

**March 27, 2012  
Medway Planning and Economic Development Board  
Medway Senior Center  
Oakland Avenue  
Medway, MA 02053**

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

**ABSENT WITH NOTICE:**

**ABSENT WITHOUT NOTICE:**

**ALSO PRESENT:**

Amy Sutherland, Meeting Recording Secretary  
Gino Carlucci, PGC Associates  
Dave Pellegri, Tetra Tech Rizzo

NOTE – Planning and Economic Development Coordinator Susan Affleck-Childs was on vacation.

The Chairman opened the meeting at 7:00 pm.

There were no citizen comments.

**Fox Run Farm Subdivision (40B Development)**

The Board is in receipt of a memo dated March 22, 2012 from Susy Affleck-Childs regarding the Fox Run Farm bond. **(See Attached)**

The memo makes reference that the developer was been approved for 12 sewer/water units and not 15 as originally understood. That includes 4 affordable units.

**On a motion made by Chan Rogers and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve the bond estimate for Fox Run Farm from Tetra Tech Rizzo dated March 7, 2012 for \$88,825**

**On a motion by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to approve the construction services estimate from Tetra Tech Rizzo dated March 15, 2012 for \$6,751.50.**

**Minutes March 13, 2012:**

The minutes from March 13, 2012 were reviewed.

Chan Rogers noted that AASHTO needs to be spelled correctly.

Amy Sutherland noted that Karyl had some questions on the A123 Systems project on West Street re: toxic materials. Amy directed the Board's attention to the middle of page 3.

Member Spiller-Walsh said that the minutes are not correct in stating that there are no toxic problems. She said the applicant had described 3 things that they might have a concern about if there was an explosion or a fire and she wants those noted in the minutes. It was something about mineral oil and then 2 other things. They didn't say nothing was toxic.

Chairman Rodenhiser asked whether Amy or Susy had had a chance to review the tape from that meeting to check on this. He had asked Susy to do so.

Amy Sutherland reported that she had not reviewed the recording and indicated that these minutes could be held over to the next meeting.

Chairman Rodenhiser understood the materials the batteries were made of were not toxic and the mineral oil was not toxic.

Member Rogers indicated he understood there were no problems with toxic materials. He said the minutes should reflect that the Board felt there were no issues.

Chairman Rodenhiser noted that Karyl was concerned and so we need to check that out.

Andy Rodenhiser asked Karyl if she could be clearer about the other 2 things.

Member Spiller-Walsh said no, but there was a pause and a listing.

Andy Rodenhiser – The applicant explained how the batteries were constructed and then talked about a chemical reaction.

Bob Tucker said there has to be a reaction or it won't do anything.

Chan Rogers said it wasn't dangerous. There was nothing to be concerned about.

Karyl Spiller-Walsh indicated we should ask the applicant for further clarification on this matter.

Andy Rodenhiser noted the minutes should reflect the actual conversation which is on tape, so Amy will review that.

It was decided to table the minutes of the March 13<sup>th</sup> meeting until the tape could be reviewed and revised.

**PUBLIC HEARING CONTINUATION - Lawrence Waste Services Major Site Plan – 49 Alder Street**

The Board opened the continued public hearing for the Lawrence Waste Service major site plan at 7:15 pm.

Jim Lawrence of Lawrence Waste Services and Peter LaVoie of Guerriere and Halnon were present.

Peter LaVoie noted that they had met with the DRC and understood they would need to go back to the DRC for the sign. Peter stated that they have agreed to try to save as many trees as possible in the front. He indicated they had reviewed the building elevations with the DRC and showed samples of the materials.

The Board is in receipt of a letter dated March 12, 2012 from the Design Review Committee. **(See Attached)** The memo indicates that the site plan was reviewed by the Design Review Committee. The DRC has recommended that the lower roofline on the office portion of the buildings helps to minimize the apparent size of the overall structure, and creates a human scale at the main entrance. The cultured stone softens the general appearance and creates an attractive façade. There was a recommendation that the applicant come before the Committee again with a signage plan.

Chairman Rodenhiser asked if Mr. LaVoie had received a copy of the DRC letter.

Mr. LeVoie responded that he had and concurred with the DRC recommendations.

Mr. LeVoie noted that the Conservation Commission continued their public hearing to March 29. They are waiting for a copy of Tetra Tech's final review of the stormwater management report. They are concerned about the water quality leaving the site and going to the wetlands.

Mr. Lavoie stated that he had made the changes discussed at the last meeting and had submitted those to the office. He had received a comment letter back from Tetra Tech Rizzo.

Chairman Rodenhiser asked Dave Pellegrini if the stormwater management plan complies.

Dave Pellegrini responded that they had a few outstanding issues, nothing major. The Tetra Tech drainage guy spoke with Mr. LaVoie.

Peter Lavoie provided revised plans to give to Dave tonight. These plans are in response to the second review letter.

Dave Pellegrini said the comments are pretty technical.

Mr. LaVoie said the site plans really didn't change much at all. We added a Knox box. We will not have our own outside dumpster on site; they don't generate much waste. There had been a question on the water service connection. I have relocated most of the utilities to the driveway so we can save more trees. The maximum cut for the work will be around 40' instead of 85'.

The Board is in receipt of a memo from PGC Associates, Inc. dated March 23, 2012. **(See Attached).**

The memo references that Lawrence Waste submitted a revised plan dated March 13, 2012. The new plan shows that the lighting plan has been revised so that no light falls onto abutting property.

Mr. Lawrence states that he has not designed a sign but acknowledges that they will need to have their sign reviewed by the Design Review Committee. His intent is to have only a single freestanding sign.

Mr. Lawrence communicates that the Design Review Committee did approve the building design at its March 5, 2012 meeting.

Board of Selectmen member Dennis Crowley was present and wanted to have several questions addressed.

**Questions:**

**Will there be another public hearing?**

It was communicated that this public hearing will be continued.

**How much traffic will be added?**

Jim Lawrence noted they cater to small businesses and their regular trash. They do not focus on construction debris.

**What is actually being stored there?**

Jim Lawrence indicated small empty containers.

**Do the dumpsters get washed before they arrive or on site?**

Jim Lawrence reported there may be some washing of containers inside in the wash bay, but typically there is unloading of empty dumpsters off of a truck and no cleaning. There will be a floor drain inside the garage. 99% of the containers we use are for small businesses. We do wash the outside of a container when we need to repaint it.

**Will the wastewater need to be checked with the water treatment facility?**

Chairman Rodenhiser indicated that he felt this would need a wastewater discharge permit.

Dave Pellegrini indicated he was not sure whether this would be required. He will check with the DPW on some calculations to communicate to the plant.

Member Tucker indicated that the Board of Health would review at the time the building permit is applied for.

Chairman Rodenhiser asked Dave Pellegrini to check with the Board of Health to see what they will review.

Dennis Crowley indicated the town is closer to capacity at the plant?

**How many containers will be stored outside on site?**

There will be about 40-50 small and 3-5 large containers.

Chairman Rodenhiser would like to be provided with a list of what will be kept on site at the maximum build out.

Jim Lawrence noted that this could change with plans for the future. They would probably want to have 50-60 small ones available (2-10 yards). He asked whether the Board was going to lock him in to a limited number.

Member Gay communicated that you must have an idea of the maximum capacity. The intent is not to limit but it would be beneficial to know what the growth capacity would be. You have to look at a design there to accommodate growth; otherwise you would not have located there. What do you estimate that to be?

The Board would like the applicant to put together a list with an estimate of anticipated future growth numbers and submit that to us. Give us something.

Member Tucker – Tell us how many containers the yard could hold.

**Is the back of the lot buildable? What is that area?**

Peter LaVoie – There is the river front setback and the wetlands area. They indicated that they are limited in the back due to wetlands. The area to be disturbed is 4.6 acres. The rest is wetlands. There are constraints on the site.

**Where will the dumpsters be sitting? Will they be in the gravel area?**

Peter LaVoie responded that some dumpsters will be located on the gravel area. At the beginning, they will be stored on the paved area.

Mr. Crowley then communicated that he would like to see the treeline protected as a buffer. The vision is to try to bring in some future office building. We would like to protect against the sight of the dumpsters.

Jim Lawrence responded that the property adjacent is very wet. Originally we thought the area was 16 acres per the Town's maps, but then we found out it was only 13 acres.

**How many truck deliveries per day?**

Jim Lawrence responded it depends on the time of the month. Early in the month it could be as many as 10 per day and the rest of the week, it could be 2-3 times a day.

**What type of trucks?**

Jim Lawrence reported it would be small delivery trucks and sometimes a roll-off truck.

Chairman Rodenhiser asked if there were other questions.

Member Tucker asked whether they will be able to comply with Tetra Tech's comments.

Peter LaVoie said he has addressed all their concerns but Dave Pellegrini has not yet had a chance to review the further revised plans.

Consultant Carlucci noted that a Knox Box has been added to the plan per the request of the Fire Chief. He had been concerned about screening of the parking. They are leaving the existing trees so that addresses that pretty well.

Member Spiller-Walsh reported that the DRC was comfortable because the applicant had agreed to keep as many trees as possible and they will do some landscaping around the base of the sign.

In regards to a landscaping plan, the applicant is seeking a waiver for the preparation of landscape plan by a landscape architect. Mr. Lawrence communicated that the existing vegetation along the street will be used as a buffer.

Gino Carlucci noted some waiver requests. They now are proposing vertical granite curbing on each side of the entrance radii into the site and a waiver to allow Cape Cod berm to be used for the remainder of the site. The other waives seem pretty reasonable.

The applicant will also increase the size of the trees and will be using 2 ½" caliper trees and that is shown on the plan.

Member Tucker asked about items 3 and 4. Have they requested a waiver?

Gino Carlucci responded yes.

Chairman Rodenhiser asked if everyone was OK with the waivers requested. Is there anything else to go through tonight?

Peter LaVoie provided the revised plans and revised drainage calcs to Dave Pellegrini and to Amy Sutherland to provide to Susy.

Amy will provide the revised plans and drainage calcs to Susy.

Chairman Rodenhiser asked if Dave would have a review letter on the revised plans for the next meeting.

Dave Pellegrini responded Yes.

Andy Rodenhiser said we would probably close the public hearing on April 10<sup>th</sup> and then begin working on the decision. I don't expect there will be any more changes to the plans. Susy will be back on Monday.

**On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to continue the site plan public hearing for Lawrence Waste Services at 49 Alder Street for April 10, 2012 at 7:15 at the Senior Center, 76 Oakland Street.**

### **Other Business**

*NOTE – The Board considered other business while waiting until 8 pm to begin the public hearing on 25 Summer Street.*

Chairman Rodenhiser asked if there were any Task Force Reports or other business.

Chan Rogers stated that he had provided an oral report at the recent SWAP meeting about the success of Medway Mill project. People were very interested and enthusiastic.

Andy Rodenhiser noted that there was a sign at the Medway Mill for a 1 bedroom apartment for rent. Andy wondered if Mr. Green was using the Mill for mixed use. Does he have approval for that?

Gino Carlucci said he saw that sign too and thought it was for another building that Mr. Green owns in town (the Brick House).

Andy Rodenhiser noted he wasn't aware that Mr. Green had gotten any permits for (housing at the Medway Mill).

