

The meeting was adjourned at 9:30 PM.

Future Meetings:

The next meetings scheduled are:

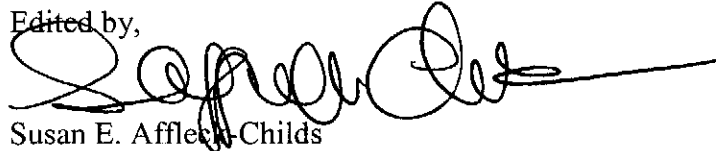
- Regular PEDB Meetings - April 26th and May 10th and May 24th, 2011
- Route 109 Reconstruction Presentation at the April 13, 2011 EDC Meeting
- 2011 Annual Town Meeting – Monday, June 13, 2011

Respectfully Submitted,



Amy Sutherland
Meeting Recording Secretary

Edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



RECEIVED

MAR 24 2011
TOWN CLERK

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

March 24, 2011

PUBLIC HEARING NOTICE
Proposed Modification to the Granite Estates Definitive Subdivision
Certificate of Approval

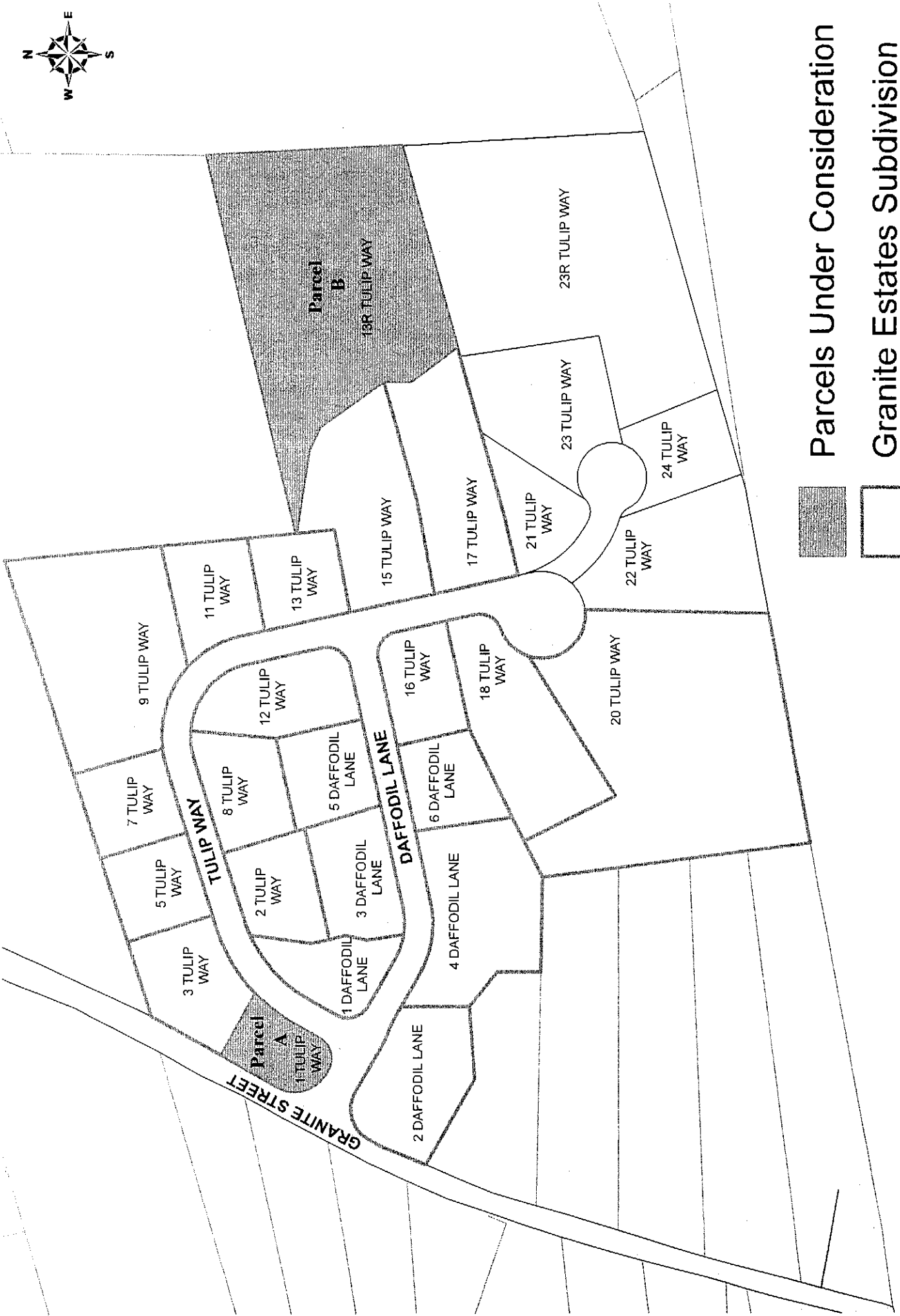
The Medway Planning and Economic Development Board will conduct a public hearing on Tuesday, April 12, 2011 at 8:30 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street, to consider amending the May 23, 2000 Certificate of Approval for the Granite Estates Subdivision (Daffodil Lane and a portion of Tulip Way). The proposed modifications pertain to the use of the .41 acre Parcel A at 1 Tulip Way (Medway Assessor's Parcel 3-28) and the 3.53 acre Parcel B at 13-R Tulip Way (Medway Assessor's Parcel 28-B). Both parcels are shown on the Granite Estates Subdivision Definitive Subdivision Plan dated November 1999, prepared by Dillis and Mische, Inc. of Ayer, MA, and endorsed by the Medway Planning Board on 6/6/2000, a copy of which is on file with the Medway Town Clerk. The plan was recorded at the Norfolk County Registry of Deeds on 6/30/2000 in Plan Book 475 as Plan 353 of 2000.

