

**May 10, 2011
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

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

ABSENT WITH NOTICE: Andy Rodenhiser

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Stacey Wetstein, Bellingham Town Planning (temporary fill in for Susy Affleck-Childs)
Amy Sutherland, Meeting Recording Secretary

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

The Vice Chairman asked for any citizen comments.

There were no citizen comments.

25 Summer Street:

The Vice Chairman reopened the public hearing for 25 Summer Street for the definitive subdivision plan.

Consultant Carlucci provided a memo dated May 5, 2011 with recommendations. The most recent plan submitted has a revision date of April 20, 2011.

The applicant has currently added the ROW and pavement width of streets within 700 feet of the subdivision.

The applicant has supplied a waiver list. The majority of the waivers are from the street construction requirements.

The applicant has added a note on the cover sheet indicating the certificate of action.

The Engineer did indicate that the applicant is proposing a shared driveway. The operations and maintenance plan has been included on the plan. There is a basin on a separate parcel within the street row. There was discussion about the requirement for a street light. There is an existing streetlight about 50 feet south of the shared driveway. The sight distance requirement has been added and is currently shown. There is currently no center island shown. A modified hammerhead design is proposed rather than a cul-de-sac.

Consultant Carlucci commented that the driveways for both houses be located within the right-of-way and that the common portion of that driveway, if not 18 feet, be sufficient to serve 2 houses. The current plan is for a single shared driveway 14' width within the right-of-way.

Member Spiller-Walsh notes that the left side of the property has a natural slope. She would like to see that no construction interferes with this.

There will need to be an agreement made for the maintenance of the basins.

- **On a motion made by Bob Tucker and seconded by Tom Gay, the Board voted unanimously to continue the public hearing for 25 Summer Street for May 24, 2011 at 7:15 pm.**

146 Main Street AUOD Project - The ValuTrack Headquarters:

Mr. Steinhoff wanted to inform the Board that there has been difficulty obtaining financing for these projects. He still plans on rebuilding the first floor but would like to leave the second floor unfinished and will expand later. He has selected a builder.

Mr. Steinhoff is looking to amend his project to reflect a smaller project. The Board was presented with a visual to explain the proposed amended first floor plan. The pictures showed the elevations to the East, North, South, and West.

The Board is open to the change but inform Mr. Steinhoff that this will be considered either a major or minor modification to the original plan. If any changes are to be made a new hearing will need to take place. Mr. Steinhoff will be meeting with Stacey Wetstein to discuss the changes and formalize the procedural requirements.

Project Updates:

Dave Pellegri from Tetra Tech Rizzo provided an update to the Board on the noted projects:

Franklin Creek:

The roadway will be finished in the Spring.

Pine Meadows:

The paved top course is in. They have met the specifications and will be looking to get approval. The berm has been finished. No house lots have been developed yet.

Evergreen Meadows:

The road is in great condition. A punch list is being created of items which need to be addressed.

Speroni Acres:

Dave Pellegi has sent a letter to Merriken asking him to address the punch items. The letter also referenced that Merriken go back to the letter from VHB and address the issues noted in that letter.

Minutes:

April 26, 2011:

- **On a motion made by Chan Rogers and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the minutes from April 26, 2011 with the noted revisions.**

Adjourn:

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

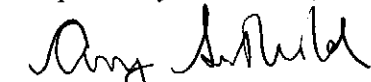
Future Meetings:

The next meetings scheduled are:

- Regular Meeting May 24th, 2011
- Route 109 Reconstruction Presentation – EDC Meeting
- 2011 Annual Town Meeting – Monday, June 13, 2011

The meeting was adjourned at 7:30 PM.

Respectfully Submitted,



Amy Sutherland
Meeting Recording Secretary

PGC ASSOCIATES, INC.

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
508.533.0617 (Fax)
gino@pgcassociates.com

May 5, 2011

Mr. Andy Rodenhiser, Chairman
Medway Planning Board
155 Village Street
Medway, MA 02053

Re: Revised 25 Summer Street Definitive Subdivision Plan

Dear Mr. Rodenhiser:

I have reviewed the revised definitive subdivision plan submitted by owner/applicant Fasolino Home Improvements, Inc. of Medway and prepared by Faist Engineering, Inc. of Southbridge and O'Driscoll Land Surveying Company of Medway. The plan is dated January 10, 2011, with a revision date of April 20, 2011. The plan divides a lot of 86,367 square feet into 2 lots with areas of 33,837 and 38,813 square feet plus a private way of 13,717 square feet. The property is located within the AR-II district. My original comments from my March 3, 2011 letter are repeated with new comments in **bold** as follows:

Zoning

1. The lots in the subdivision plan appear to comply with the zoning bylaw.

Subdivision Rules and Regulations

2. Section 5.7.12 requires that the ROW and pavement width of streets within 700 feet of the subdivision be provided. No dimensions are provided but the pavement location for Summer Street is shown on the plan. **This information is now provided as a list on the cover sheet. OK.**
3. Section 5.7.16 requires that waiver requests be listed on the cover sheet. No waivers are listed, but one waiver was separately. **Several waiver requests are now listed on the cover sheet. Most concern street construction requirements. OK.**
4. Section 5.7.18 requires that a note indicating that the plan is subject to a covenant, which is to be recorded with the plan, be on all sheets. There is a note on the cover sheet regarding the Certificate of Action, but the note regarding the covenant should be on all sheets near the signature block. **The note is now provided. OK.**
5. Section 5.7.19 requires that electrical, telecommunications and cable TV lines be shown on the plan. This was not done, and a waiver is requested. **OK.**

6. Section 5.7.20 requires that roadway profiles be included on the profiles. This was not done, and a waiver is requested. **A shared driveway rather than a street is proposed. OK.**
7. Section 5.7.21 requires that topography be shown at least 20 feet beyond the property boundaries. This was not done and no waiver is requested. **This information has now been added. OK.**
8. Section 5.7.22 requires soil tests be provided indicating ledge, water table, etc. It is not clear if this was provided. **Applicant states that soil tests were provided. OK.**
9. Section 5.7.23 requires stormwater information including a long-term operations and maintenance plan to be shown on the plans. This was not done. **The operations and maintenance plan has now been provided. OK.**
10. Section 5.7.24 requires information on street trees. This was not done, and a waiver is requested. **Again, a shared driveway is proposed. OK.**
11. Section 5.7.27 requires that street and traffic control signs be shown on the plans. This was not done, presumably because two driveways are shown rather than an actual street. **Now a single shared driveway is proposed. OK.**
12. Section 5.7.28 requires that streetlights be shown on the plans. This information was not provided, but a waiver has been requested. **Applicant states that there is an existing streetlight about 50 feet south of the shared driveway. OK.**
13. Section 5.7.31 requires open space to be shown. None is proposed and a waiver is requested. **OK.**
14. Section 5.7.32 requires cul-de-sac landscaping. No actual cul-de-sac is proposed and a waiver from the landscaping requirement is requested. **OK.**
15. Section 5.7.33 requires a Preliminary Stormwater Pollution Prevention Plan. This was not done, and a waiver is requested. **OK.**
16. Section 5.7.36 requires that house footprints of 40' x 80' be shown. Smaller footprints are shown and no waiver is requested. **The plans now show a 40' x 80' box around the smaller house footprints. It is not clear if the drainage design and calculations are based on the 40' x 80' boxes or the smaller house footprints.**
17. Section 7.7.2 (p) requires detention and retention basins to be on a separate parcel. This was not done, and a waiver is requested. **The basin is now on a separate parcel within the street ROW. OK.**
18. Section 7.9.3 requires that intersection sight distances be shown on the plan. This was not done, and no waiver is requested. **Sight distances are now shown. OK.**

19. A waiver is requested from Section 7.9.5 requiring a minimum centerline grade of 2%, but the proposed grade is not indicated. **Applicant states that the grade will follow the existing driveway grade of 7-8%. OK.**
20. Section 7.9.6 prohibits dead-end streets except where development would not be feasible otherwise or in open space subdivisions to minimize impacts on resources. The subdivision includes a dead end street. A waiver is requested. **A waiver is requested. OK.**
21. Section 7.9.6 (d) and (e) require a turnaround for dead end streets of either a cul-de-sac or hammerhead. This was not done, and a waiver is requested. **OK.**
22. A waiver is requested from Section 7.9.7 regarding width of a local street (26'). However, the request should be from the requirement for a permanent private way (18'). No actual street is proposed, only a single driveway within the right-of-way (See Comment #30 below). **The waiver request has been changed. OK.**
23. Similarly, a waiver is requested from Section 7.10.2 requiring granite curbs. The waiver should be from the Cape Cod berm required on permanent private ways. **The waiver request has been changed. OK.**
24. Section 7.13.3 requires that a sidewalk be provided along the frontage of a subdivision, including property that was held in common ownership within the past five years. An existing sidewalk is shown along the portion of the frontage. **OK.**
25. Section 7.19.2 requires that street trees be 12 feet high and with a 2 ½ inch caliper at 4 feet above grade. This section also specifies that they be located outside the right-of-way and at intervals of every 40 feet. No new trees are shown. A waiver is requested. **OK.**
26. Sections 7.19.9 requires the center island of a cul-de-sac to be 24' in diameter with a 10' apron around it. The island shown exceeds this dimension. No center island is shown. **A modified hammerhead design is proposed rather than a cul-de-sac. OK.**
27. Section 7.20.1 requires that applicants obtain a street name from the Street Naming Committee prior to submitting a definitive plan. This was not done, and a waiver is requested. **Applicant states that the shared driveway will not be named. OK.**
28. Section 7.21.1 pertains to street lights. None are proposed and a waiver is requested. **OK.**
29. Section 7.22 provides the Board discretion to require walkways, trails, and/or bikeways. None are proposed and a waiver is requested. **OK.**

General Comments

30. There is an existing circular driveway on the site that served a house that has been removed. The applicant proposes to use each of the curb cuts from the circular driveway to serve each of the two new houses that are proposed. One of the curb cuts (and proposed driveway) is completely outside the proposed street right-of-way. Consideration should be given to

requiring that the driveways for both houses be located within the right-of-way and that the common portion of that driveway (the "street"), if not 18 feet, be sufficient to serve 2 houses. **A single shared driveway 14' in width within the right-of-way is now proposed. OK.**

31. It should be noted that a waiver from the 30' setback for detention basins is being requested. Based on the size of the basins and their distance from the houses, the waiver is probably warranted.