Chan Rogers reported that John Green had said they could not do apartments above the mill as the building (structure) would not support it. They will be doing some landscaping soon in front.

Andy Rodenhiser asked how John Green has been able to do all the improvements he has done at the Mill without coming before the Planning Board.

Gino Carlucci responded that it is mostly interior work.

Andy Rodenhiser said he has been doing tons of work outside in the courtyards and walkways.

Karyl Spiller-Walsh said the DRC had seen a lot from them for signage reviews.

Gino Carlucci indicated that he believes the Building Commissioner has determined that the scope of work does not trigger site plan review.

Bob Tucker said that building a patio does not need a building permit. Keep that in mind.

Dave Pellegrini said it might involve a modification to a site plan. Those things wouldn't trigger a whole new site plan.

Gino Carlucci said there is no site plan for the project.

Andy Rodenhiser noted there is something related to the Overlay District that is pretty liberal and there it is an old pre-existing, non-conforming use.

Gino Carlucci noted there is a special permit from the ZBA from years ago that the former owner secured that allows all these uses.

### **A123 Systems Site Plan – Review of Draft Decision**

Andy Rodenhiser suggested that while the Board continued to wait for the 8 pm public hearing on 25 Summer Street, the Board could spend some time on the draft A123 Systems site plan decision for 34 West Street. **(See Attached)**.

Gino Carlucci noted it is listed on the meeting agenda as an appointment at 9 pm. He asked Amy if she knew if anyone from A123 Systems would be attending.

Amy responded that she didn't know why it was under an appointment.

Andy Rodenhiser said that no one is probably coming in so we can work on it.

Andy Rodenhiser asked Gino Carlucci if he had reviewed the draft site plan decision for A123 Systems and if the listed waivers were accurate

Gino Carlucci responded that Susy had prepared the decision. Most of the decision was the usual but the specific decision conditions were noted on page 4.

Andy Rodenhiser asked if the waivers were OK.

Gino Carlucci responded yes.

Andy Rodenhiser asked if we had received the decommissioning plan that we had asked for.

Gino Carlucci responded no and that was why Susy had put in a condition for that to be added to the plan.

Bob Tucker said the Board should definitely look at a decommissioning plan for the site. We should be reviewing that.

Andy Rodenhiser noted that the hearing on this project had been closed.

Gino Carlucci suggested that a decommissioning plan shall be included in the final site plan set subject to review and approval of the Board.



Bob Tucker asked if we can do that since the hearing is already closed or does it constitute a new hearing.

Gino Carlucci said he has seen this done without challenge.

Andy Rodenhiser noted there is also a condition regarding landscaping per the PGC review letter, but that isn't a future contingency. Andy said the applicant could always appeal a decision if they are not happy with it.

Bob Tucker said we need to review the decommissioning plan but we already closed the public hearing.

Dave Pellegri mentioned there are also a few technical items that have to be addressed as well and they might modify the plans to address my comments and they could add in the decommissioning plan.

Gino Carlucci noted that we often ask for final revisions to be made in a plan prior to plan endorsement. You could do it subject to Board review and approval.

Bob Tucker said he is confused about when there are still open documents that haven't been looked at or submitted, how do you close the hearing on it? Where we have closed the hearing, how do you go back and you do a review and what if it is rejected?

Tom Gay noted that the decommissioning issue was addressed at the last meeting and they noted 3 options of what could happen after the 5 year project is concluded – NSTAR could continue to operate or they would license A123 or decommission and remove and we asked for some info.

Andy Rodenhiser said we had asked for the decommissioning plan ahead of time so that we would not have to have them come back again. That was the intent. So if we approve the decision based on having to approve a decommissioning plan, does that mean now? Andy said that Bob is concerned philosophically because we have already closed the public hearing. Andy noted that the applicant was OK with the public hearing being closed knowing that we would still need to approve the decommissioning plan.

Gino Carlucci concurred. The decommissioning plan is to restore the site to what it is, to its original conditions if necessary. So all you are doing is showing that it is being put back to original conditions.

Andy Rodenhiser stated that decommissioning is an option that may occur, one of three. There is really no testimony being given. Andy asked Bob if he was OK with that.

Bob Tucker responded it was not the way he would do it but that doesn't mean it's wrong.

Andy Rodenhiser asked if there are any other concerns. We will put this on hold for now and take it up after our 8 pm hearing and finish it up.

**PUBLIC HEARING - 25 Summer Street Definitive Subdivision Plan Modification:**

**On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted unanimously to open the public hearing and waive the reading of the public hearing notice for 25 Summer Street Definitive Plan Modification Plan. (See Attached).**

The Public Hearing was opened at 8:00 pm.

Applicant Mike Fasolino of Fasolino Home Improvements was present along with engineer David Faist of Faist Engineering.

The Board is in receipt of a proposed modification for the previously approved 25 Summer Street Definitive Subdivision Plan entitled Summer Valley Lane for a permanent private way.

The application was filed by Fasolino Home Improvements, Inc. This application is for a modification to the previously approved 25 Summer Street Definitive Subdivision.

The new plan is dated February 28, 2012. This was prepared by Faist Engineering of Southbridge, MA and O'Driscoll Land Surveying Co.

The Board is also in receipt of a plan review memo from PGC Associates dated March 20, 2012. (See Attached)

The Board is in receipt of a letter dated March 21, 2012 from Tetra Tech Rizzo regarding the performed review of the Site Plan at 25 Summer Street. (See Attached). The letter makes reference that the stormwater design will collect run-off from the proposed development in a detention basin within the separate parcel A (road parcel)...

The Board is also in receipt of a waiver request sheet dated February 28, 2012. **(See Attached)**

The applicant proposes to develop a 2-lot, permanent private way residential subdivision on a 1.98 acre parcel. The parcel includes a wetland area in its southwest corner.

The proposal includes creation of an approximately 173 foot long private road/right of way to provide conforming legal frontage for one of the two lots. The other lot has sufficient frontage on Summer Street.

The construction will be for a common driveway within the right of way to provide access to two new houses. The drainage will include the use of swales and a small stormwater basin. There will be the installation of sewer service to connect to the existing private force main sewer system in the adjacent Speroni Acres neighborhood.

David Faist indicated that the change on the plan pertains to a needed change in the layout of the house lots and road right of way based on an additional finger of wetlands was identified by the Medway Conservation Commission in late 2011 that had not been included on prior plans. The roadway has been shifted over to the side (northerly). There are still 2 lots. Originally the paper

street was in the center. With this configuration Lot 1 has adequate frontage on Summer Street. With the new layout, only Lot 2 has frontage on the new paper roadway cul-de-sac whereas before both lots needed the paper road for frontage.

The plan also reflects a change in design of the stormwater management facilities and updated the drainage calcs and combined two small stormwater basins into one. We are still showing a shared driveway, but we do want to ask the Board's consideration to have 2 separate curb cuts on Summer Street, one for each lot. That way the road and drainage responsibility would only rest with one party. This would make it more desirable from a marketing aspect in this economy and less cumbersome for shared agreements between the owners for the road maintenance.

Andy Rodenhiser expressed that we don't care about where they access it from as long as long as the frontage is correct.

Bob Tucker asked if they had talked with DPS about having 2 curb cuts onto Summer Street.

It was noted the 2 curb cuts exist now.

Tom Gay noted that we had discussed this previously with them in November and had told them we didn't like having 2 curb cuts.

Andy Rodenhiser asked under that scenario, we were going to have them fill one of the cuts. What is different and why?

NOTE - In the original subdivision plan, the roadway layout was in the middle of the parcel and both lots needed frontage on that roadway it to be legal. In this version, only one lot needed to use that roadway as frontage.

Bob Tucker noted he remembered DPS having an issue with the two curb cuts.

Mike Fasolino noted that DPS wanted to make sure the existing second curb cut would be closed off and not kept open.

Andy Rodenhiser commented that he understood the intent here was to keep this a very limited review here. So are we going to review the whole thing again?

Bob Tucker indicated he did not have a problem with it if DPS didn't have a problem with it. I just don't remember the conversations that well.

Tom Gay indicated he thought one of the goals was to clean that up and minimize curb cuts on Summer Street and now we are going back to leaving them as they are. When they came in November (to discuss these possible changes) they showed using the 2 curb cuts and our comment was that we didn't like that and we wanted to close it up. Now he is asking again if it can be 2 curb cuts to make the lots more saleable and have less issues with salability. They still have to have an agreement on the drainage. We should stick with one curb cut.

Chan Rogers concurred.

David Faist noted they had received the plan review letters from PGC Associates and Tetra Tech Rizzo. There is the sewer issue.

Andy Rodenhiser explained that we know more about the Speroni Acres sewer system about where you are tying in than we had in the past (when we first reviewed the 25 Summer Street subdivision).

David Faist said he was able to track down the original engineer of the Speroni Acres subdivision, CEC Land Surveyors out of Peabody, MA. CEC said that all the sewer info had been provided to the Town when the subdivision had been approved. CEC is going to dig thru their files and try to provide that info to him. Dave also indicated that Mike Fasolino had talked to the Board of Health and they have some info on the Speroni Acres force main sewer system as well.

Andy Rodenhiser asked Mike Fasolino if he understood what the underlying issues are

Dave Pellegrini explained that he had met with Susy, Tom Holder, John Emidy and Bill Fisher about the sewer issue and reviewing pump stations. We talked about the general process and the items we need to consider with this project. The biggest thing of concern to Susy and the Board is who's right it is to grant a connection. The second issue is to review the utility easement description; it might say that there is a stub there. The last issue is to take a look at the data on the existing system to verify whether the system can accommodate more flow.

Andy Rodenhiser asked the applicant to provide information about the sewer easements or whatever is recorded to document that he has that ability.

Andy Rodenhiser asked Dave Pellegrini what came out of the meeting with BOH and DPS.

Dave Pellegrini reported that the BOH will review the (grinding) pumps and (holding) tanks before a building permit is issued.

Andy Rodenhiser said so we don't have to get into all that but just make sure that they have the right to tie in.

Andy Rodenhiser asked Gino Carlucci can we write a decision that says he has to demonstrate that he can tie in to the sewer system or do we need to have them to prove it during this process?

Dave Pellegrini indicated that we might want to look into the capacity of the existing system. I don't know if the Board of Health will look at that.

Bob Tucker asked wouldn't that be the Board of Health issue?

Dave Pellegrini responded . . . probably.

Andy Rodenhiser asked Gino if we can we write a decision that says he has to demonstrate he can tie in or does that have to be part of the process now as part of the approval.

Bob Tucker said he if can't demonstrate, then he can't get a building permit.

Bob Tucker said he doesn't feel it is our responsibility to have them demonstrate anything other than to have the title to make the connection. The design of the system and the capacity of the system really fall under the purview of the Board of Health.

Chan Rogers – It falls under the Board of Health if they accept the system as it now exists. However, according to Tom Holder, the Town is not going to accept the sewer system unless there is a clear public path available for the pipe.

Dave Pellegrini stated it will remain a private sewer system but the Board of Health reviews it from the perspective of public health.

Andy Rodenhiser – So he needs to demonstrate an ability to connect into it.

Chan Rogers – The Planning Board does not have to be responsible for the access to the sewer. That is up to the Board of Health. The Building Commissioner is obligated to get approval from the Board of Health before he issues a building permit.

