

**February 28, 2012  
Medway Planning and Economic Development Board  
Medway Senior Center  
Oakland Avenue  
Medway, MA 02053**

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

**ABSENT WITH NOTICE:**

**ABSENT WITHOUT NOTICE:**

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

The Chairman opened the meeting at 7:00 pm.

There were no citizen comments.

**Minutes from February 7 and 14th, 2012:**

**February 7, 2012:**

**On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to accept the minutes from the February 7, 2012 meeting as written. Andy Rodenhiser and Karyl Spiller-Walsh abstained from the vote as they were not present at the 2-7-2012 meeting.**

**February 14, 2012:**

**On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the minutes from the February 14, 2012 meeting as written.**

**Cost Estimate for Consultant Reviews – A123 Systems Minor Plan:**

The Board is in receipt of an estimate from PGC Associates received February 28, 2012 in the amount of \$297.50 for review and comments on the proposed minor site plan submitted by A123 Systems, Inc. for a proposed battery energy storage system. **(See Attached)**

The Board is also in receipt of an estimate from Tetra Tech Rizzo dated February 24, 2012 in the amount of \$4,585. The estimate includes review of the site plan. **(See Attached)**

The Board is in agreement that the Town has existing conditions on site which should be the town's issue and not the applicant. Consultant Pellegri agrees and will take five hours out of the review totaling \$500.00. The new Tetra Tech total will be \$4,085.00

**On a motion made by Tom Gay and seconded by Bob Tucker, the Board voted unanimously to accept the estimates from PGC Associates in the amount of \$297.50 and the estimate from Tetra Tech Rizzo in the amount of \$4,085.00.**

**Open Meeting Law:**

Susy Affleck-Childs informed the Board that Town Counsel had provided an opinion for the Economic Development Committee that when any subcommittee of two or more meets, an agenda and meeting notification must be posted, the meeting must be held in a public place and minutes must be taken.

**Daniels Wood II**

The Board is in receipt of a memo dated February 22, 2012 from Fred Sibley. **(See Attached)**

Mr. Sibley was present at the meeting requesting that the \$3,573.04 which is being held for construction observation be released back to him. Mr. Sibley explained that Lot 2B-1 has been for sale for over a year. It is his thinking that when the lot is purchased, the new owner will then be responsible for the construction of the access road and that party should pay for the construction observation oversight.

The Board communicated that it is their intent to keep the money in the account to make sure when the road access is constructed, it can be reviewed by the Town's engineering consultant because the funds would already be in the account as noted in the original decision.

The Board also explained that they do not want the burden to be on the Town to collect the money from the person who eventually buys the property.

**On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to not release to \$3,573.04 in the Construction Account for Daniels Wood II based on a the policies and procedures established by the Board.**

**Public Hearing, 49 Alder Street Site Plan Review:**

**On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to open the public hearing for Lawrence Waste Services.**

**On a motion made by Tom Gay and seconded by Karyl Spiller-Walsh, the Board voted unanimously to recess the meeting at 8:00 pm and will reopen when the applicants engineer arrives.**

**On a motion made by Tom Gay and seconded by Karyl Spiller-Walsh, the Board voted unanimously to reopen the public hearing for 49 Alder Street at 8:10 pm.**

The Board agreed to waive the reading of the public hearing notice. **(See Attached)**

Peter Lavoie of Guerriere and Halnon made a presentation. This parcel is a 13.2 acre site in the Industrial III zoning district. It is located off the south side of Adler Street in the Medway 495 Business Park. The property is Medway Assessor's Parcel 3-41.

The application is for the approval of a site plan for the development of 49 Alder Street for use by Lawrence Waste Services.

The site plan is dated January 17, 2012. This plan was prepared by Guerriere & Halnon, Inc. of Milford, MA.

Mr. Lavoie explained that the applicant proposed to construct a 7,400 sq.ft. steel building at 49 Adler Street. Lawrence Waste is an independent, family owned business.

This building will include 2,400 sq. ft. for office space and a 5,000 sq.ft. garage space with four service bays.

The site work includes construction of a driveway, curbing, and sidewalk. There will also be 23 paved customer employee parking spaces, landscaping, lighting, and installation of a stormwater drainage system, public utilities and areas for the outdoor storage of empty containers/dumpsters.

There will be no waste stored on site, only clean waste containers. These will be plugged.

The engineer communicated that the proposed development will disturb approximately 35% of the property with 65% remaining undisturbed.

The runoff for the proposed development will be collected in a catch basin to drain manhole system. The peak flows and recharge will be attenuated by subsurface detention/recharge structures, with overflows discharging to the wetlands. Installations of all utilities will come from Adler Street.

This business will be for the pickup and delivery of trash containers.

The Board is in receipt of the Form Q Request for Waiver from Rules and Regulations. (See Attached)

The Board is in receipt of a review letter from Tetra Tech Rizzo dated February 22, 2012. **(See Attached)**. There were some items found not in conformance with the MA DEP Storm Water Management Standards, or required additional information. These items were noted on page four of the consultant report.

Chairman Rodenhiser inquired if the basin could be moved out of the groundwater protection area.

The Engineer responded that he will address the items in the consultant report. He further communicated that there will be a metal gate for security. This will be included with the waiver list.

There will be shielded security sensor lights.

Member Spiller-Walsh asked if there should be access to the back of the lot to provide for possible analysis of the wetlands.

Member Tucker communicated that there is a concern about the residual coming off.

The Engineer responded that they could change the catch basin to #450.

Peter Lavoie informed the Board that they will be going to the Conservation Commission on March 1, 2012.

Susy Affleck Childs informed the Board that the Building Commissioner had determined the scope of the work does not warrant a groundwater special permit from the ZBA.

Consultant Carlucci provided a review letter dated February 23, 2012. **(See Attached)** The review letter references that reducing the parking spaces to the minimum width would result in a slight reduction of the impervious surface. The site plan rules and regulations require spaces to be 10' x 20' (but the Board's practice has been to allow 9' x 18').

Member Spiller-Walsh recommends that the applicant look at landscaping and dressing up the front.

Susy noted the applicant is meeting with the Design Review Committee on March 5<sup>th</sup>.

Susy communicated that if the Board votes to continue the hearing then the revised documents need to be provided to the Board by March 13, 2012 including the waivers.

**On a motion made by Chan Rogers and seconded by Tom Gay, the Board voted unanimously to continue the hearing for Lawrence Site Plan until March 27, 2012 at 7:15 pm.**

**Adjourn:**

**On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to adjourn the meeting at 9:15 pm.**

Respectfully Submitted,

  
Amy Sutherland  
Meeting Recording Secretary

Edited by,

  
Susan E. Affleck-Childs  
Planning and Economic Development Coordinator

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**PGC ASSOCIATES, INC.**

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

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

RECEIVED  
FEB 28 2012

**RE: A123 Minor Site Plan**

TOWN OF MEDWAY  
PLANNING BOARD

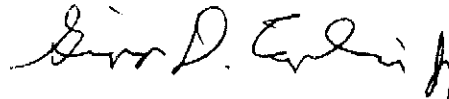
Dear Mr. Rodenhiser:

PGC Associates is pleased to present the following cost estimate to review and comment on the proposed minor site plan submitted by A123 Systems, Inc. of Westborough for a proposed battery energy storage system. The property is owned by Sith West Medway LLC of Norwood. The plan was prepared by Vine Associates, a division of GZA GeoEnvironmental, Inc., Inc., of Norwood, and is dated February 7, 2012.