Both Parcels A and B are to be conveyed to the Town of Medway. The Planning and Economic Development Board proposes to modify the Granite Estates Subdivision Certificate of Approval to indicate that Parcel A is to be conveyed to the Town for use as a drainage parcel for stormwater management purposes. The Board also proposes to amend the Certificate of Approval to specify that Parcel B is to be conveyed to the Town for general municipal purposes. No changes are proposed to the size or configuration of either Parcel A or B, to any house lot, or to the existing roadway layout.

The public is invited to attend the hearing, ask questions, and provide any comments you wish. Written communication may be forwarded to the Board at the above address, faxed to us at the number below, or emailed to the Board at planningboard@townofmedway.org. Any questions regarding this matter should be directed to Medway's Planning and Economic Development office at 508-533-3291. Thank you.

Andy Rodenhiser
Chairman

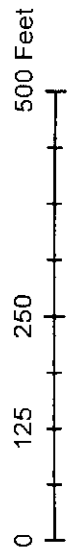
Telephone: 508-533-3291 Fax: 508-533-3252
planningboard@townofmedway.org



Parcels Under Consideration



Granite Estates Subdivision



Prepared by Medway Planning & Economic Development Office

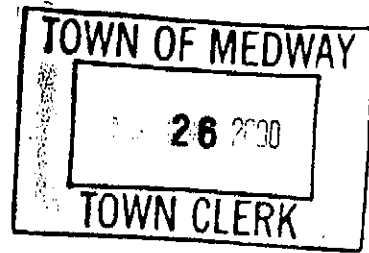
Data Provided by MassGIS and the Town of Medway

Map created by Fran V Hutton See 3-24-2011

TOWN OF MEDWAY

Planning Board

155 Village Street
Medway, Massachusetts
Telephone: 508-533-3291
Fax: 508-533-3287



Diane Borgatti, Chair
James Wieler, Vice-Chair
James Pavlik, Clerk
Donald Springer
Daniel Hooper

***CERTIFICATE OF APPROVAL
DEFINITIVE SUBDIVISION PLAN
(Without Waivers)
GRANITE ESTATES***

You are hereby notified that the Town of Medway, Planning Board, on May 2, 2000, has approved the application of Toby Cossman, Trustee, Mildred Youman Revocable Trust, for the Definitive Subdivision Plan entitled, ***DEFINITIVE SUBDIVISION PLAN - GRANITE ESTATES***, Granite Street, Medway, Massachusetts, dated November 23, 1999 with the latest revision dated April 25, 2000 including parcels B, C, and D as shown, prepared by Trowbridge Engineering Company, with the following conditions:

CONDITIONS OF APPROVAL:

1. Prior to endorsement of the plan by the Planning Board, the Applicant must sign a Covenant with the Town of Medway and reference to the Covenant shall be noted on the Definitive Plan;
2. Prior to endorsement of the plan by the Planning Board, the statutory notification of the expiration of the twenty (20) day appeal must be received from the Town Clerk's office;
3. Prior to endorsement of the plan by the Planning Board, the Applicant shall provide the Planning Board with a copy of any and all "Order of Conditions" as issued by the appropriate agency, and recorded by the Applicant, pursuant to the Wetlands Protection Act. Proof of recording shall be provided to the Planning Board. Any changes to the Definitive Plan, required under the "Order of Conditions", shall be presented to the Planning Board, by the Applicant or its assign, for review and approval as a modification to the Definitive Plan. Except for very minor changes to the approved plan, a Public Hearing will be held on the modified plan. The Planning Board reserves the right to negotiate with the issuing authority any mutually acceptable modifications to the "Order of Conditions," that may be deemed appropriate by the Planning Board and the Planning Board's Consulting Engineer;

Additionally, upon issuance of any "Order of Conditions" for individual lot filings under the Wetlands Protection Act, the Applicant or its assign must prepare an amended plan clearly identifying the lots requiring further action under the Wetlands Protection Act. The Applicant or its assign shall provide this plan for endorsement by the Planning Board and shall provide a receipt from the Registry of Deeds indicating that the endorsed plan has been duly recorded;

4. As a PERMANENT condition of approval, the Planning Board will require that no further subdivision will be allowed without prior written approval of the Planning Board;
5. Prior to endorsement of the plan by the Planning Board, the Applicant shall provide the final revised plans that incorporate the items as presented in the Certificate of Approval voted by the Planning Board and all required documentation including the location of and construction details for the meandering path as further described in condition #13 to the Planning Board and its consulting engineer for review;
6. Signage and other plan modifications as recommended by the letters from the Police, Fire, and/or Public Services Departments shall be made a part of this approval;
7. The Applicant or its assign must provide the Board with a signed withdrawal slip from the lending institution with which he is to place a cash bond jointly with the Town of Medway;
8. Prior to the release of any lots by the Planning Board, the Applicant or its assign must provide a copy of the agreement between Boston Edison and the applicant to establish an easement for the maintenance of the infiltration structure within the Boston Edition easement;
9. Prior to endorsement of the plan by the Planning Board, all comments must be addressed in the letter of April 27, 2000 from VHB Engineering to the Medway Planning Board, attached hereto and made a part hereof, to the satisfaction of VHB Engineering and the Planning Board;
10. Prior to acceptance of the roadway by the Town of Medway, the Applicant or its assign must convey to the Medway Conservation Commission 3.53 acres of open space noted as parcel B on the Definitive Subdivision Plan dated November 23, 1999 with the latest revision dated April 25, 2000 said land being located beyond the rear detention pond adjacent to lots 6, 7, and 8;

Granite Estates Certificate of Approval

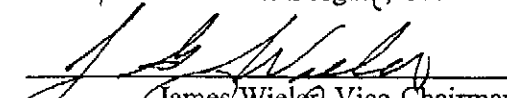
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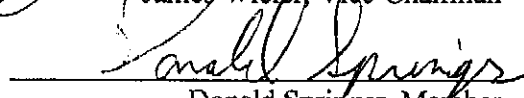
11. Prior to the acceptance of the roadway by the Town of Medway, the Applicant or its assign shall convey to the Town of Medway and duly record at the Norfolk County Registry of Deeds, a 20' public pedestrian and drainage easement located on lot 7 as shown on the plans. This easement shall provide public pedestrian access to the open space described in condition #10 above as well as access for the Town of Medway to maintain the drainage system;
12. In exchange for not providing open space on the interior of the site, the Applicant or its assign agrees to construct the roadways using the 4" thick pavement section as required by the Town of Medway Land Subdivision Rules and Regulations, as amended April 25, 2000;
13. The Applicant or its assign agrees to construct a meandering path as shown on the endorsed Definitive Subdivision Plan subject to the legal feasibility of its construction being determined by the Planning Board, VHB Engineering, Town Counsel and the Town Administrator prior to the release of any lots by the Planning Board;
14. The Applicant shall provide the Planning Board with a receipt from the Norfolk County Registry of Deeds indicating that the endorsed plan and covenant have been duly recorded.
15. Prior to endorsement of the plan by the Planning Board, all outstanding review fees shall be paid by the Applicant.