Dave Pellegrini – The question is them showing the ability to tie in to sewer, just like the ability to manage storm water and the ability to tie into water.

Andy Rodenhiser – As a review board, we have to know that there is going to be adequate sanitary sewers. If he can't tie in and has to go with a septic system, what is the impact on the plan? Where it is going to go? Is it going to change the subdivision plan and drainage?

Chan Rogers – The applicant always has the choice to use his own septic system. We don't have to verify that there is acceptable means of disposing of sewage. That is up to the Board of Health.

Karyl Spiller-Walsh – I disagree.

Chan Rogers – The Building Commissioner has to get satisfaction from the Board of Health that there is a valid sewage system available. It is a 2 step process.

Gino Carlucci – For all subdivisions, the Planning Board cannot approve a subdivision unless the Board of Health approves it or unless 45 days have passed after the Board of Health has been asked for their opinion and they don't say anything. In this case, you might want to specifically ask the Board of Health to weigh in on this since it is a concern.

Andy Rodenhiser – Well there is a known problem. We are remiss if we don't address it.

Bob Tucker – We need to have Susy ask the Board of Health to weigh in on this.

Andy Rodenhiser – Dave, could you draft a letter to the Board of Health about this?

Dave Pellegrini – Asking what?

Bob Tucker – Asking about the ability to tie into the force main.

Andy Rodenhiser asked Mike Fasolino if he is able to provide that information to Bill Fisher.

Mike Fasolino explained that he had previously provided the Board with a signed letter from Speroni Acres developer Owen Sullivan authorizing Mr. Fasolino to connect these two house lots to the Speroni Acres private force main sewer system. The Board had approved the plan previously with that letter in hand.

Andy Rodenhiser – Yes, but that was during the first review. We have had some testimony since then that has shown that he may not have that authority.

Dave Pellegrini – We just don't know who owns the sewer system. Someone raised the question.

Andy Rodenhiser – What did he (Owen Sullivan) say at the neighborhood meeting we had with the neighbors?

Dave Pellegrini – He said it was his intent to not own that easement and to turn it over to the town. The Town (DPS) said we didn't want it. It may still be that he owns it which would be good for you.

Andy Rodenhiser – But didn't some of the property owners say that they owned it, that it ran over their property?

The Board wants to make sure that the applicant provides verification of the easements.

Dave Pellegrini – Owen Sullivan's attorney said that he thought they did have the easement documentation. We heard that at the meeting.

Andy Rodenhiser – But we haven't seen anything.

Karyl Spiller-Walsh – He said he could get it.

Andy Rodenhiser – So where does this leave him (Matt Fasolino)?

Bob Tucker – Well he has the letter to the best of our knowledge. We have done our due diligence to request it and we don't have anything before us to tell us that Owen Sullivan doesn't have the ability to grant them that permission. Certainly further review needs to be done by the Board of Health. We have done our due diligence by making sure that the capability exists. The technical aspect belongs with the Board of Health thru the building permit process.

Karyl Spiller-Walsh said we have never approved a subdivision plan without indicating either septic or sewer. We haven't approved something with a block.

Andy Rodenhiser – If you approve a subdivision with septic systems and sewer comes up the street, you change.

Andy Rodenhiser – We don't know if there is a functional block. He has a letter from Owen Sullivan. If the owner doesn't like it and wants to dispute it, they can seek a cease and desist. It doesn't have anything to do with us. If we (Town) don't want to have anything to do with the private sewer system, and he has a letter from Owen Sullivan that it is OK, then any issues are between private parties.

Karyl Spiller-Walsh stated that something bothers her that the Planning Board is already privy to the fact that the applicant is assuming that he can hook into a private sewer system. The Town has already said they are not going to accept it.

Bob Tucker stated he (Matt Fasolino) has a letter granting that permission. The Town does not have to accept the sewer system.

Andy Rodenhiser said the Town is not responsible for it.

Dave Pellegri said that Susy's issue was that originally we asked for this letter. We got it. We did our due diligence. But after that fact, we came to question the relevance of that letter. So is that letter just as good as Mike writing a letter saying he can tie in. Or is it coming from Owen give it any weight at all beyond anyone else. Could Tom Holder write that letter or Dave? That is the question Susy had.

Bob Tucker – My understanding is that the easement is under Owen Sullivan's control.

Dave Pellegri – I don't know.

Andy Rodenhiser – But that is not testimony provided during this hearing.

Bob Tucker – But it was testimony provided at a previous hearing discussing the force main and the adjacent properties. That is already in place.

Karyl Spiller-Walsh – Does that make the town a party to almost something illegal when there is discussion among town departments and boards that they do not want to accept the sewer system or have any ownership in it.

Bob Tucker – How does that change anything?

Karyl Spiller-Walsh – Now we know what it is. At the time when this applicant (first) came in, we had no idea what the sewage system was. Now we know it is very questionable.

Bob Tucker – I knew what the system was at that point.

Mike Fasolino – Everybody knew what that system was at the time when we handed in that letter. We went thru numerous meetings on this.

Karyl Spiller-Walsh – What did Tom Holder say?

Mike Fasolino – We brought Tom Holder to a meeting. He said that there was no evidence or facts that there were any problems with the system at all. We talked to Tom before we submitted this (modification) back in February. His only concern was that we inform the Charles River Pollution Control about the extra flows.

Dave Pellegrini – This is more Susy's questions about the easements. My guess is that the capacity of the line is probably fine. The original (subdivision plan) shows a stub. I am assuming the intent was to tie in. As an engineer I would always design for capacity.

Andy Rodenhiser - Knowing that the stub is on the plans and knowing that CEC is going to provide him with the data about the system, but we actually don't really care about the data since the Board of Health is going to review it.

Gino Carlucci – In the original decision it was a condition that the tie in was the sole responsibility of the applicant. However the homeowner would be responsible to the Town for the effluent from that going into the Town's system and would be part of the billing system. It did indicate that it would be upon the applicant to work out any legal questions that would remain.

Andy Rodenhiser – Have we talked about this enough?

Karyl Spiller-Walsh – There are still some questions about this.

Bob Tucker – And is it something we are responsible for?

Andy Rodenhiser – I don't think we have passed the buck on this. .

Karyl Spiller-Walsh – These two lots are relying on the necessity to tie into the stub. There is no way they could create a septic system on either of these lots.

Bob Tucker - You don't know that. You aren't the engineer of record.

Karyl Spiller-Walsh – Actually, when they first presented the plan and there was only one lot at the time, wasn't there a septic system at that point at the very initial presentation of this project?

Dave Faist – From when we have been involved with this as 2 lots it has always included tying into the sewer system.



Andy Rodenhiser – You may be thinking of the (proposed) subdivision up the street, next to the 40B project, that little lot where the house was going in the back. (NOTE – Norwood Acres/Wayne Marshall).

Andy Rodenhiser – This has always been sewer.

Chan Rogers – There are several houses along Summer Street that still have septic systems and they are between this property and Restaurant 45.

Karyl Spiller-Walsh – I think that there are some responsibilities of the Town, the Planning Board, if we approve it and there isn't a definite means by which he can connect to that . . .

Andy Rodenhiser – We have gotten the letter (from Owen Sullivan). We know there are stubs shown on the drawings. We know that evidence is going to be provided to the Board of Health which is the only way he can get a building permit. To Bob's point, we also heard evidence at another hearing that Owen said he kept those (easements).

Karyl Spiller-Walsh – I remember that. Is it even valid what Owen said and did and those 2 stubs if it isn't going to be a recognized system?

Andy Rodenhiser – Then he has committed a pretty big fraud on him if it isn't.

Karyl Spiller-Walsh – But that is a fact.

Bob Tucker – We don't know that.

Chan Rogers – That is something between the applicant and Owen Sullivan.

Karyl Spiller-Walsh - So we just do a "Pontius Pilate" on this one and say it is the Board of Health's responsibility?

Bob Tucker – Not at all. We have exhibited good due diligence to make sure that the right processes are in place and we have beaten this horse to death severely and to ensure that the easements exist to the best of our knowledge and he has permission to connect. If there is a technical issue, that is not something we are going to come up with. If there is an easement issue with an abutter then that is something he will have to deal with.

Andy Rodenhiser – Mike might have to buy the right to connect from someone if they own the easement rights and then he would be damaged and he would have to seek any redress from Owen Sullivan if necessary.

Karyl Spiller-Walsh – So everyone else is comfortable? OK.

Andy Rodenhiser – Any other discussion on that topic?

Tom Gay – On the sewer part, there has always been the notion that he would tie into that sewer system and need that permission. He submitted permission from the owner that said good to go. We know that at the point the private sewer system transfers into the public system, Tom Holder has said it works fine. I am not having any palpitations over that question at all. Well I have got 3 other things. There was a note in here that asked about permission from the mortgagee. Did you provide that?

Mike Fasolino – Yes. I submitted it today. From the Clarkson's. Yup.

Tom Gay – Do we have that? It is not in the packet.

Gino Carlucci – There is an email from Susy that said it had been received I believe.

Tom Gay - So that is OK. We've got it. But I hadn't seen it. The next one is the plan review invoice. Have you taken care of that? Is there some verification on that?

Mike Fasolino – Yes. All set. Call Fran in the office tomorrow.

Tom Gay – OK.

Andy Rodenhiser – Are there any additional waivers on here?

Dave Faist – None that we are requesting but Tetra Tech referenced an additional stormwater waiver in their review letter which I will respond to. And then Gino had indicated that another waiver might be necessary that wasn't pointed out in the last hearing. It pertains to Section 7.9.6 (Subdivision Rules and Regulations) prohibiting dead end streets.

Gino Carlucci - The regulation actually says there is no dead end street unless there is no other way to develop the site. That is obviously the case here.

Bob Tucker – I want to go back to a recent subdivision we did on Village Street. The way that (roadway layout) bulb is shown you are creating a non-conformance for the existing adjacent lot. The easy way to solve that is to move that bulb one inch south. You can't put it on the lot line because you would create a non-conforming condition for the abutting neighbor which isn't allowed.

Dave Faist – Dan O'Driscoll is not here tonight but I will bring that up to him. I thought he had looked into that, but I don't have an answer for you. I will check on it.

Andy Rodenhiser – We don't consider it a spite strip.

Tom Gay – The building (on the abutting property) is set back fine from a side lot line but it would not be for a street lot line.

Tom Gay - The distance required for the setback from a street is 35 feet.

Bob Tucker – As long as the road is not on the lot line, you are fine. So just move it over.

Tom Gay - Let's get the clarification on exactly what that has to be. We just went thru that down on Village Street and they reconfigured the road a little bit because of where the old health club building here was to the new street.

David Faist – Is it because the house is closer?

Tom Gay - You would be creating a non-conforming lot.

Bob Tucker – You need a 35' setback.

Andy Rodenhiser - And every time the guy (at the health club) wanted to do something they would have to go to the ZBA because they would have a non-conforming lot.

David Faist – Is the same true for this?

Andy Rodenhiser – You need 35' from that house.

David Faist – We are only showing a side yard setback.

Bob Tucker – That frontage should not have been allowed.

Andy Rodenhiser – Gino, what is the distance required in that scenario?