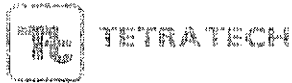
<u>Task</u>	<u>Hours</u>
Prepare Estimate	0.5
Technical Review and comment on initial submittal	1.0
Attendance Planning Board meetings/hearings	1.0
Review and comment on revised plans	0.5
Review and comment on draft Certificate of Recommendation	0.5
Total	3.5
<b>Cost Estimate (@\$85)</b>	<b>\$297.50</b>

If there are any questions about this estimate, please call me.

Sincerely,



Gino D. Carlucci, Jr.



RECEIVED  
FEB 27 2012

February 24, 2012

Ms. Susan E. Affleck-Childs  
Medway Planning and Economic Development Coordinator  
Medway Town Hall  
155 Village Street  
Medway, MA 02053

TOWN OF MEDWAY  
PLANNING BOARD

Re: **Site Plan Review**  
**Planning and Economic Development Board**  
**34 West Street**  
**Medway, Massachusetts**

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway (the Client) for professional engineering services associated with the proposed 34 West Street Site Plan project in Medway, Massachusetts (the Project). The objective of our services is to review the Site Plan package and associated materials including but not limited to, the Stormwater Report, A123 Systems specifications and project narrative and provide review comments as they relate to the Medway Planning Board's Rules and Regulations for the Submission and Review of Site Plans, Department of Environmental Protection Stormwater Management Regulations, and sound engineering practice.

### **Scope of Services**

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

#### **Task 1 Site Visit**

- Perform one (1) site visit to review the site and its surroundings.

#### **Task 2 Site Plan Review**

- Review the proposed "Battery Energy Storage System (BESS), 34 West Street" Site Plans prepared by GZA GeoEnvironmental, Inc. and dated February 7, 2012;
- Review the Stormwater Report prepared by GZA GeoEnvironmental, Inc.
- Review the proposed "Application for Review and Approval of a Major Site Plan Project" prepared by GZA GeoEnvironmental, Inc., and dated February 9, 2012;
- Review the Requested List of Waivers form Section IV prepared by GZA GeoEnvironmental, Inc., and dated July 8, 2011;
- Prepare a letter summarizing findings for presentation to the Town of Medway Planning and Economic Development Board (PEDB);
- Coordinate with applicant to address items in review letter and issue an updated letter upon receipt of modifications;



**Task 3 Meeting Attendance**

- Participate in two (2) hearings/meetings with the Town of Medway PEDB to review/discuss the project.

**Cost**

Our cost for the above Scope of Services will be on a time and expenses basis in accordance with Tetra Tech'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 shown below 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:

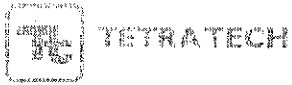
<b>Task</b>	<b>Task Description</b>	<b>Fee</b>
Task 1	Site Visit	\$310
Task 2	Site Plan Review	<del>\$3,500</del> 3,000
Task 3	Meeting Attendance	\$625
	Labor Subtotal	\$4,435
	Expenses (3.5%)	\$150
	<b>Total Fee</b>	<del>\$4,585</del> 4,085

**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.

Very truly yours,

Handwritten signature of David R. Pellegrini in black ink.

David R. Pellegrini, P.E.  
Senior Project Manager

Handwritten signature of Sean P. Reardon in black ink.

Sean P. Reardon, P.E.  
Vice President

Date Approved by Medway Planning and Economic Development Board \_\_\_\_\_

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



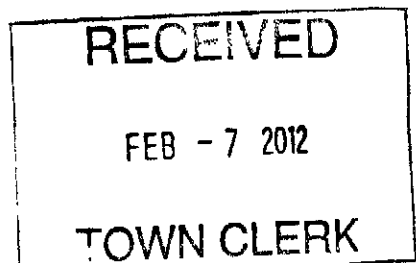
## Susan Affleck-Childs

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**From:** Fredric Sibley [sibleys1@msn.com]  
**Sent:** Wednesday, February 22, 2012 4:29 PM  
**To:** Susan Affleck-Childs  
**Cc:** sibleys1@msn.com  
**Subject:** Refund of construction deposit

Lot 2B-1, Danielswood II has been for sale for over a year. When the lot is purchased, the new owner will be responsible for access road construction. Therefore, I am requesting that the sum of \$3573.04 previously collected and held for construction observation be refunded. It is my understanding that the new owner will be notified through the building permit process of the need to re-fund the account. I appreciate your consideration in this matter.

Sincerely,  
Frederic F. Sibley



**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*

**MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD**  
**NOTICE OF PUBLIC HEARING**

**Lawrence Waste Services Site Plan - 49 Alder Street**

In accordance with the Medway Zoning By-Law, Section V. Use Regulations, Subsection C. Site Plan Review and Approval and the provisions of Chapter 40A, Massachusetts General Laws, notice is hereby given that ***the Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, February 28, at 8:00 p.m. at the Medway Senior Center, 76 Oakland Street to consider the application of East Hill Associates Realty of Framingham, MA for approval of a site plan for the development of 49 Alder Street for use by Lawrence Waste Services.*** The application, site plan and drainage report were filed with the Town of Medway on January 31, 2012. The *Site Plan for 49 Alder Street* is dated January 17, 2012 and was prepared by Guerriere & Halnon, Inc. of Milford, MA.

The applicant/property owner proposes to construct a 7,400 sq. ft. steel building at 49 Alder Street for Lawrence Waste Services, an independent, family owned and operated waste and recycling disposal company presently based in Framingham, MA. The building will include 2,400 sq. ft. for office headquarters and a 5,000 sq. ft. garage space with 4 service bays. Proposed site work includes construction of a driveway, curbing and sidewalk, 23 paved customer/ employee parking spaces, landscaping, lighting, installation of a stormwater drainage system, public utilities, and areas for the outdoor storage of empty containers/dumpsters. There will be no waste stored on site, only clean waste containers. The 13.2 acre site in the Industrial III zoning district is located off the south side of Alder Street in the Medway 495 Business Park. The property is Medway Assessors' Parcel 3-41.

The application, proposed site plan, and drainage calculations/report are on file with the Medway Town Clerk and the Planning and Economic Development office at the Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 8:00 a.m. to 4:30 p.m. and Fridays from 8:00 a.m. to 1:00 p.m. The plans are also posted at the Planning and Economic Development web page at: <http://www.townofmedway.org>. Interested persons or parties are invited to review the plans, attend the public hearing, and express their views at the designated time and place. Written comments are encouraged and may be forwarded to [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org). Questions should be directed to 508-533-3291.

**Andy Rodenhiser, Chairman**

Telephone: 508-533-3291      Fax: 508-321-4987  
[planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)

PROJECT DESCRIPTION

Lot 3-41, Alder Street

Lawrence Waste Services

The site is a predominantly wooded 13.2 acre parcel of land located along the easterly side of Alder Street. Stall Brook flows through the southeast corner of the site and the property does contain bordering vegetated wetlands.

The owner/applicant, East Hill Associates Realty, is proposing to construct a 7,400 s.f. steel building for the operation of a waste removal business. There will be no waste stored on site only clean waste containers. The building will be divided into a 2,400 s.f. office area and a 5,000 s.f. garage. Paved parking areas for customer and employee parking are located in the front and side of the proposed building. Proposed paved and gravel lay down areas for empty containers will also be constructed. The proposed development will disturb approximately 35% of the property with 65% undisturbed.