Voted by the Medway Planning Board
May 2, 2000

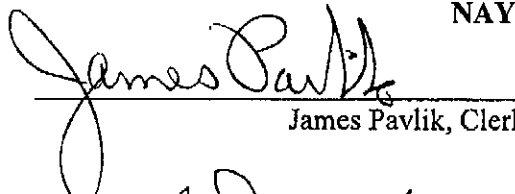
YEA:


Diane Borgatti, Chairman

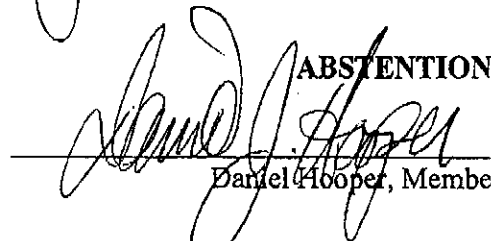

James Wieler, Vice-Chairman


Donald Springer, Member

NAY:



James Pavlik, Clerk

ABSTENTION:


Daniel Hooper, Member

Signed: May 23, 2000

ATTEST:


Susan E. Affleck-Chids, Administrative Secretary

May 23, 2000
Date

**Transportation
Land Development
Environmental** . . .
Services



imagination | innovation | energy Creating results for our clients and benefits for our communities

April 27, 2000

Vanasse Hangen Brustlin, Inc.

Ref: 06764.14

Mr. Donald Springer
Chairman - Planning Board
Town of Medway
155 Village Street
Medway, MA 02053

Re: Granite Estates

Dear Mr. Springer:

As requested by the Planning Board, VHB has reviewed the Granite Estates definitive subdivision plans dated November 22, 1999, revised April 25, 2000. The plan has been reviewed for conformance with the Planning Board Rules and Regulations dated November 21, 1978. The following are VHB's comments on the proposed design.

- Proposed layout of gas, telephone and electrical utility lines could not be determined at this time as they will be installed by others. The applicant must accurately reflect those locations on the as-built plans at the completion of construction.
- The Town has approved the use of concrete flared ends in place of concrete headwalls.
- The Town of Medway has designated Granite Street as a scenic road. The hearing has been continued and must be voted on by the Board. The hearing will consider the reconstruction of the existing stone wall along Granite Street.
- The applicant has revised the proposed drainage design to balance the flows to each of the three outfalls to match that of the existing flows. The calculations performed for the outfall within the Boston Edison easement are essentially complete except for the following items.
 - The weir calculation for the recharge area appears to be for a 36 foot weir. This calculation should be revised to address the proposed 56 foot weir.
 - The proposed leaching structures will extend above the surface. Revise the detail to avoid this condition.
 - The recharge area is close to utility poles and could undermine poles or interfere with grounding grid.
 - The applicant must provide a copy of the agreement between Boston Edison and the applicant for the maintenance easement, which will be established to allow the town access rights to maintain the recharge area and recharge/energy dissipation trench. It is the understanding of VHB that this agreement will be Boston Edison's approval of the proposed drainage improvements. A plan of the drainage system, within the

Mr. Donald Springer
Project No.: 06764.14
April 27, 2000
Page 2

Boston Edison easement, must be referenced in the agreement and attached to the agreement.

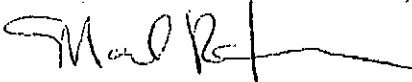
- The meandering path has been deleted from the plans as required by the Town.
- The plan will include two "not buildable" parcels located at the end of the cul-de-sac.