Gino Carlucci – 35 feet.

Mike Fasolino – How can it be?

Karyl Spiller-Walsh – It is a setback from a road layout.

Mike Fasolino – We tried to get frontage on that road and we weren't allowed.

Karyl Spiller-Walsh – It is still a road layout.

Tom Gay – You are right Mike. There was something in that discussion.

Andy Rodenhiser – Probably because of the width of the roadway and what was designed to handle for traffic.

Bob Tucker – Was that ever a paper street?

Chan Rogers – The width looks a lot wider than it should be.

Andy Rodenhiser - That is the right of way.

Bob Tucker – Was that every submitted as a paper street when you did your initial reviews?

Mike Fasolino – There were no records.

Bob Tucker – So this may not even be a street there. That is the question.

Andy Rodenhiser – So he may be OK with the setback.

Karyl Spiller-Walsh - I think it is an approved street.

Andy Rodenhiser – If it was, then he would have used it for frontage.

Mike Fasolino – We tried that.

Mike Fasolino – This would fall into the same category. Isn't what we are considering a private road? Then why would we have to meet the requirements?

Bob tucker - There was some history behind that. I just don't remember what it was.

Andy Rodenhiser - Why would it apply to his road and not the other one?

Gino Carlucci - Good question. The only thing I can think is that the other road may not have come thru the subdivision control process even though it looks like a road on the plans. Mike is going thru the subdivision process for his new road. That is the only possible reason I can think if. That may not be. It is still a private way, it might count as frontage, but it doesn't give him (the applicant) the rights to use it. The same is true with the street Mike is creating. I don't know what the rationale was. Who said you couldn't use the other road as frontage?

Mike Fasolino – It was you guys.

Bob Tucker – We had shot it down a long time ago.

Mike Fasolino – That was proposed at the get go. None of the covenants were recorded. That was the whole reason.

Andy Rodenhiser – So then we are clear on all the waivers?

Gino Carlucci – He (David Faist) said there was one additional one that they didn't ask for last time but there are still several waivers.

Andy Rodenhiser - Which is the additional one you are asking for?

Gino Carlucci – The dead end street he mentioned was going to be requested.

David Faist – That was one that Gino had picked out in his letter. It wasn't requested in our letter because it wasn't required last time. Gino's interpretation is that it is something that would be required.

Andy Rodenhiser – Are there any additional ones?

David Faist – I don't believe so.

Andy Rodenhiser – So Gino, which are the additional ones you say they added?

Gino Carlucci – I am not saying that they were added but they were already included. He (David Faist) is saying those waivers were also requested in the previous submission. For example allowing the road width to be 14 feet instead of 18 feet.

Andy Rodenhiser – Which are all items we already hashed out.

Gino Carlucci – Exactly. However, the other one I pointed out is #22 in my letter re: 14' from the catch basin which is already there and the curb cut is already there. Another one you might want to talk about a little bit is the waiver for the island in the cul-de sac. In the previous submission he presented a landscape plan for where the driveway split. It's the same plan (included in this submission) but the driveway is not configured that way now. The landscape plan should be adapted to the new configuration.

David Faist – Do you want a new sketch?

Karyl Spiller-Walsh – Adapt it to the new driveway layout to the center.

Gino Carlucci – The previous time, regarding street lights, you waived the requirement to install a new street light because there was an existing street light on Summer Street close to the previous entrance. Now the road is being moved (northerly) and the curb cut is further away from the existing street light. I don't know if that justifies a street light for a driveway with 2 houses, but I just mentioned it because it is different from before.

NOTE - The Board is comfortable with not requiring a new street light (where the roadway meets Summer Street).

Gino Carlucci – That is all.

Andy Rodenhiser – Dave (Pellegrini) . . . anything else?

Dave Pellegrini – I had a couple of very minor items. They had addressed all my comments from the previous submission. A few things I can work out with Dave (Faist).

Andy Rodenhiser – What is our next step?

Amy Sutherland – You can continue to April 10th.

Chan Rogers – What are you keeping it open for?

Andy Rodenhiser – So they can finalize everything and get us the next set of plans and then we can close it at the April 10 meeting and then begin the decision.

Bob Tucker – She (Susy) could start to rough out the decision and just leave some holes in it. If she has time.

Amy Sutherland – So say 7:45 pm?

Andy Rodenhiser – Amy, please make sure to give Susy a copy of this so she can hear the discussion and that will help her to write the decision.

Amy Sutherland – The public hearing will be here.

**On a motion made by Bob Tucker seconded by Karyl Spiller-Walsh, the Board voted unanimously to continue the public hearing on the 25 Summer Street subdivision modification to April 10, 2012 at 7:45 pm.**

\*\*\*\*\*

Andy Rodenhiser – Any other business?

Amy Sutherland – I believe the A123 rep will be here at 9 pm.

**A123 Systems Site Plan Decision – 34 West Street.**

The Board continued to review the draft decision.

Andy Rodenhiser – Dave, are there any issues in the decision?

Dave Pellegrini – They just need to address my technical items.

Chan Roger – I move approval with the modifications we have already discussed.

Andy Rodenhiser – We didn't even really finish going thru it.

Chan Rogers – It is understood and we talked with Bob that the decommissioning plan has to be included.

Bob Tucker – I wasn't here for the first one so I am not needed here for the vote. My comments (tonight) were primarily more regarding procedural issues . . . how we do business. I feel uncomfortable about leaving things open that are subject to comment or change after the public hearing is closed.

Andy Rodenhiser – Chan, did you hear Bob's comment about how we do business?

Chan Rogers - I don't think it is a degradation of how we do business. Not in this case.

Amy Sutherland – So the items to be addressed are the decommissioning plan and what else?

Chan Roger – There is another plan there that is listed that has to be provided.

Gino Carlucci – The other one was item c regarding the landscape plan per my letter. They just need to comply with the rules, just like technical revisions per the engineering. Minor technical thing.

Andy Rodenhiser – does anyone want to second Chan's motion?

Motion was seconded by Tom Gay. All in favor. None opposed. Bob Tucker abstained.

Representatives from A123 Systems and GZA Environmental arrived.

The Chairman explained that the Board would like to have a decommissioning plan which would indicate what was originally on site, what will be on site, and what will it look like after decommissioning.

The GZA team will get the decommissioning plan to Susy. Board members will review this at their next meeting.

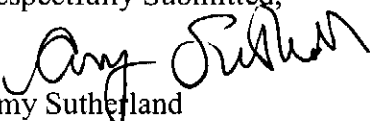
Further questions were raised about toxic materials.

The representatives of A123 Systems explained that the transformers contain mineral oil. The chiller is non-toxic. The battery has a lithium chemical within it. The lithium is not considered a hazardous material. It is considered a Class 9 hazmat.

**Adjourn:**

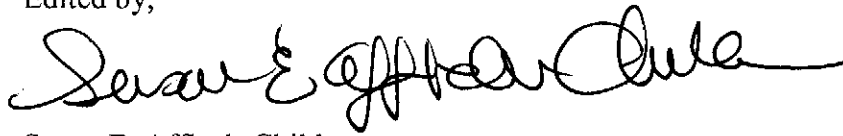
**On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted unanimously to adjourn the meeting at 9:00 pm.**

Respectfully Submitted,

  
Amy Sutherland  
Meeting Recording Secretary

*Minutes of March 27, 2012 Meeting  
Medway Planning & Economic Development Board  
APPROVED – April 10, 2012*

Edited by,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs". The signature is fluid and cursive, with a large initial "S" and "A".

Susan E. Affleck-Childs  
Planning and Economic Development Coordinator  
*(Based on listening to the audio recording of the entire meeting)*





**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 14, 2012

Mr. Mike Fasolino  
Fasolino Home Improvement, Inc.  
164 Main Street  
Medway, MA 02053

RE: MODIFICATION to 25 Summer Street Definitive Subdivision Plan  
Plan Review Expenses

Dear Mike;

The Medway Planning & Economic Development has determined that the size, scale, and complexity of the MODIFIED 25 Summer Street Definitive Subdivision Plan and its consequent impact on the community necessitate the hiring of outside professional consultants to review the application and plans for compliance with the *Town of Medway Zoning Bylaw* and the Board's *Subdivision Rules and Regulations*.

The Board has selected PGC Associates (*the Town's planning consultant*) and Tetra Tech Rizzo (*the Town's consulting engineer*) as the primary outside consultants to conduct the review. Town Counsel Barbara Saint Andre of Petrini & Associates will provide legal counsel as needed. The Planning & Economic Development Board may engage the services of other outside consultants to assist in reviewing this project if it is determined to be in the best interests of the Town to do so.

The initial estimated expense for PGC Associates to review the REVISED 25 Summer Street Definitive Subdivision Plan and application is \$552.50. The estimate provided by Tetra Tech Rizzo is for \$1,810.00. A copy of each estimate is attached. The total is \$2,362.50. These fees were approved by the Planning & Economic Development Board at its March 13, 2012 meeting.

At the time you filed the subdivision application, you provided a check for \$1,000 as a deposit toward plan review expenses. Accordingly, **the total now due is \$1,362.50**. An invoice is enclosed. We look forward to your prompt payment. Please be advised this must be paid before the Board begins the public hearing on March 27<sup>th</sup>.

Telephone: 508-533-3291 Fax: 508-321-4987  
planningboard@townofmedway.org

Mike Fasolino  
March 14, 2012

Plan review fees are deposited to a separate revolving account from which we pay the outside consultants. Please be advised that additional plan review fees will be charged if the Town's cost for outside consultants to review the REVISED 25 Summer Street application and subdivision plan exceed these initial estimates. With the intricacies of the proposed connection to the Speroni Acres sewer system, we fully expect there will be additional costs for engineering and legal services.

We will keep you apprized of the status of your account and if necessary, we will bill you accordingly for prompt payment. Any outstanding balance for plan review fees must be paid in full before the Planning & Economic Development Board will endorse a definitive subdivision plan for 25 Summer Street. If, at the conclusion of the plan review process, there are any funds remaining in the account, you are entitled to a refund of any unexpended balance.

Please contact me if you have any questions regarding these fees or any other matters. We look forward to working with you in the weeks ahead.

Best regards,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs", written in a cursive style.

Susan E. Affleck-Childs  
Planning and Economic Development Coordinator



**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*

***INVOICE***

March 14, 2012

Mr. Mike Fasolino  
Fasolino Home Improvement, Inc.  
164 Main Street  
Medway, MA 02053

RE: MODIFICATION - 25 Summer Street Definitive Subdivision Plan  
Plan Review Expenses

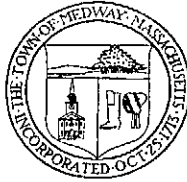
For professional services provided by outside consultants (*Town Consulting Planner  
PGC Associates and Town Engineering Consultant Tetra Tech Rizzo*)

ESTIMATED COST	\$ 2,362.50
PAYMENTS BY APPLICANT	<u>\$ 1,000.00</u>
BALANCE	\$ 1,362.50

**TOTAL NOW DUE AND PAYABLE      \$1,362.50**

***Make check payable to: Town of Medway***

Mail or drop off to:      Medway Planning & Economic Development  
155 Village Street  
Medway, MA 02053



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

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**MEMORANDUM**

March 22, 2012

TO: Planning and Economic Development Board  
FROM: Susy Affleck-Childs  
RE: Fox Run Farm – 40B development on Holliston Street

At the 3/13 PEDB meeting, we discussed the Fox Run Farm 40B development on Holliston Street. I had informed you that Mujeeb Ahmed, the owner and developer, had contacted me. He is ready to resume work on the development. He had indicated he had secured construction financing from Rockland Trust.