Runoff from the proposed development will be collected in a catch basin to drain manhole system. Peak flows and recharge will be attenuated by subsurface detention\recharge structures, with overflows discharging to the wetlands. Installation of all utilities will come from Alder Street.

The business will have five employees and will operate from 6:30 a.m. to 7:30 p.m. The Site will be the headquarters for Lawrence Waste Services. Their business is the pickup and delivery of trash containers.

The timetable is for the project to start in the early spring and finish in the late summer or early fall of

RECEIVED  
JAN 31 2012

TOWN OF LAWRENCE

Application for Review and Approval of a  
**MAJOR SITE PLAN PROJECT**

Planning & Economic Development Board – Town of Medway  
155 Village Street - Medway, MA 02053  
(508) 533-3291

JAN 31 2012

*This application for Site Plan Review and Approval is made pursuant to the Medway Zoning By-Law, Section V. USE REGULATIONS, Subsection C. SITE PLAN APPROVAL and the Board's Rules and Regulations for the Submission and Review of Site Plans (as approved December 3, 2002)*

Date: \_\_\_\_\_

The undersigned, being the applicant and the owner of all land included within the proposed site shown on the accompanying plan(s) entitled Site Plan for 49 Alder Street dated January 17, 2012, prepared by Guerriere & Halnon, Inc. and \_\_\_\_\_, herewith submits

this application and plan to the Medway Planning & Economic Development Board for Review and Approval of a *Major Site Plan Project*.

**PROPERTY/SITE INFORMATION**

1. Property Location Address 49 Alder Street
2. Assessor's Information Map: 34 Parcel: 3-41
3. Zoning District: Industrial III
4. The owner's title to the land is derived under a deed from: Herbert E. Rhone and Robert L. Higgins dated 5/29/1970 and recorded in Norfolk County Registry of Deeds, Book 28525, Page 127 or Land Court Certificate of Title # \_\_\_\_\_ registered in Norfolk County District Book \_\_\_\_\_ Page \_\_\_\_\_
5. Frontage: Two Hundred Fifty Five Feet (255')  
Yard Depth: Front 134 Side 104 Side 109 Rear 1,036

6. Is any portion of the site within a flood plain area?  YES  NO  
 If YES, is it clearly shown on the plan?  YES  NO
7. Is any portion of the site within a wetland resource area?  YES  NO  
 If YES, is it clearly shown on the plan?  YES  NO
8. Is any portion of the site within a groundwater protection area:  YES  NO  
 If YES, is it clearly shown on the plan?
9. Does any portion of the site have frontage on a Scenic Road?  YES  NO

### **CONTACT INFORMATION**

10a) **Property Owner:** East Hill Associates Realty  
 Address: 3 Thayer Street, Framingham, MA 02702  
 Primary Contact: Jim Lawrence  
 Telephone: 508-270-0597 FAX: 508-270-0598  
 E-Mail address: jim@lawrencewasteservices.com

10b) **Applicant (if other than property owner):** SAME  
 Address: \_\_\_\_\_  
 Primary Contact: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_  
 E-Mail address: \_\_\_\_\_

Please check here if you are the equitable owner (purchaser on a purchase and sales agreement.)

10c) **NOTE** – If someone other than the property owner or the equitable owner is the applicant or will be representing the applicant, then the property owner or equitable owner must designate an Official Representative below:

**Official Representative:** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Primary Contact: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail address: \_\_\_\_\_

11. **Engineer:** Guerriere & Halnon, Inc.  
 Address: P.O. Box 235 Milford, MA 01757  
 Primary Contact: Peter Lavoie, Project Engineer  
 Telephone: 508-473-6630 FAX: 508-473-8243  
 E-Mail address: plavoie@guerriereandhalnon.com

12. **Surveyor:** Guerriere & Halnon, Inc.  
**Address:** P.O. Box 235  
Milford, MA 01757  
**Primary Contact:** John M Nenart, Survey Manager  
**Telephone:** 508-473-6630 **FAX:** 508-473-8243
13. **Architect:** Group 7 Design  
**Address:** 124 Grove Street, Suite 301  
Franklin, MA 02038  
**Primary Contact:** Doug Space  
**Telephone:** 508-520-2065 **FAX:** 508-520-2091
14. **Contractor:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Primary Contact:** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**PROJECT INFORMATION – Type of Project**

15. A major site plan project is defined as any multi-family, commercial, industrial, institutional, or municipal project, which involves:

**PLEASE CHECK (X) ALL THAT APPLY**

- New construction; or
- Alteration, reconstruction or renovation work that will result in a change in the outside appearance of an existing building or premises, visible from a public or private street or way; or
- A change in use of a building or buildings or premises;

**and which includes one or more of the following:**

**PLEASE CHECK (X) ALL THAT APPLY**

- New Construction** – Construction of 2,500 or more sq. ft. of \*gross floor area\*  
 Building Dimensions: 40x40 Gross Square Footage 7,400 SF  
50x100
- New Construction** – Construction of a new building or addition requiring fifteen (15) or more parking spaces  
 Building Dimensions: \_\_\_\_\_ Gross Square Footage \_\_\_\_\_
- Change in Use** – A change in use of an existing building requiring fifteen (15) or more parking spaces  
 Building Dimensions: \_\_\_\_\_ Gross Square Footage \_\_\_\_\_

• \*Gross floor area\* includes the existing building and proposed addition if any, and/or proposed new building.

\_\_\_\_\_ *Change in Parking Area* – Construction, expansion redesign or alteration of an existing parking area involving the addition of fifteen (15) or more new parking spaces.

Building Dimensions: \_\_\_\_\_ Gross Square Footage \_\_\_\_\_

\_\_\_\_\_ *Other* – Any use or structure, or expansion thereof, exempt under MGL, c. 40A, s. 3, but only if one or more of the above criteria is met.

## OTHER PROJECT INFORMATION

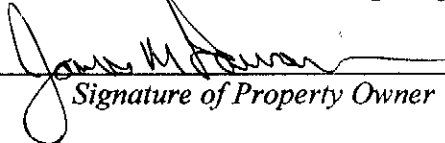
16. **Project Description** as specified in s. 204-3 of the *Site Plan Rules & Regulations*. Please attach a separate sheet fully describing the proposed work. Provide as much detail as possible.
17. **Development Impact Statement** as described in s. 204-3 of the *Site Plan Rules & Regulations*
18. Description of easements, option to purchase, purchase and sale agreement, court decision, or other legal restrictions (*Please attach separate sheets as needed.*)

## SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true and complete to the best of my knowledge and belief.

If Applicable, I hereby authorize \_\_\_\_\_ to serve as my **OFFICIAL REPRESENTATIVE** to represent my interests before the Town of Medway with respect to this application for site plan review and approval.

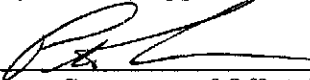
In submitting this application, I also authorize the Planning Board, its agents, and other Town officials to access the site during the plan review process.