VHB recommends that the applicant modify the definitive subdivision plan based on the above comments for subsequent review.

Please call if you have questions or require additional information.

Very truly yours,

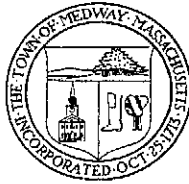
VANASSE HANGEN BRUSTLIN, INC.



Mark R. Louro, P.E.
Project Manager

Cc: C. Caron, Environmental Consulting (fax only)
Lee Henry, DPS





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

MEMORANDUM

April 7, 2011

TO: Medway Planning and Economic Development Board
FROM: Susy Affleck-Childs
RE: Community Signage program

I would like to recommend that the PEDB consider developing a proposal to the Medway 300th Committee for a new Medway Community Signage program to be implemented during 2013 as part of Medway's tercentennial celebration.

I envision the following components:

A series of new "Welcome to Medway" roadside signs located at the "gateways" to Medway from all surrounding communities. The following are possible locations:

- Route 109 eastbound (south side of street) coming from Milford
- Route 109 westbound (north side of street) coming from Millis
- Holliston Street southbound (west side of street) coming from Holliston
- Summer Street southbound (west side of street) coming from Holliston
- Winthrop Street southbound (west side of street) coming from Holliston
- Fisher Street southbound (west side of street) coming from Holliston
- Franklin Street northbound (east side of street) coming from Franklin
- Granite Street northbound (east side of street) coming from Bellingham
- Sanford Street northbound (east side of street) coming from Franklin
- Populatic Street northbound (east side of street) coming from Franklin
- Walker Street northbound (east side of street) coming from Franklin
- Village Street westbound (north side of street) coming from Millis
- Clark Street southbound (west side of street) coming from Holliston
- Shaw Street northbound (east side of street) coming from Franklin
- Causeway Street westbound (north side of street) coming from Millis
- Hill Street westbound (north side of street) coming from Holliston
- Farm Street southbound (west side of street) coming from Millis
- Route 126 northbound (south side of the street) coming from Bellingham

A series of new signs at key Medway municipal buildings/locations – Town Hall, Senior Center, Library, Police Station, Fire Station, DPS barn, various Town parks/fields, etc. using coordinated graphics, materials, colors and lighting.

Replacement “Welcome to Medway” sign located on Route 109/West Street

A community events sign for the northeast corner of Main and Holliston Street

I envision something similar to what Franklin, Westwood and Medfield have accomplished. See attached info re: Franklin.

I would suggest this become a joint effort by the PEDB, the Design Review Committee, Medway DPS, and the Medway 300th Committee.



305 Union Street, Franklin, MA 02038 Phone/Fax 508-528-6545

Care of; Suzie @ saffleckchilds@townofmedway.org
Planning and Economic Office

Subject; Town Gateway Signs, and the Town Theme Signs

Hi Suzie,

Here is a picture of one of the Entry signs we designed for Norm McNeil, Town Administrator in late 1997 (bottom). The picture was taken right after we repaired some chipping in the white book area last spring. The first maintenance needed in 12 years.

One on the Bellingham 140 Entry has been hit by a truck and we may use a digital print reproduction for that, with gold leaf option.

One on Wrentham 140 line show impacts but the others look 100% so far since 1998.

Just before we began digital printing we hand enameled these paintings!