We discussed the amount of the subdivision bond/performance security and the amount of the invoice for TTR construction services.

Andy had raised a question/concern about how many units the already installed infrastructure would accommodate. He was concerned that the developer might have put in sewer/water for 15 units when only 12 units had been approved by the ZBA. Andy was concerned that the estimated amounts for the bond and construction services would be too low if additional work and inspections were going to be needed to cut back the infrastructure to 12.

Dave Pellegrini checked the inspection work that TTR had conducted in the fall of 2010 and confirmed that infrastructure for only 12 units had been installed.

SO. . . we can stay with the bond estimate and inspection services estimates as provided. See attached.

I recommend the PEDB approve both the bond estimate dated 3/7/2012 for \$88,825 and the TTR construction services estimate dated 3/15/2012 for \$6,751.50.

FYI. . I checked with Mr. Ahmed and he indicated that his performance security was NOT a letter of credit as he had originally indicated. Instead it would be a tri-party agreement among Mr. Ahmad, Rockland Trust and the PEDB, which is an acceptable form of performance security under the Subdivision Control Law.



TETRA TECH RIZZO

**Bond Value Estimate  
Fox Run Farm  
Comprehensive Permit  
Medway, Massachusetts  
March 7, 2012**

One Grant Street  
Framingham, MA 01701  
Tel 508.903.2000 Fax 508.903.2001

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
HMA Top Course - 1 1/2" Depth (Roadway)	125	TON	\$95.00	\$11,875
HMA Top Course - 1 1/4" Depth (Sidewalk)	23	TON	\$95.00	\$2,185
HMA Binder Course - 1 3/4" Depth (Sidewalk)	32	TON	\$100.00	\$3,200
HMA Berm - Modified	402	LF	\$5.00	\$2,010
HMA Binder Repair <sup>2</sup>	1	LS	\$1,700.00	\$1,700
Gravel Borrow (Sidewalk)	110	CY	\$30.00	\$3,300
Vertical Concrete Curb	333	LF	\$38.00	\$12,654
Vertical Granite Curb	125	LF	\$40.00	\$5,000
Concrete Wheelchair Ramp	30	SY	\$75.00	\$2,250
Loam <sup>3</sup>	44	CY	\$38.10	\$1,676
Seeding <sup>3</sup>	394	SY	\$1.75	\$690
Light Poles	3	EA	\$5,000.00	\$15,000
Pavement Markings	1	LS	\$250.00	\$250
2 year Snow Plowing	515	LF/YR	\$2.50	\$2,575
2 year Road Maintenance	515	LF/YR	\$2.00	\$2,060
2 year Drainage Maintenance	515	LF/YR	\$2.00	\$2,060
As-built Plans	515	LF	\$5.00	\$2,575

\$71,060

<b>Subtotal</b>	\$71,060
<b>Contingency (25%)</b>	\$17,765
<b>Recommended Bond Value</b>	<b>\$88,825</b>

**Notes:**

- Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 3/2011 - 3/2012.
- Binder repair pricing includes the area of roadway that will require repair as described in inspection report #16. Pricing includes removal of the existing binder and top 4" of gravel base and the replacement of both. The area of pavement and gravel to be removed and replaced includes the area north of the centerline of the roadway between STA 0+40 to STA 0+60. Area could increase/decrease per an inspection at the time of removal.
- Loam and seeding pricing includes all non-hardscape areas within the right of way.



March 7, 2012

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

RECEIVED  
MAR 15 2012

TOWN OF MEDWAY  
PLANNING BOARD

**Re: Revised Construction Administration Services  
Fox Run Farm  
Holliston Street, Medway, Massachusetts**

Dear Mr. Rodenhiser:

We are pleased to submit this Proposal to The Town of Medway (the Client) for professional engineering services associated with the proposed Fox Run Farm Residential Subdivision (the Project) in Medway, Massachusetts. This estimate represents our cost to provide limited construction administration services on behalf of the Town of Medway through completion of the project.

### **Scope of Services**

We will undertake the following task:

#### **Task 1 Inspectional Services**

- Inspect construction activities for conformance with the approved plans and good engineering and construction practices. Inspections will be dictated by work schedule, however the attached spreadsheet represents the proposed allocation of our time based on our current understandings;
- Act as a technical liaison between the Owner/Contractor and the Town;
- Provide inspection reports for each site visit to the Client and the designated project Point of Contact;
- Provide monthly invoices to the Client.

### **Cost**

Our cost for the above Scope of Services will be on a time and expense basis according to the breakdown provided in the Construction Inspection Budget. Hourly rates will be consistent with those included in the current contract between TTR and the Town of Medway. Direct expenses



**TETRATECH**

will be billed at a fixed fee of three (3.5) percent of labor costs. The Construction Inspection Budget is attached, and breaks down the hours anticipated to be spent during the inspections. Please be advised that this estimate is based on our current understanding of the Project needs and is for budget purposes only. Changes to the project scope or schedule beyond that assumed by the engineer could require additional inspections if deemed necessary by the Planning and Economic Development Board. Additionally, the contractor's inefficiency, quality of work, or lack of communication may require additional inspections and compensation by the Owner.

**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 complete the work in a timely manner. 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 General Terms and Conditions included in the existing contract between TTR and the Town of Medway. Should this proposal meet with your approval, please sign and return one (1) copy of this Proposal to us for our files. Your signature provides us full authorization to proceed. Please contact us if you have any questions or require additional information.

Very truly yours,

David R. Pellegrini, P.E.  
Project Manager

Accepted by: \_\_\_\_\_  
Andy Rodenhiser  
Medway Planning and Economic Development Chairman

\_\_\_\_\_ Date

**Attachments**

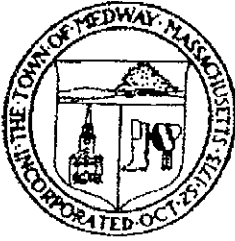
MASITE\DAVIDP\MEDWAY-CONSTRUCTION-REVISED FOX RUN FARM-2012-03-07.DOC

Item No.	Inspection	Site Visits	Hrs/Inspection	Rate	Total
1	Erosion Control	0	0	\$100.00	\$0.00
2	Clear & Grub	0	0	\$100.00	\$0.00
3	Subgrade/Staking	0	0	\$100.00	\$0.00
4	Drainage System	0	0	\$100.00	\$0.00
5	Underground Drainage System	0	0	\$100.00	\$0.00
6	Roadway Gravel	0	0	\$100.00	\$0.00
7	Water System	1	3	\$100.00	\$300.00
8	Sewer System	1	2	\$100.00	\$200.00
8A	Confirmation of Utility Services	1	3	\$100.00	\$300.00
9	Roadway Binder	0	0	\$100.00	\$0.00
10	Curb/Berm	2	4	\$100.00	\$800.00
11	Private Utilities	0	0	\$100.00	\$0.00
12	Sidewalk Base/Gravel	1	2	\$100.00	\$200.00
13	Sidewalk Binder	1	4	\$100.00	\$400.00
14	Roadway Top	1	6	\$100.00	\$600.00
15	Sidewalk Top	1	4	\$100.00	\$400.00
16	Frames and Covers/Grates	0	0	\$100.00	\$0.00
17	Adjust Frames & Covers/Grates	1	2	\$100.00	\$200.00
18	DMH Inverts	1	4	\$100.00	\$400.00
19	Bounds	1	2	\$100.00	\$200.00
20	Landscape/Plantings	1	2	\$100.00	\$200.00
21	Roadway Sub-Drain	0	0	\$100.00	\$0.00
22	Guard Rail/Fencing	0	0	\$100.00	\$0.00
23	Periodic Inspections (See Note 1)	2	4	\$100.00	\$800.00
24	Bond Estimates	1	3	\$100.00	\$300.00
25	As-Built Plans	2	3	\$100.00	\$600.00
26	Meetings	2	2	\$120.00	\$480.00
27	Admin	1	1	\$50.00	\$50.00
	Subtotal				\$6,430.00
	Expenses			3.5%	\$321.50
	<b>TOTAL</b>				<b>\$6,751.50</b>

## Notes:

- 1 Periodic Inspection includes a final inspection and punch list memo provided to the town. It also includes one final inspection to verify that comments from the punch list have been addressed.
- 2 If installation schedule is longer than that assumed by engineer for any item above, or if additional inspections are required due to issues with the contract work, additional compensation may be required.

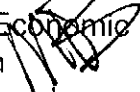




Town of Medway  
**DESIGN REVIEW COMMITTEE**  
155 Village Street  
Medway MA 02053  
508-533-3291  
[drc@townofmedway.org](mailto:drc@townofmedway.org)

## **MEMORANDUM**

March 12, 2012

TO: Medway Planning and Economic Development Board  
FROM: Matt Buckley, Chairman   
RE: DRC Recommendation re: Lawrence Waste Services Site Plan

The DRC has reviewed the site plan and building design application for Lawrence Waste Services for their new facility to be constructed at 49 Alder Street. On Monday, March 5th, the DRC met with Jim and Keith Lawrence and their consultants to review the proposed site plan by Guerriere and Halnon and the building designs by Group 7 Design for Lawrence Waste Services. The following has been proposed.

- A single story building which is 50' wide x 100' long by 25' high with (4) overhead doors and (1) person door on the west elevation elevation. The attached office building is 60' wide x 40' long x 14' high. It has a separate double door entrance with sidelights and transom and is highlighted with a cultured stone wall along the façade and sides to 38" high. Additionally, there is a metal awning over the main entry doors to highlight the main entrance to the building on the northern elevation.
- The building will feature dark green metal siding, with off-white metal roofing. The cultured stone band along the office building portion is of natural tones.

The DRC offers the following general comments/recommendations regarding the proposed building:

- The lower roofline on the office portion of the building helps to minimize the apparent size of the overall structure, and creates a human scale at the main entrance.
- The cultured stone further softens the general appearance, and creates an attractive facade.

### **Design Review Committee Members**

*Matthew Buckley, Member & Chairman*  
*Julie Fallon, Member & Vice Chair*  
*Bruce Hamblin, Associate Member*

*Dan Hooper Associate Member*  
*Karyl Spiller-Walsh Planning &*  
*Economic Development Board Liaison*

*Rachel Walsh, Member & Corresponding*  
*Secretary*  
*Mary Weafer, Member & Recording Secretary*

- The dark green color choice for the siding is suitable, and is both attractive and appropriate for this application.
- Consider discussing ways to utilize natural light with your building.
- Consider returning to the DRC when the applicant is ready to move forward with a signage plan.