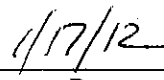
  
\_\_\_\_\_  
*Signature of Property Owner*

  
\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Applicant (if other than Property Owner)*

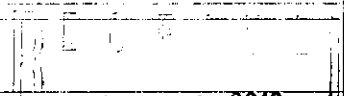
\_\_\_\_\_  
*Date*

  
\_\_\_\_\_  
*Signature of Official Representative*

  
\_\_\_\_\_  
*Date*

**Medway Planning and Economic Development Board**  
**FORM Q - Request for Waiver from Rules and Regulations**  
 Complete 1 form for each waiver request

<b>Project Name:</b>	49 Alder Street Proposed Site Plan
<b>Property Location:</b>	49 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</b>	Section 204-3 Planning Board Submittals Sub-section A. 7) Development Impact Statement
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	Due to the size of the development and the location of the site & type of business, we feel the Impact Statement is not needed
<b>What aspect of the Regulation do you propose be waived?</b>	Waive submittal of a Development Impact Stmt
<b>What do you propose instead?</b> <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	Impacts are reflected on Proposed Site Plan The site is located in an industrial park and size of the business will not affect the neighborhood. A Notice of Intent will be submitted to address any concerns the Town may have regarding the development of the site.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	Engineering fees
<b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b>	The site has minimal disturbance due to location of Wetland and Riverfront Areas. The site was designed following stormwater management practices (BMPs) and will be reviewed by DEP.
<b>What is the impact on the development if this waiver is denied?</b>	No impact on development.
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	It will not affect the Town
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	No mitigation measures are required
<b>What is the estimated value of the proposed mitigation measures?</b>	None
<b>Other Information?</b>	
<b>Waiver Request Prepared By:</b>	Guerriere & Halnon, Inc. Peter M Lavoie, Project Engineer
<b>Date:</b>	1-17-2012

  
 JAN 31 2012  
 TOWN OF MEDWAY  
 PLANNING BOARD

**Questions?? - Please contact the Medway PED office at 508-533-3291.**



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**PGC ASSOCIATES, INC.**

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

---

February 23, 2012

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

RECEIVED  
FEB 23 2012

TOWN OF MEDWAY  
PLANNING BOARD

Re: **Lawrence Waste Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the site plan submitted by owner/applicant East Hill Associates Realty of Framingham, MA. The plan is dated January 10, 2012, and it was prepared by Guerriere and Halnon, Inc. of Milford, MA. The property is located at 49 Alder Street in the Industrial III zoning district.

The plan proposes to construct a 7400 square foot building, including 5000 square feet of garage space and 2400 square feet of office space with associated parking, drainage, lighting, landscaping, signage, etc. I have comments as follows:

**Zoning**

1. The proposed use is general industrial in the form of storage and maintenance of waste containers (but no waste). This is allowed in the Industrial III zoning district, and the proposed development appears to comply with the Zoning Bylaw.
2. The plan proposes 22 parking spaces, including a van-accessible handicapped space. The Zoning Bylaw requires 1 space per 2 employees and 1 per 1000 square feet of space. The plan states that there will be 5 employees and calculates the parking requirement as 5 spaces for the 5 employees plus another 8 for the 7400 square feet of office space for a total of 13 required spaces and states that 28 are provided, which appears to be a typo. While the number provided exceeds the minimum, I would calculate the minimum as 11 rather than 13. It should be noted that the spaces are shown as 10 feet wide by 20 feet deep while the Zoning Bylaw only requires them to be 9 feet wide and 18 feet deep. Reducing the spaces to the minimum wide would result in a slight reduction of impervious surface. It should also be noted that the Site Plan Rules and Regulations require spaces to be 10 x 20:
3. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. There is a slight light trespass from the site that reaches a maximum of .05 onto the lot to the southwest, .02 to the lot on the northeast and .03 on the Alder Street right-of-way.

4. A building sign is shown to be 42 square feet, which complies with the size requirements. A location for a freestanding sign is shown, but no other details are provided. A separate sign permit will be required for these.

### **Site Plan Rules and Regulations**

3. Section 204.3 A. (7) requires a Development Impact Report. This is not provided, and a waiver from this requirement is requested.
4. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. No waiver is requested.
5. Section 204-5 D. (7) requires that a landscape architect prepare the landscape plan. Landscape details are shown on the site plan, but it was not prepared by a Landscape Architect and a no waiver from this requirement is requested.
6. Section 204-5 D. (8) requires a color scheme and color renderings of the buildings. These have not been provided and no waiver is requested. I understand that the project has been presented to the Design Review Committee.
7. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. As stated above, a freestanding sign location is shown but no additional details have been provided.
8. Section 204-5 D. (13) requires a lighting plan. A lighting plan has been provided. The photometric diagram indicates appropriate lighting levels but with some minor spillover to abutting properties.
9. Section 204-5 (14) requires horizontal sight distances be show on the plan. This information was not provided.
10. Section 204-5 (16) requires information about fire prevention and suppression. As discussed at the pre-hearing meeting, the location of a "Knox Box" should be added to the plan.
11. Section 205-6 (A) states that parking "should" be located to the side and rear of the building. This is not an absolute requirement but it also states that if parking is located close to the street, then it should be screened. Trees are proposed around the parking lot, but some additional shrubs could help screen the lot.
12. Section 205-6 (H) requires vertical granite curbing around the perimeter of a parking lot. The plan proposes Cape Cod berm and no waiver is requested. A concrete curb integral with the sidewalk in front of the building is also proposed along with concrete curb stops for those spaces facing the building.
13. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the "sea of asphalt" effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 22 spaces, 6 trees are required. Seven trees are proposed

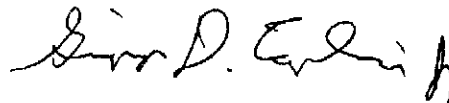
adjacent to the parking lot and another 4 are shown along the entrance driveway. However, they are shown to be 2" caliper while the regulations require 2 1/2" caliper trees that are 10 feet in height at planting.

**General Comments**

14. The plan appears to meet the criteria specified in Section 203-9 C.

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.", written in a cursive style.

Gino D. Carlucci, Jr.



RECEIVED  
FEB 22 2012

TOWN OF MEDWAY  
PLANNING BOARD

February 22, 2012

Mr. Andy Rodenhiser  
Chairman, Planning and Economic Development Board  
Medway Town Hall  
155 Village Street  
Medway, MA 02053

**Re: 49 Alder Street  
Site Plan Review  
Medway, Massachusetts**

Dear Mr. Rodenhiser:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above - mentioned project. The project includes the construction of a 7,400 sf building with paved parking, loading, and laydown areas for the stacking of clean waste containers. The site is primarily wooded currently and the proposed improvements will disturb approximately 35% of the property. The new building will require utility connections including sewer, water, gas, electric, and telecommunications, from Alder Street. The stormwater design will collect runoff from the proposed development in a catch basin to manhole system. Peak flows and recharge will be attenuated by subsurface detention/recharge systems with overflows discharging to the wetlands.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Proposed Site Plan for 49 Alder Street in Medway, Massachusetts", dated January 10, 2012, prepared by Guerrier & Halnon, Inc. (GHI).
- A drainage report (Drainage Report) entitled "Hydrologic & Hydraulic Report, Lot#3-41, 49 Alder Street in Medway, Massachusetts", dated January 10, 2012, prepared by Guerrier & Halnon, Inc. (GHI).
- Application for Review and Approval of a Major Site Plan Project and Form Q-Request for Waiver from Rules and Regulations, prepared by Guerriere & Halnon, Inc. dated January 17, 2012

The Plans, Drainage Report and accompanying materials were reviewed for conformance with the Town of Medway, Massachusetts Planning Board Rules and Regulation, the MA

Engineering and Architecture Services  
One Grant Street  
Framingham, MA 01701  
Tel 508.903.2000 Fax 508.903.2001



DEP Storm Water Management Standards (Revised January 2008), Town of Medway Water/Sewer Department Rules and Regulations, and good engineering practice. The following is a list of comments generated during the review of the design documents. Reference to the applicable regulation requirement is given in parentheses following the comments.