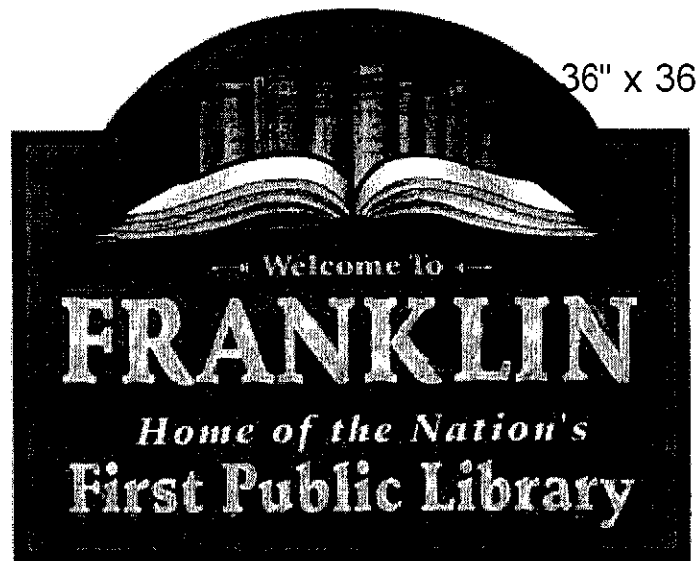
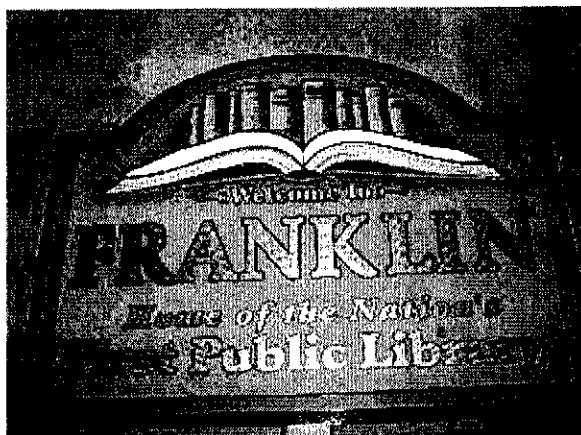
A flat sign can now also be printed of course with full color graphics...for less cost.



This is the original town theme sketch for Norm McNeil with a carving of the One Room School House and carved gold letters in mind...

1997

This was the final design for Aluminum 1/8" with hand Painted artwork with flat 23k Gold leaf for durability



36" x 36"

1998



305 Union Street, Franklin, MA 02038 Phone/Fax 508-528-6545

Care of; Suzie @ saffleckchilds@townofmedway.org
Planning and Economic Office

Subject; Town Gateway Signs, and the Town Theme Signs

Care of; Suzie @ saffleckchildtownofmedway.org
Planning and Economic Office

Subject;
Town Entry signs
Theme designs, cost, and information

The cost for new signs depends on the complexity of course but also the quantity purchased. The Franklin ones are 3' x 3' and this is a recommended minimum for roadside visibility. Faster roadways may need larger appropriate sizes.

Referring to the Franklin signs again, we used 1/8" steel plate and square post to back up the 1/8" aluminum plate sign. These are built for long term use. This type of sign with painted art and 23k gold leaf (not 22k decal type) is about 1000.00

Using digital for the art we can cut the cost about 30-40%. Still using 23k.

Premium theme signage in full color or basic on heavy aluminum can be as low as 250-350 each depending on the design/materials and mounting method etc.

Designing the theme or image is key for a memorable sign and others that may follow.

We can offer many variations and have a huge aluminum sign project for the Army in house right at the moment using 1/8" aluminum and reflectives with digital prints.

Also in house now are the designs for new Franklin Public Library sign with V-carved letters but using a color digital print of the original full color artwork.

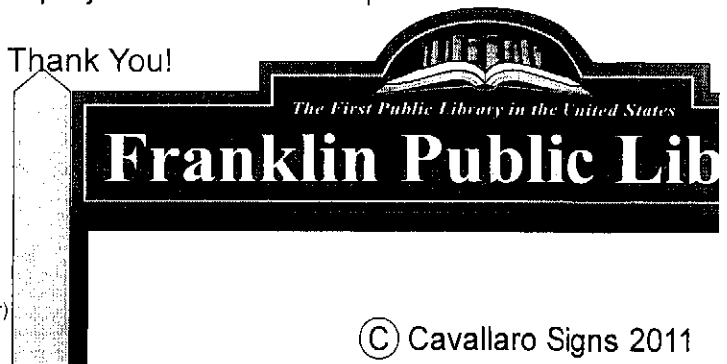
They now will using a message board in the design below the carving...

I would be happy to show you these materials and projects in here in shop.

Please call with any questions or for more input. Thank You!

Rocco Cavallaro
Cavallaro Signs, Inc.

V-Carved with 23k Gold leaf
Vandal resistant message cabinet
with door locks, and gas shocks (opens door)
Granite posts etc.