The DRC recommends that that the PEDB approve the site plan and building design plans as presented.

cc: Jim & Keith Lawrence, Lawrence Waste Services  
Luanne Perry, Group 7 Design  
Peter Lavoie, Guerriere and Halnon

---

**PGC ASSOCIATES, INC.**

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

---

March 23, 2012

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

**R E C E I V E D**  
MAR 23 2012

**TOWN OF MEDWAY  
PLANNING BOARD**

Re: **Lawrence Waste Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the revised site plan submitted by owner/applicant East Hill Associates Realty of Framingham, MA. The plan is dated January 10, 2012, with a revision date of March 13, 2012. 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. The comments from my original letter of February 23, 2012 are repeated below with new comments in **bold** 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. **OK**
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 width 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. **The parking remains the same but the typo has been corrected. OK.**
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. **The**

**lighting plan has been revised so that there is no light trespass onto abutting property. OK.**

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. **The applicant states that he has not designed a sign but acknowledges that it will need to be reviewed by the Design Review Committee.**

### **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. **A waiver is still 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. **A waiver is now 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 no waiver from this requirement is requested. **A waiver is now 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. **The applicant states that the Design Review Committee approved the building design at its March 5, 2012 meeting.**
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. **Only a single freestanding sign is proposed. The design will be submitted to the Design Review Committee.**
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. **See Comment #3. OK.**
9. Section 204-5 (14) requires horizontal sight distances be show on the plan. This information was not provided. **The information has been added to the plans, and is adequate for the site. OK.**
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. **The Knox Box has been added to the plans. OK.**
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. **No change is proposed. However, in request for waiver from the requirement for a landscape plan prepared by a landscape architect, the**

applicant states that existing vegetation along the street will be used as a buffer as much as possible.

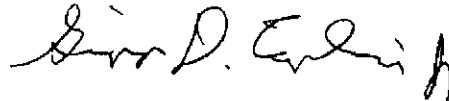
12. Section 205-6 (H) requires vertical granite curbing around the perimeter of a parking lot. The plan proposes Cape Cod berm and no waiver is requested. A concrete curb integral with the sidewalk in front of the building is also proposed along with concrete curb stops for those spaces facing the building. **Vertical granite curbing is now proposed for each side of the entrance radii and a waiver to allow Cape Cod berm for the remainder of the site is now requested.**
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 ½" caliper trees that are 10 feet in height at planting. **The specifications have now been changed to indicate 2 ½" caliper trees.**

#### 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,



Gino D. Carlucci, Jr.

## Susan Affleck-Childs

---

**From:** Perry, Luanne [lperry@group7design.net]  
**Sent:** Thursday, February 23, 2012 3:54 PM  
**To:** Susan Affleck-Childs  
**Cc:** Jim Lawrence; Sorgman, David  
**Subject:** Lawrence Waste Services- 49 Alder Street  
**Attachments:** SB03Transmittal.pdf; SB03Medway-SK4.pdf; AlderStPhotos.zip; SB03-WallPanels.pdf; SB03-RoofPanels.pdf; ExtPanelsPhoto.JPG; CulturedStonePhoto.JPG

Good Afternoon Susan,

Please accept this email and attachments for the building design portion of the submittal on behalf of Lawrence Waste Services. You will receive a separate email from their civil engineer for this project.

The proposed building is a single story building which is 50' wide x 100' long by 25' high with (4) overhead doors and (1) person door on one elevation. The attached office building is 60' wide x 40' long x 14' high. It has a separate double door entrance with sidelights and transom and is highlighted with a cultured stone wall along the façade and sides to 38" high. Additionally, there is a metal awning over the main entry doors to highlight the main entrance to the building.

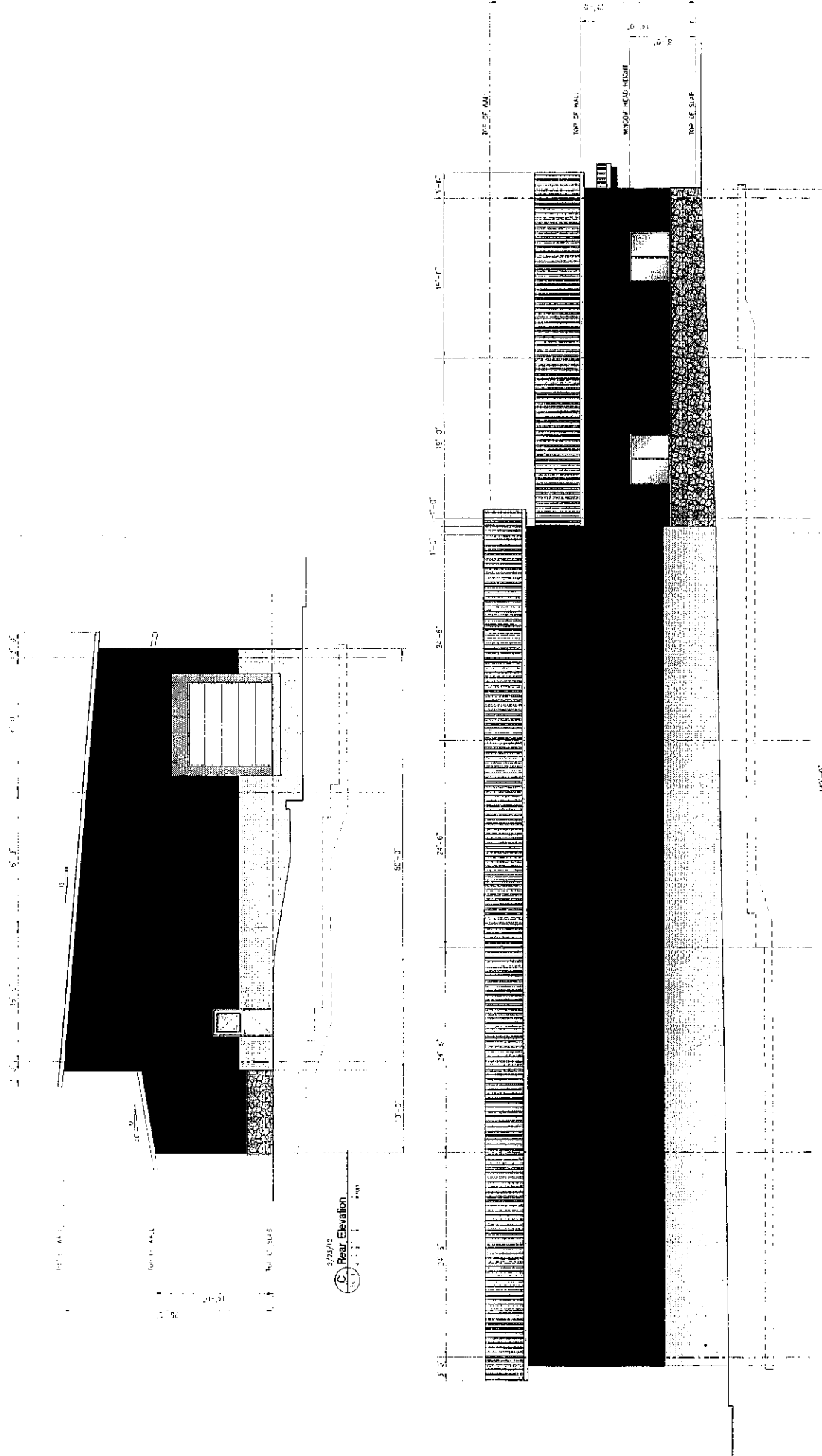
Enclosed please find floor plan and elevations; photos of the existing site, as well as abutters and other buildings in the immediate area; specification sheets of the proposed metal building wall and roof panels; and photos of actual materials being proposed.

We will be sure to bring actual samples to the meeting on March 5<sup>th</sup>. Should you have any questions in the meantime, please do contact me.

Sincerely, Luanne

Luanne Perry, LEED AP  
VP Design and Operations  
Group 7 Design, Inc.  
124 Grove Street; Suite 301  
Franklin, MA 02038  
T 508-520-2065 X103; F 508-520-2091  
[www.group7design.net](http://www.group7design.net)





2/25/12  
 (C) Rear Elevation

2/25/12  
 (D) Side Elevation

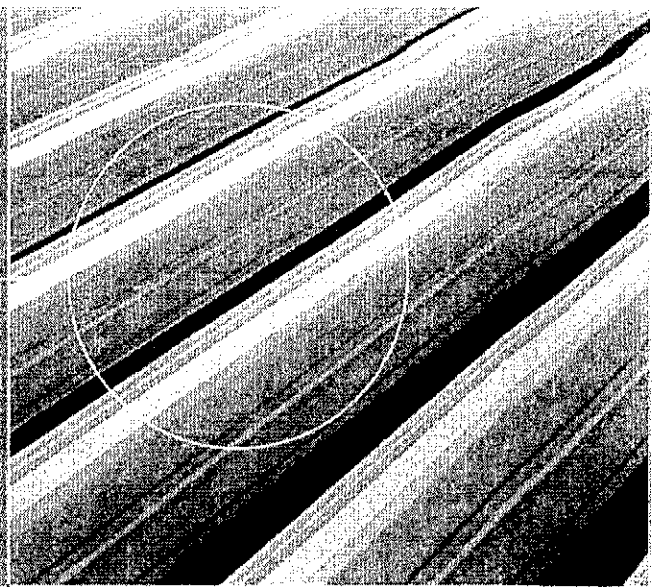
**LAWRENCE WASTE SERVICES**  
 49 ALDER STREET  
 MEDWAY, MA

**CRIMM**  
 D E S I G N  
 ARCHITECTURE & INTERIOR DESIGN  
 1100 STATE STREET, SUITE 200  
 BOSTON, MA 02118

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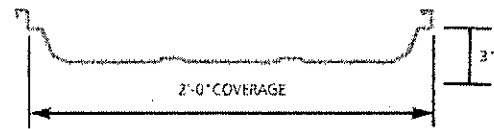


# Double-Lok / EXP



## ROOF PANELS

FEATURE	BENEFIT
1 Panel penetration is eliminated over the entire building envelope other than at the end laps and panel ends which are connected by a compression joint.	1 Assurance of a weathertight building envelope
2 Factory notched at both ends with pre-punched holes	2 Field installation efficiency is maximized with installation allowed from either end of building or on both sides simultaneously.
3 End laps feature a 16 gauge backup plate with pre-punched holes.	3 Allows solid connection at end laps plus proper fastener spacing. Pre-punched holes improve installation; assure proper panel placement.
4 Fewer exposed fasteners (by 80%) than traditional side lap panels	4 Increased weathertightness
5 Air infiltration and water penetration tests under ASTM E283 and E331 methods performed on side lap panels	5 Assures specifiers of minimal air infiltration and water penetration
6 Signature <sup>®</sup> 300 paint system	6 25-year finish warranty.
7 Tall or short clips	7 Maximizes insulation systems options including 1" thermal spacers at the purlins
8 Panel side laps feature a factory applied sealant.	8 Facilitates weathertight construction and ease of installation
9 UL 90 and FM rated	9 Lower insurance costs
10 Optional product and weathertightness warranties	10 Adds to customer confidence



### PRODUCT DESCRIPTION

#### Description:

A metal standing seam roofing product attached to sub-framing using a variety of concealed, interlocking clips that provide for minimum panel penetrations. This panel can be used on new construction as well as retrofit on existing structures. This panel design provides a high degree of weathertightness.

#### Gauge:

24 (Standard) with 22 gauge available on request

#### Lengths:

55' maximum is standard but longer lengths available by special request

#### Dimensions:

24", 18" and 12" wide by 3" deep

#### Fasteners:

Concealed fastening system with floating clips. The clips are available as floating or fixed. Two different clip heights are available to allow for insulation.