**The following items were found to be not in conformance with the Rules and Regulations for the Submission and Review of Site Plan (Chapter 200), or requiring additional information:**

**Article IV-Site Plan Submission (Section 204)**

1. The Cover sheet and Lawrence Waste Services plans to be stamped, signed and dated by a Registered Professional Engineer, a Registered Architect, and/or a Registered Landscape Architect or other professional registered in the Commonwealth of Massachusetts. (Ch. 200 §204-4.A)
2. The applicant should verify that scale 1" = 30' has been approved in advance by the Planning Board. (Ch. 200 §204-4.B)
3. An Existing Landscape Inventory shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. (Ch. 200 §204-4.C-3)
4. Elevations shall refer to North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §204-4.D)
5. Cover sheet shall include Board of Selectmen's Signature Block. (Ch. 200 §204-5.A)
6. The applicant should verify with Planning Board if Site Context Sheet shall be provided. (Ch. 200 §204-5.B)
7. Dimensions of parking lot line setbacks, access lanes and curb radii. (Ch. 200 §204-5.D-2)
8. Drainage and Erosion Plan shall provide methods to dispose of surface water on site including slope. (Ch. 200 §204-5.D-5)



9. The applicant should verify that landscape improvements were prepared by a Landscape Architect licensed in the Commonwealth of Massachusetts. (Ch. 200 §204-5.D-7)
10. The applicant should verify that Color Renderings and Signage Plan shall be provided. (Ch. 200 §204-5.D-9 & 12)
11. Horizontal sight distances on the public way(s) at all entrances in both directions should be provided. (Ch. 200 §204-5.D-14)

**Article V-Development Standards (Section 205)**

12. Where no pedestrian ways exist, the applicant shall create pedestrian ways and connections between streets, the proposed development, surrounding neighborhoods, and other surrounding uses providing safe access to the nearest existing pedestrian facility or sidewalk. (Ch. 200 §205-3.D-4)
13. Landscape buffers between the street and parking areas are required. (Ch. 200 §205-9.B-1)
14. The applicant shall request a waiver for the requirement for replacement trees or comply with the regulations. (Ch. 200 §205-9.E)
15. The applicant should add Standard Utility Trench Detail for other utilities to be provided on site. (Town of Medway's Construction Details CD-24) (Ch. 200 §205-11)
16. Typical Bend Thrust Block Detail, Water Main Reducer, Plug and Tee Detail should meet or exceed standard Medway detail Concrete Thrust Block Detail, see Town of Medway's Construction Details CD-28. (Ch. 200 §205-11)

**The following items were found to be not in conformance with the Town of Medway Water/Sewer Department Rules and Regulations, or requiring additional information:**

17. There shall be three (3) valves at every roadway intersection. (Article V-Item 5)
18. Six inch pipe must be used to within 10' of the building, at which point standard 4" cast iron or schedule 40 pvc sewer pipe is to be used. (Article VI-Item 1)



19. Sewer Trench detail should be modified to reflect 6" of  $\frac{3}{4}$  inch crushed stone above and below pipe. (Article VI-Item 3)

**The following items were found to be not in conformance with the MA DEP Storm Water Management Standards, or requiring additional information:**

20. Existing drainage figure lists Drainage Area 2 to be 0.75 acres. It is written up as 0.38 acres in the drainage report.
21. Drainage analysis states that three points of analysis were evaluated. Only two are shown on the plans and discussed in the report.
22. Drainage analysis states that the entire site is located within Hydrologic Soil Group B soils. The drainage figures show the majority of the site is located within Hydrologic Soil Group C soil. The soil boundaries should be more clearly labeled on the plans and shown in the legend.
23. Recharge calculations must be verified based on actual soil types.
24. Basin volume output tables should be provided to verify actual recharge volumes at overflow invert elevations. Reviewer has nothing available to verify this number.
25. Pollutant removal section of the drainage analysis states that a Stormceptor 900 is being provided in Drainage Area 2 only with a pollutant removal efficiency of 80%. The TSS worksheets show a Stormceptor 450 being provided in Drainage Area 2 and Drainage Area 3 with a pollutant removal efficiency of 87%. Too many discrepancies. Drainage report must reflect actual design.
26. A water quality volume of 1 inch must be provided on site. The applicant is using an infiltration rate based on soil logs of 0.014 feet per minute which equates to over 10 inches per hour. MADEP regulations require a 1 inch water quality volume be provided within an area of rapid infiltration rate which exceeds 2.4 inches per hour.
27. Water quality volume calculations must be provided.
28. The applicant shall verify whether a Groundwater Protection District is a Zone II or Wellhead Protection Area. We believe it is. If so, we are discharging to a critical area and Specific Infiltration BMP's must be provided with 44% TSS removal from the runoff prior to discharge to the infiltration BMP's.



29. Applicant states that the Static Method is being used for the design of the infiltration BMP's. See DEP Checklist – Standard 3. Static method requires infiltration rates from the Rawls Tables be used. If in-situ rates are used in the analysis (Hydro CAD report shows this was used), the Dynamic Field Method must be used and 50% of the in-situ rate must be used in your sizing computations.
30. Checklist states that Critical areas for standard 6 are identified in the report. The report states that the drainage system does not discharge to a critical area.
31. The Hydro CAD model shows all HSG "B" soils are used in the analysis. This is consistent with the description in the write up but not the drainage figures. Verify Soil types.

**The following items were found to be not in conformance with good engineer practice or requiring additional information:**

32. The applicant shall provide a scale for the Street and Parcel view on the Cover Sheet.
33. There is one handicap parking space shown on the Site Plan and does not match the amount proposed on the zoning table on the Cover Sheet.
34. Please clarify whether Stall Brook is designated as a River.
35. What's the intent with the jog in the pavement adjacent to the proposed dumpster?
36. The board typically prefers some type of fencing around the proposed dumpster, however given that the site is gated this may not be required. The decision may be based on if the dumpster is visible from the road or adjacent sites. Please clarify whether the dumpster is visible. Additionally, a note on sheet 8 states that "All dumpsters to be on concrete pads and to be properly screened". This conflicts with the drawings.
37. What type of gate is proposed?
38. Approximately how many containers will be stored on-site? How will the gravel area be utilized?





39. How are gates intended to be operated? Are they locked during the day? How will this affect emergency access?
40. The width of the access drive on the north side of the building should be labeled.
41. The proposed "252" contour should be added along the southern property line boundary.
42. What is the intent of the Proposed Drop Inlet set adjacent to the southern property line? What is the 24" pipe/flared end shown on the adjacent property?
43. What is the maximum slope in the grass/landscaped area in the southwest corner of the site?
44. There is a "Typ. Concrete Walk-Curb Detail" provided on Sheet 8, however the layout plans do not show a curb around the walk adjacent to the building. Please clarify where the curb will be located.
45. The "ND" line on Sheet 2 is not included in the legend. Please add that linetype and description to the legend.
46. According to the legend and plan, there is a proposed fence proposed around the majority of the perimeter of the site. Is this the silt fence? If so, please clarify on plans.
47. The fire department shall provide a statement regarding their access ability and the sufficiency of existing hydrant locations.
48. A detail for a water/sewer crossing should be provided.
49. The limits of work proposed in the roadway should be shown on the plans including sawcuts, curb replacement, striping, etc. associated with the utility improvements within the public Right of Way.
50. Clarification should be provided in regard to the restrictions of the drainage easement in front of the site.
51. The method of connection for the waterline should be provided.
52. The plan calls for a MDC manhole and the detail shows a Gas and Oil Separator. Please coordinate the labels as appropriate.