Susan Affleck-Childs

From: David Faist [dfaist@faisteng.com]
Sent: Tuesday, March 29, 2011 1:39 PM
To: Susan Affleck-Childs
Cc: mike@fashome.com
Subject: 25 SUMMER STREET - Shared Driveway Revision
Attachments: 25-SUMMER-ST-DEF-PLAN-4of5-032911.pdf

Susy,

Attached is the "Grading & Utility Plan" Sheet 4 of 5 for the 25 Summer Street Definitive Subdivision Project, revision date 03-29-11.

Given the discussions at the last Planning Board meeting we wish to discuss this alternative with the Board before finalizing Plan Revisions for the complete set.

The plan now provides for a shared driveway and small stormwater basins within the limits of Parcel "A" to service the two (2) proposed single family house lots.

It is our understanding that Mike Fasolino has made contact with the owner of the Little Tree Road sewer system and will be providing a letter to the Board regarding approval to connect to the adjacent sewer force main system. Mike hopes to have this to you first thing next week.

Please let me know how many copies of the full size and 11x17 plans you will need prior to the April 12 meeting. Thank you.

Dave

David T. Faist, P.E.
Faist Engineering, Inc.
dfaist@faisteng.com
p. (508) 864-6802

RECEIVED
APR 12 2011

TOWN OF MEDWAY
PLANNING BOARD

April 6, 2011

TO: The Members of the Planning & Economic Development Board
FROM: Robert and Debora Mosher of 3 John Street, Medway, MA
John Vanrye of 1 John Street, Medway, MA

RE: The Proposed Adaptive Use Overlay District

Dear Committee Members,

Let me start by saying that my husband and I (Debora Mosher) were out of town at the time of the Public Hearing regarding the Zoning Bylaw Amendment. Once I received the notification, I went to the Town Hall and spoke with Susy Affleck-Childs and inquired what the reasoning is for the overlay to include #1 and #3 John Street. After expressing my concerns, Susy Affleck-Childs suggested that I write a letter to the board with my concerns.

To begin with, the section of John Street that I am questioning isn't the section directly behind the stores and the Post Office. The section of John Street that I am opposed to is to be included in the overlay is #1 and #3 John Street. (See attached map) In this particular section the road is only 14'-15' wide. The home at #1 John Street sits 5' from the street and #3 John Street is only 6' from the street. The frontage is 97' for these two properties which includes the two homes and their perspective driveways. Homes along Mansion Street (not properly marked on your map) are approximately 3' from the road. Mansion Street is actually the southern border on your map.

My home dates back to 1797 and I can't understand why, after all these years, the committee wants to change this section of town with its characteristically narrow roads. I honestly believe that if I were to apply for a business permit I would be denied, and rightly so, for the reasons that the neighborhood can't handle the additional traffic; on street parking is inadequate for the whole neighborhood and these two homes obviously do not have any room for off street client parking.

Therefore, I am requesting that the proposed overlay not include #1 and #3 John Street. I would like to request that the committee consider stopping the overlay boundary at the properties on Village Street (See attached map). As I look at the map, this seems to make the most sense because the whole Southern boundary (except for this disputed section) is along Village Street. It would be so much "cleaner" to keep it at that and not start the precedence of singling out a small neighborhood.

In closing, I ask that each of you drive by this area prior to voting on this issue and please consider the impact that your decision will have on this small historic neighborhood.

Thank you for your time and consideration of this matter and again I apologize that I wasn't in attendance at the Public Meeting where these concerns would have been brought up.

Sincerely,

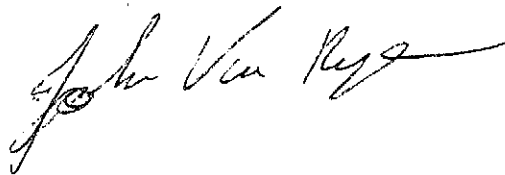


Debora Mosher



Robert Mosher

John Vanrye



Cc: Andy Rodenhiser
Robert K. Tucker
Thomas A. Gay
Cranston (Cran) Rogers
Karyl Spiller Walsh
Susy Affleck-Childs

Proposed AUOD District