#### Finish:

Galvalume Plus<sup>®</sup> and Signature<sup>®</sup> Series.

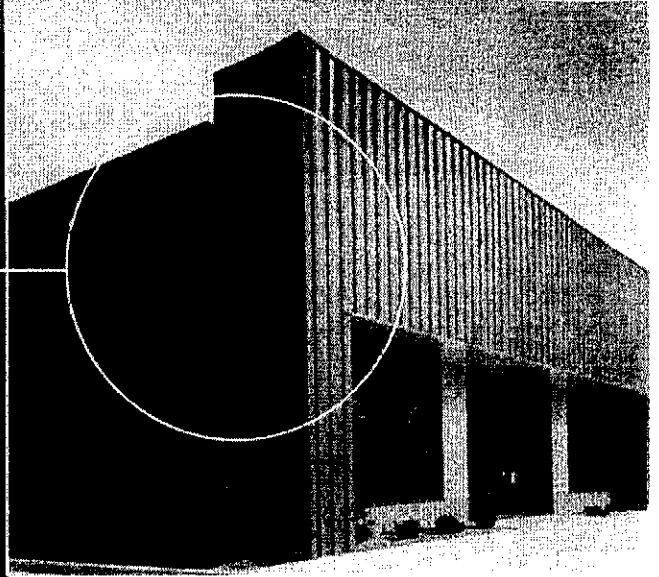
#### Usage:

New and retrofit applications.

#### Limitations:

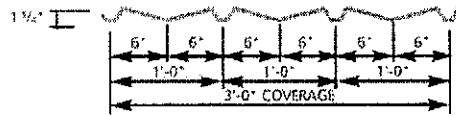
Panel does not brace secondary. Recommended for roof slopes of 1/4: 12 or greater. When using the fixed clip we recommend for double slope buildings 200' wide or less and single slope buildings 100' wide or less. (May vary upon extreme weather conditions.) Oil-canning is not a reason for rejection.

**PBA/MSP**



## WALL PANELS

FEATURE	BENEFIT
1 Semi-concealed fastener panel	1 Attractive architectural application
2 Continuous eave to sill until exceeds 40'-0" length	2 Eliminating end laps improves appearance and enhances ease of installation.
3 Signature® 200 series	3 25-year finish warranty
4 Signature® 300 option	4 25-year limited warranty premium paint finish provides ultimate resistance to color changes and chalk.
5 Optional embossed texture	5 Embossing the metal reduces glare and the potential for oil-canning.
6 Fire rating	6 The panel carries a UL "Class A" fire rating.



### PRODUCT DESCRIPTION

Description:  
The Architectural "PBA/MSP" panel for side walls produces a decorative smooth shadow line, creating a distinctive architectural effect with semi-concealed fasteners. Ribs are 1 1/4" deep and major corrugations spaced 12" on center. The net coverage of panel is 3'-0".

Gauge:  
26 and 24

Lengths:  
Maximum recommended 45'-0". Longer lengths available on special order

Dimensions:  
36" wide by 1 1/4" deep

Fasteners:  
Standard coated, CAD plated or zinc-aluminum cast head fastener

Finish:  
Galvalume Plus® and Signature® Series

Usage:  
Wall panel, liner panel and facade panel face

Limitations:  
Installation may be difficult with very thick insulation.



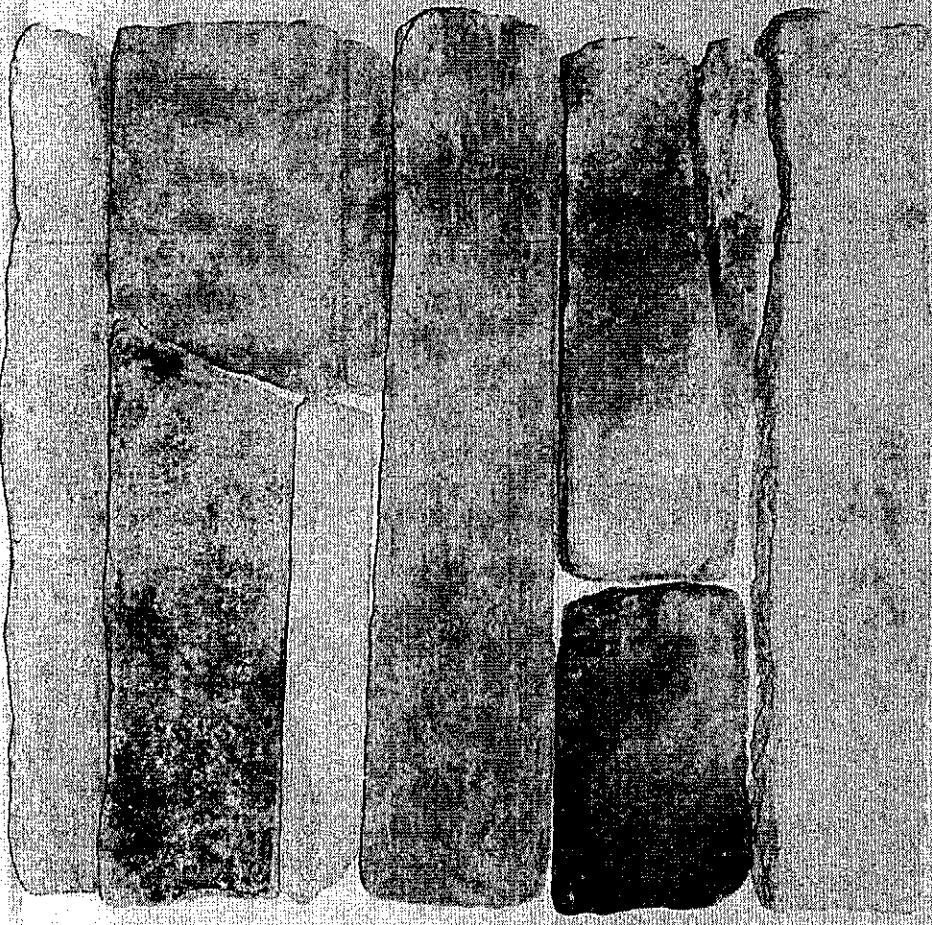
 **Ceco Building Systems**  
an HCL Company

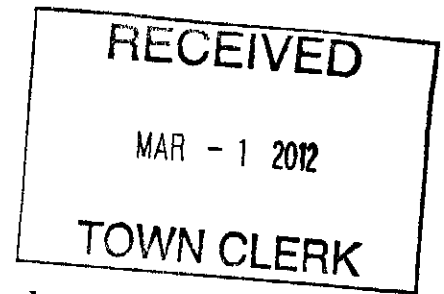
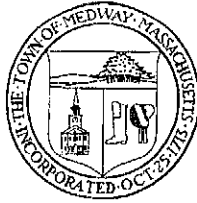


**OMEGA**  
CONCRETE

**CULTURED STONE**

The Preferred Name In Stone





**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 1, 2012

**NOTICE OF PUBLIC HEARING – March 27, 2012**  
**PROPOSED MODIFICATION**  
**25 Summer Street Definitive Subdivision Plan**  
**Summer Valley Lane – A Permanent Private Way**

In accordance with the provisions of Chapter 41, Section 81A – 81GG, Massachusetts General Laws and the Medway Planning Board's *Rules and Regulations for the Review and Approval of Land Subdivisions*, notice is given that ***the Medway Planning & Economic Development Board will conduct a public hearing on Tuesday, March 27, 2012 at 8:00 pm at the Medway Senior Center, 76 Oakland Street, Medway, MA to consider the application of Fasolino Home Improvements, Inc. of Medway, MA for approval of a MODIFICATION to the previously approved 25 Summer Street Definitive Subdivision.*** The modified plan is titled – *25 Summer Street, Proposed Summer Valley Lane, Definitive Subdivision Modification in Medway, MA.* It is dated February 28, 2012 and was prepared by Faist Engineering of Southbridge, MA and O'Driscoll Land Surveying Co of Medway, MA.

The applicant/owner proposes to develop a 2-lot, permanent private way residential subdivision on a 1.98 acre parcel located at 25 Summer ST (*Medway Assessors Map/Parcel 2B-7*) in the Agricultural Residential II zoning district. The property is bounded on the east by Summer ST; on the north by property owned by Heuklom and Lynch; on the west by land owned by Mohka and Burrill; and on the south by property owned by Jason. The parcel includes a wetlands area in its southwest corner. The proposal includes creation of an approximately 173' long private road/right of way to provide conforming legal frontage for one of the two lots (*the other lot has sufficient frontage on Summer Street*); the construction of a common driveway within the right of way to provide access to two new houses; the use of swales and a small stormwater basin for drainage and infiltration; installation of sewer service to connect to the existing private system in the adjacent Speroni Acres neighborhood; and the installation of water service to connect to the municipal water system on Summer Street. The plan modification pertains to a needed change in the layout of the house lots and road right of way based on an additional wetlands area identified by the Medway Conservation Commission in late 2011. The plan also reflects a change in the design of the stormwater management facilities to combine two small stormwater basins into one.

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



LAND SUBDIVISION – FORM C-3

REC 173  
FEB 28 2012

Application/Petition to Amend, Modify or Rescind a  
an Approved Definitive Subdivision Plan and/or  
a Subdivision Decision/Certificate of Action

TOWN OF MEDWAY  
PLANNING BOARD  
Planning & Economic Development Board - Town of Medway, MA

INSTRUCTIONS TO APPLICANT/PETITIONER

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

1. Submit three signed original Applications/Petitions, one copy of the proposed Revised Definitive Subdivision Plan, and one copy of the Stormwater Management Analysis to the Town Clerk who will date stamp all three original Applications (page 5)
2. Submit two signed original Applications/Petitions, one copy of the proposed Revised Definitive Subdivision Plan and one set of Soil Survey, Percolation and High Groundwater Tests to the Board of Health which will date stamp the two original Applications (page 5)
3. Provide one original Application/Petition date stamped by the Town Clerk and Board of Health, eighteen copies of the proposed Revised Definitive Subdivision Plan, all other required documents and the appropriate Filing Fee and advance of the Plan Review Fee to the Medway Planning Board.

The Town's Planning and Engineering Consultants will review the Application/Petition and the proposed Revised Definitive Subdivision Plan. You or your duly authorized Agent/Official Representative will be expected to attend the Planning Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request. Your absence may result in a delay in its review.

FEBRUARY 28, 20 12

TO: Medway Planning and Economic Development Board

The undersigned herewith petitions the Town of Medway Planning & Economic Development Board to amend, modify or rescind a previously approved Definitive Subdivision Plan of property located in the Town of Medway and/or to amend, modify or rescind the corresponding Subdivision Decision/ Certificate of Action.

ORIGINAL DEFINITIVE SUBDIVISION PLAN INFORMATION

Plan Title: "25 SUMMER STREET - DEFINITIVE SUBDIVISION PLAN IN MEDWAY, MASSACHUSETTS"

Prepared by: FAIST ENGINEERING, INC. & O'DRISCOLL LAND SURVEYING, CO.