53. A note should be added stating that all water mains shall be installed at a minimum depth of 4.5'.
54. There appears to be stubs for both the water and sewer entering the site. If these are not intended to be used, they should be cut, capped, and abandoned as directed by the Department of Public Works.
55. Please identify the limits of clearing. We assume it corresponds with the limits of the work shown.

These comments are offered as guides for use during the Town's review. If you have any questions or comments, please feel free to contact us at (508) 903-2000.

Very truly yours,

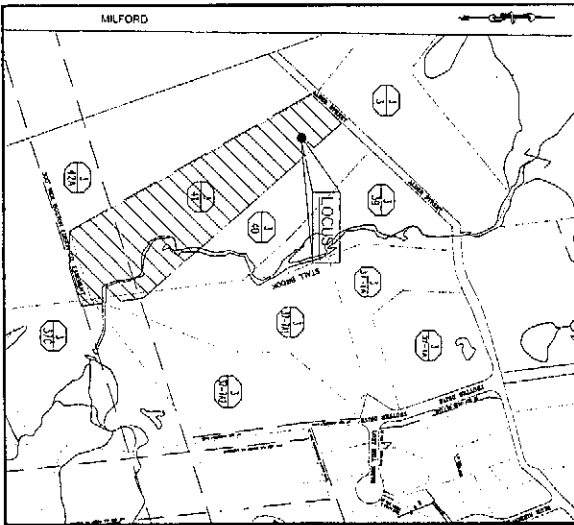
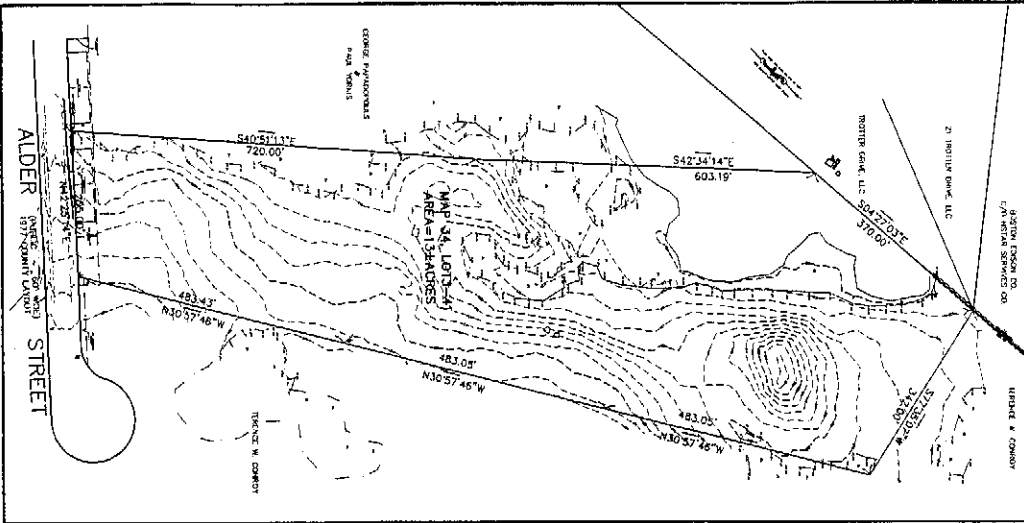
A handwritten signature in black ink, appearing to read 'David R. Pellegrini'.

David R. Pellegrini, P.E.  
Senior Project Manager

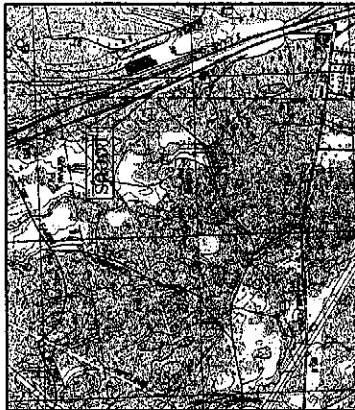
**PROPOSED SITE PLAN  
FOR  
49 ALDER STREET  
IN  
MEDWAY, MASSACHUSETTS**

**OWNER/APPLICANT:  
EAST HILL ASSOCIATES REALTY**

3 THAYER STREET  
FRAMINGHAM MA 01702  
DATE JANUARY 10, 2012



LOCUST MAP  
SCALE: 1" = 100'



LOCUST MAP USGS  
DATE: 08-19-21-11

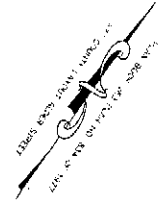
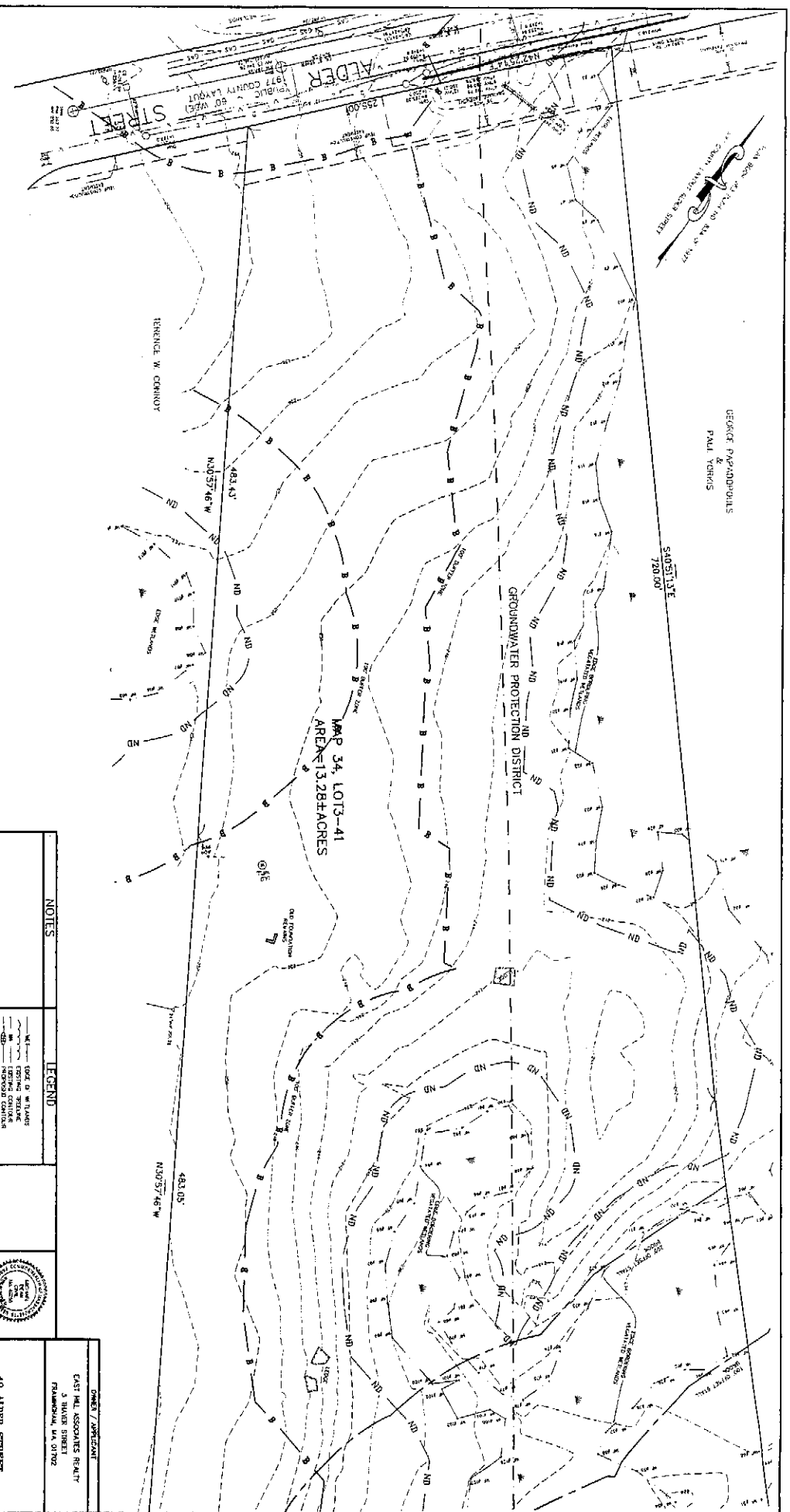
- NOTES
- 1) THIS PLAN REFERS TO THE TOWN OF MEDWAY ASSOCIATES REALTY SHEET #107-2-44
  - 2) SEE ALSO MAP #466 FOR 1) RECORDS W/1. LUMPK DISTRICT NEIGHBORHOODS
  - 3) SEE THE FOLLOWING PLANS RECORDED WITH MEDWAY DISTRICT RECORDS OF DEEDS: PLANS FOR 2011 TO 2014  
1893 ALDER STREET EXISTENT #1842-1018  
1893 ALDER STREET EXISTENT #1842-1018  
PB 3385 NO 575 PG. 483 OF 1802
  - 4) ZONING CLASSIFICATION IS INDUSTRIAL B.
  - 5) THESE DRAWINGS AND PERMITS FOR THE MEDWAY DEVELOPMENT BOARD STANDARDS FROM SECTION 20A-1 PLANNING BOARD SUBSECTION A. 71. A WRITTEN DEVELOPMENT IMPACT STATEMENT.