If there are any questions about these comments, please call or e-mail me.

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", with a stylized flourish at the end.

Gino D. Carlucci, Jr.

ATTACHMENT A

**REQUEST FOR WAIVERS FROM THE
MEDWAY SUBDIVISION RULES AND REGULATIONS
REVISE DATE: APRIL 20, 2011**

“25 SUMMER STREET”
Definitive Subdivision
MEDWAY, MA
January 14, 2011
Revise Date: April 20, 2011

Request of Waivers from the Subdivision Rules and Regulations:

The Applicant, *Fasolino Home Improvements, Inc.*, is requesting each of the following waivers based upon our experience with previous Subdivision projects and due to the creation of a “permanent private way” solely to create frontage for the creation of one (1) additional single family residential building lot.

WAIVERS RELATING TO THE SUBDIVISION RULES AND REGULATIONS

- 5.7.19** Layout of Proposed Electric, Telecomm, Gas, & Cable TV Utility Lines
NSTAR is the utility in the Town of Medway that prepares the initial design for underground utilities for electric, phone, and cable service. Verizon and Comcast follow the NSTAR design. Additionally, NSTAR will not begin the design process until they receive three (3) copies of the endorsed plans. The underground utility services will be shown on the as-built plans.
- 5.7.19** Proposed Roadway Profiles: Waiver for Plan and Profiles of Shared Driveway. A driveway cross section detail is provided on Sheet 5 of 5.
- 5.7.20** Existing Roadway Profiles: Waiver for Plan and Profiles of Shared Driveway. A driveway cross section detail is provided on Sheet 5 of 5.
- 5.7.24** Street Trees: Waiver for installation of street trees for shared driveway.
- 5.7.27** Street & Traffic Control Signs for shared driveway.
- 5.7.28** Street Lights: Waiver for installation of street lights for shared driveway.
- 5.7.31** Open Space: Waiver from requirement of open space or parks.
- 5.7.32** Cul-de-Sac Landscaping: No cul-de-sac turnaround is proposed.
- 5.7.33** Preliminary SWPPP (NPDES): Waiver as site disturbance will be < 1 Ac.
- 5.20.2 (a)** Ways and service to be complete before such lot may be built upon.
- 6.4.1** Allow for building permits with no occupancy until completion of driveway base coat.

- 6.8** Procedure for Street/Infrastructure Acceptance: "25 Summer Street" will be a Private Roadway when constructed.
- 7.7.2.p** Stormwater Management: Waiver from location of detention basin within 30' of lot line. Two (2) proposed interconnected dry detention basins are located within the separate Parcel "A" which also includes the shared driveway. Each dry basin is located within 10 ft. of the property line of both lots which will benefit from their construction.
- 7.9.5.a** Proposed Centerline Grade at Site Entrance Minimum 2%: Waiver request as existing driveway grade is between 5-8%.
- 7.9.7.g** Minimum Roadway Width for a "Permanent Private Way" = 18 ft.: "25 Summer Street" will remain a private shared driveway with a pavement width = 14 ft.
- 7.10.2** Hot Mix Asphalt Cape Cod Berm - Roadway Curbing
"25 Summer Street" is proposing to utilize a "country drainage" low impact design using roadside dry detention basins. Curbing will not be proposed along the edges of the shared driveway.
- 7.11.1** Driveway 3' Radius Edge Treatment: Waiver from 3' radius as existing curb cut is to remain and is within the Summer Street right-of-way, similar to the adjacent "Ardmore Circle" private way.
- 7.11.12** Driveway opening within 14 ft. of a catch basin. There is an existing catch basin located within the Summer St. right-of-way within 14' of the existing driveway curb cut.
- 7.13** Sidewalks: No sidewalks are proposed as there are existing sidewalks on both sides of Summer Street along the entire frontage of the property.
- 7.17.1** No fire alarm system or payment be required as both lots frontage on Summer St.
- 7.17.2** No fire Hydrants or Alarm Boxes: Waiver request as an existing fire hydrant is located within 300 ft. of the property on the west side of Summer St.
- 7.19.2, 7.19.4** Street Trees: Waiver for installation of street trees for shared driveway.
- 7.20** Street Signs: Waiver request from street and traffic signage, similar to the adjacent "Ardmore Circle" private way.
- 7.21** Street Lights: No street lights are proposed.
- 7.22** Walkways and Bikeways: Project is only creating one (1) additional house lot.
- 7.25.1** Monuments / Bounds: Private Way will remain as a private shared driveway.