**INDEX**

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. GRADING & UTILITY PLAN
5. EROSION CONTROL
6. LANDSCAPE & LIGHTING PLAN
7. DETAIL SHEET #1
8. DETAIL SHEET #2
9. BUILDING ELEVATIONS
10. FLOOR PLAN

LINE DESCRIPTION	LINE NUMBER	PROPOSED
LOT 100	100	100
LOT 101	101	101
LOT 102	102	102
LOT 103	103	103
LOT 104	104	104
LOT 105	105	105
LOT 106	106	106
LOT 107	107	107
LOT 108	108	108
LOT 109	109	109
LOT 110	110	110
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LOT 197	197	197
LOT 198	198	198
LOT 199	199	199
LOT 200	200	200

**Guerriere & Hahn, Inc.**  
 100 WEST STREET, 4TH FLOOR  
 BOSTON, MA 02105  
 (617) 552-2200  
 FAX: (617) 552-2201



GEORGE PAPADOPOLIS  
PAUL YERVIS

5405.11'E  
720.00'

GROUNDMAYER PROTECTION DISTRICT

MAP 34, LOTS 3-41  
AREA-13.28+ACRES

HENRIQUE W. CORNOY

**NOTES**

**LEGEND**

- LOT 3 W/TAKER
- LOT 4 W/TAKER
- LOT 5 W/TAKER
- LOT 6 W/TAKER
- LOT 7 W/TAKER
- LOT 8 W/TAKER
- LOT 9 W/TAKER
- LOT 10 W/TAKER
- LOT 11 W/TAKER
- LOT 12 W/TAKER
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- LOT 36 W/TAKER
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- LOT 38 W/TAKER
- LOT 39 W/TAKER
- LOT 40 W/TAKER
- LOT 41 W/TAKER



SITE PLAN APPROVED  
BY THE MEDWAY SELECTMEN  
BOARD ON DATE: \_\_\_\_\_

SIGNATURE DATE: \_\_\_\_\_

**49 ALDER STREET**

**EXISTING CONDITIONS**  
**PLAN OF LAND**  
**MEDWAY, MA**

**Guerriere**  
**Haldon, Inc.**  
DATE: January 18, 2012

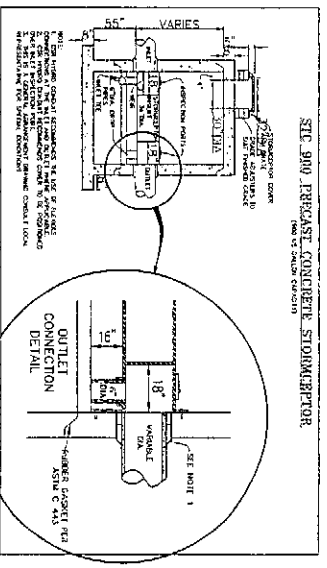
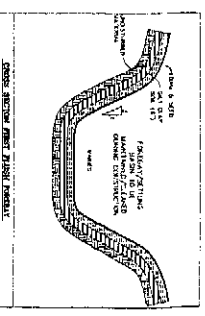
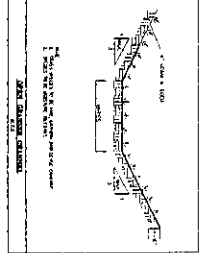
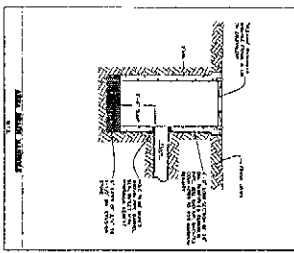
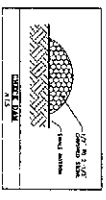
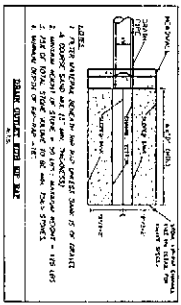
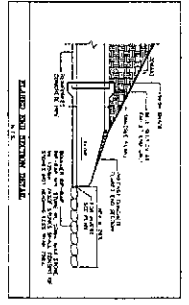
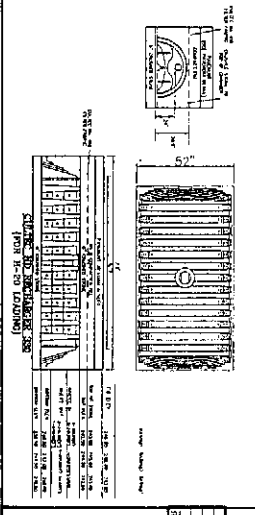
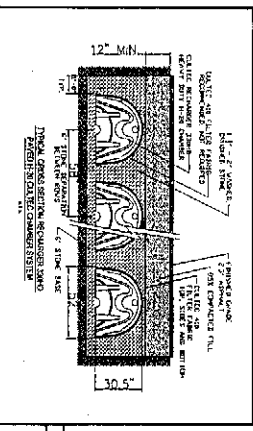
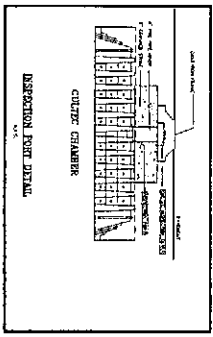
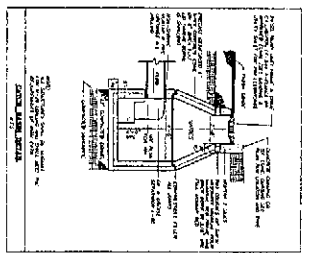
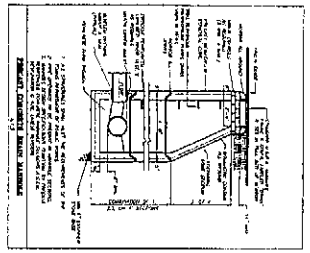
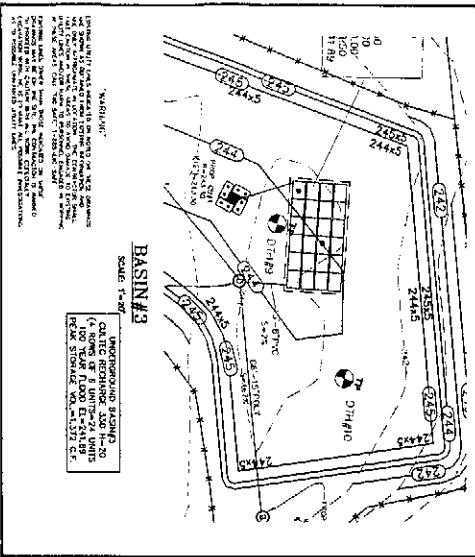
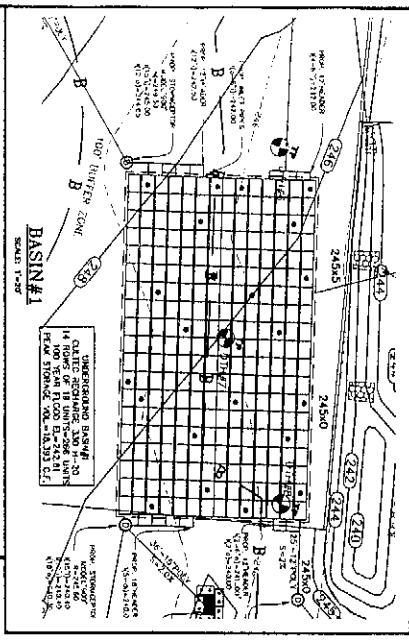
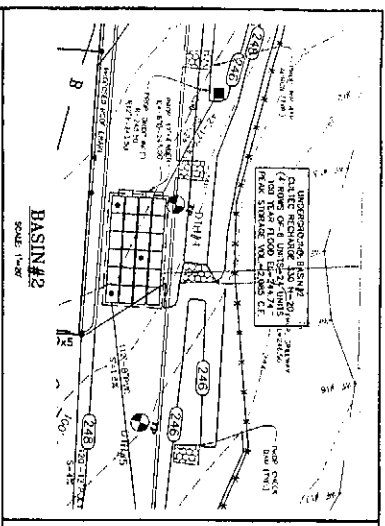












**NOTES**

1. SEE ALL NOTES ON SHEET 1.
2. SEE ALL NOTES ON SHEET 2.
3. SEE ALL NOTES ON SHEET 3.
4. SEE ALL NOTES ON SHEET 4.

**LEGEND**

- 1. 4" MINIMUM REINFORCING BAR WITH 6" MINIMUM CLEARANCE FROM FACE OF CONCRETE
- 2. 1/2" MINIMUM REINFORCING BAR WITH 6" MINIMUM CLEARANCE FROM FACE OF CONCRETE
- 3. 1/2" MINIMUM REINFORCING BAR WITH 6" MINIMUM CLEARANCE FROM FACE OF CONCRETE
- 4. 1/2" MINIMUM REINFORCING BAR WITH 6" MINIMUM CLEARANCE FROM FACE OF CONCRETE

**OWNER / APPLICANT**  
EAST HILL ASSOCIATES REALTY  
5 HAVY STREET  
HAWTHORNE, MA 01906

**48 ADDER STREET**

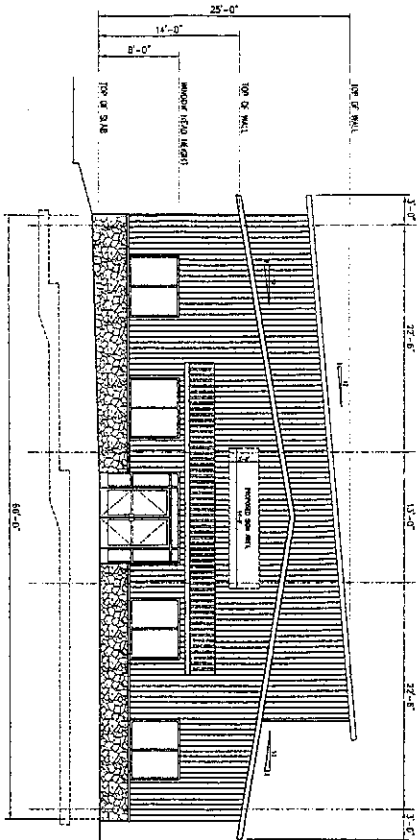
**DETAIL SHEET 1\***  
PLAN OF LAND  
**MEDWAY, MA**

SCALE: AS SHOWN  
DATE: JANUARY 10, 2012

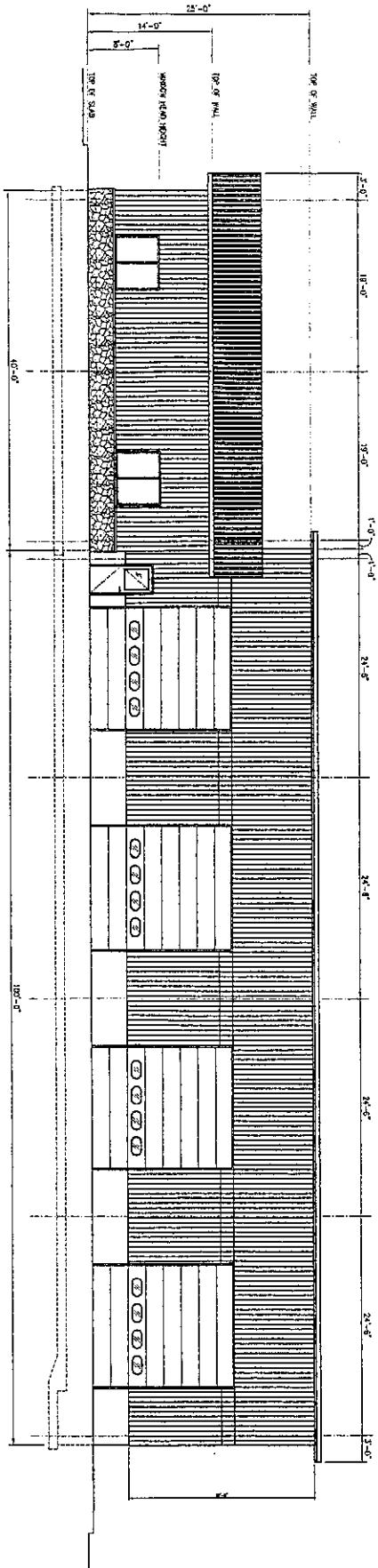
**Quetterie**  
Hanson, Inc.

SIGNATURE DATE: BENJ P. MAJORITY





1/1/12  
**A** Front Elevation  
 1/1/12



1/1/12  
**B** Side Elevation  
 1/1/12

LAWRENCE WASTE SERVICES  
 ALDER STREET  
 MEDWAY, MA



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