Of: 67 HALL ROAD, STURBRIDGE, MA 01566 & 46 COTTAGE ST. MEDWAY, MA 02053

Plan Date (and revision dates): JANUARY 10, 2011, REVISE: APRIL 20, 2011, JULY 1, 2011

Approved by the Planning Board on: JUNE 28, 2012

Constructively approved by Town Clerk's certificate on: JUNE 29, 2011

Approval endorsed by the Planning Board on: - PLANS NOT ENDORSED OR RECORDED -

Recording information: Date: \_\_\_\_\_

Plan #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Certificate of Action: Book: \_\_\_\_\_ Page: \_\_\_\_\_

Total Acreage of Land: 1.98 AC.

Medway Zoning Classification: Agricultural Residential II

The approved plan shows the division of land into 2 building lots numbered <sup>(AR-II)</sup> 1 & 2 and 0 parcels not intended for building thereon to be used as: \_\_\_\_\_

Did the approved plan and decision anticipate that the proposed roadways would be:

- Permanent private ways
- Publicly accepted street

Approved Street Names: SUMMER VALLEY LANE  
\_\_\_\_\_  
\_\_\_\_\_

Utilities:

- Town water       Private well       Private water
- Town sewer       Private septic       Private sewer

Scenic Road

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

Wetlands

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

Groundwater Protection

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

Flood Plain/Wetland Protection District

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

**PRIOR REVISIONS/MODIFICATION TO DEFINITIVE SUBDIVISION PLAN AND/OR DECISION/CERTIFICATE OF ACTION**

Have there been any revisions to the Definitive Subdivision Plan or Decision/Certificate of Action since originally approved? Please explain what was modified, why and give details of approval and recording dates/information.

NO  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PETITIONER INFORMATION**

**Petitioner's Name:** FASOLINO HOME IMPROVEMENTS, INC.

**Petitioner's Address:** 164 MAIN STREET  
MEDWAY, MA 02503

**Name of Primary Contact:** MICHAEL FASOLINO

**Telephone:** 508-533-3733 **FAX:** 508-533-9891

**Email address:** mike@fashome.com

**Describe Petitioner's Interest in Subdivision:** PROPERTY OWNER

**Official Representative's Name:** (SAME AS ABOVE)

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Telephone:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**Email address:** \_\_\_\_\_

**Describe Official Representative's Relationship to Petitioner:** \_\_\_\_\_

**ORIGINAL APPLICANT INFORMATION**

**Applicant's Name:** (SAME AS ABOVE)

**Applicant's Address:** \_\_\_\_\_  
\_\_\_\_\_

**Name of Primary Contact:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**PRESENT SUBDIVISION OWNER INFORMATION**

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

**Present Owner's Name:** (SAME AS ABOVE)

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Name of Primary Contact:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**CONSULTANT INFORMATION**  
**For Proposed Modification**

**Engineer:** DAVID T. FAIST, P.E. - FAIST ENGINEERING, INC.

**Address:** 67 HALL ROAD  
STURBRIDGE, MA 01566

**Primary Contact:** DAVID T. FAIST, P.E.

**Telephone:** 508-864-6802      **Fax:** \_\_\_\_\_      **Email:** dfaist@faisteng.com

**Surveyor:** DANIEL A. O'DRISCOLL, PLS

**Address:** 46 COTTAGE STREET  
MEDWAY, MA 02053

**Primary Contact:** DANIEL A. O'DRISCOLL, PLS

**Telephone:** 508-533-3314      **Fax:** 508-533-3319      **Email:** odlandsurvey@verizon.net

**Attorney:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Primary Contact:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_      **Fax:** \_\_\_\_\_      **Email:** \_\_\_\_\_

**SCOPE of CURRENT PETITION**

This is a petition/motion to: (Check all that apply. At least one item must be checked.)

1.  **Amend/Modify/Revise** a previously approved Definitive Subdivision Plan

What plan modifications do you propose?

Private Way boundary, Summer Street curbcut location, & Lot Line Changes.

Why does the plan need to be modified?

Additional wetlands area was identified at southwest corner of Lot #1.

"25 SUMMER STREET - DEFINITIVE SUBDIVISION PLAN MODIFICATION

**Title of Proposed Revised Plan:** IN MEDWAY, MASSACHUSETTS"

**Prepared by:** FAIST ENGINEERING, INC. & O'DRISCOLL LAND SURVEYING, CO.

**Of:** 67 HALL ROAD, STURBRIDGE, MA 01566 & 46 COTTAGE ST. MEDWAY, MA 02053

**Plan Date:** FEBRUARY 28, 2012



2. \_\_\_\_\_ **Amend/Modify/Revise** a previously approved definitive subdivision Decision/  
Certificate of Action

What part of the decision needs to be modified? Why does the decision need to be modified?

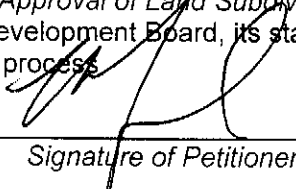
3. \_\_\_\_\_ **Rescind** a previously approved Definitive Subdivision Plan and its corresponding  
Certificate of Action.

For what reasons should the Definitive Subdivision Plan and Decision/Certificate of Action be  
rescinded?

### SIGNATURES

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

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

  
\_\_\_\_\_  
Signature of Petitioner

2/28/12  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Agent/Official Representative

\_\_\_\_\_  
Date

### FEES

Filing Fee - \$750

Advance on Plan Review Fee - \$1,000

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

Date Form C-3 & Revised Definitive Subdivision Plan Received by Planning Board: 2-28-12

Filing Fee Paid: Date: \_\_\_\_\_ Amount: \$750 Check # \_\_\_\_\_

Advance on Plan Review Fee Paid:

Date: \_\_\_\_\_ Amount: \$1,000 Check # \_\_\_\_\_

**“25 SUMMER STREET”**  
**Definitive Subdivision Modification**  
**MEDWAY, MA**

February 28, 2012

**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” 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.

**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.
- 7.11.2** 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.
- 7.13.3** 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.
- 7.19.2** Street Trees: Waiver for installation of street trees for shared driveway.
- 7.21** Street Lights: No street lights are proposed.
- 7.22** Walkways and Bikeways: Project is only creating one (1) additional house lot.



TETRA TECH

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March 21, 2012

TOWN OF MEDWAY  
PLANNING BOARD

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

Re: 25 Summer Street / *modification*  
Definitive Subdivision Review  
Medway, Massachusetts

Dear Mr. Rodenhiser:

Tetra Tech Rizzo (TTR) has performed a review of the proposed Site Plan for the above-mentioned project. The project includes the creation of a Private Way creating frontage necessary for two (2) conforming residential building lots. A shared driveway is being proposed using the existing curb cut to provide access to both proposed buildings. The new building will require water and sewer connections from Summer Street. The stormwater design will collect runoff from the proposed development in a detention basin within the separate Parcel A. Peak flows will be attenuated by the detention basin with overflows discharging to the wetlands.

TTR is in receipt of the following materials:

- A plan (Plans) set entitled "25 Summer Street", last revised February 28, 2012, prepared by O'Driscoll Land Survey Co. (OLSC) and Faist Engineering, Inc. (FEI).
- A drainage report (Drainage Report) entitled "Stormwater Calculations & Design: Two (2)-Lot Definitive Subdivision 25 Summer Street, Medway, MA", dated February 28, 2012, prepared by Faist Engineering, Inc. (FEI).
- Additional submission materials including the Application/Petition to Amend, Modify or Rescind an Approved Definitive Subdivision Plan and/or a Subdivision Decision/Certificate of Action, a Request of Waivers, and a Long Term Operation and Maintenance Plan.

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

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



Regulations, Zoning Bylaw (ZBL) (Updated on September 18, 2007), the MA 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 Review and Approval of Land Subdivisions (Chapter 100), or requiring additional information:**

1. Final Plans shall contain a signed statement by the Professional Land Surveyor. (Ch. 100 §5.6.1)
2. The plan shall refer to the North American Vertical datum of 1988 (NAVD88). (Ch. 100 §5.6.3)
3. Location, names, ownership status, and present widths of existing streets or private ways bounding, approaching or within seven hundred feet (700') of the subdivision, showing both roadway pavement widths and right-of-ways widths. (Ch. 100 §5.7.12)
4. Layout of proposed electric, telecommunications, gas, and cable TV utility lines, and roadway profiles. (Waiver Requested) (Ch. 100 §5.7.19)
5. Existing roadway profiles. (Waiver Requested) (Ch. 100 §5.7.20)
6. Location and Species of Proposed Shade Trees (Waiver Requested) (Ch. 100 §5.7.24)
7. Street light location (Waiver Requested) (Ch. 100 §5.7.28)
8. Locations of proposed open space (Waiver Requested) (Ch. 100 §5.7.31)
9. Cul-de-sac Island Landscaping (Waiver Requested) (Ch. 100 §5.7.31)
10. Procedure for Street/Infrastructure Acceptance (Waiver Requested) (Ch. 100 §6.8)



11. The design of the storm drainage system will conform to the following procedure and requirements. (Waiver Requested) (Ch. 100 §7.7.2)
12. Fire and Police department to verify the adequacy of access roads. (Ch. 100 §7.8.1)
13. The minimum centerline grade for any street shall not be less than two percent (2%) (Waiver Requested) (Ch. 100 §7.9.5 (a))
14. Roadway Construction for curb radii and minimum widths of the roadway. (Waiver Requested) (Ch. 100 §7.9.7 (g))
15. Hot mix asphalt cape cod berm. (Waiver Requested) (Ch. 100 §7.10.2)
16. Driveway shall have a three-foot 3' radius edge treatment (Waiver Requested) (Ch. 100 §7.11.1)
17. Driveway opening within 14 ft. of a catch basin. (Waiver Requested) (Ch. 100 §7.11.12)
18. Sidewalks shall also be provided along the entire frontage of the subdivision parcel along existing Town ways (Waiver Requested) (Ch. 100 §7.13.3)
19. Fire alarm system shall be installed in accordance with the specifications of and located as directed by the Medway Fire Department (Waiver Requested) (Ch. 100 §7.17.1)
20. To enhance the aesthetic quality of the streetscape street Trees shall be planted. (Waiver Requested) (Ch. 100 §7.19.2)
21. No street lights are proposed. (Waiver Requested) (Ch. 100 §7.20)
22. Installation of Street Lights - none proposed (Waiver Requested) (Ch. 100 §7.21)
23. No Pedestrian walkways provided. It is the opinion of TTR that the current design does not require a walkway. (Waiver Requested) (Ch. 100 §7.22)



TETRA TECH

24. Monuments shall be installed along the roadway layout at all points of curvature and angle points. They shall also be installed along easements at each angle point. (Ch. 100 §7.25.1)

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

25. In the waiver justification section in the beginning of the drainage analysis, it is stated that the project is only creating one single family house lot. Two lots are being created.
26. There should be some type of overflow spillway to direct water overflowing out of the basin towards the wetlands and not towards the buildings in the case of the outlet structure clogging.

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

**Sewer**

These comments are provided to the PEDB as a general review of the proposed sanitary sewer system. The applicant is required to submit a detailed design of the system to the Board of Health for review and approval prior to obtaining a building permit. We have therefore only reviewed what detail is provided on the plans at this time and our comments should not be deemed in lieu of the formal Board of Health review.

27. Utility easement ownership information providing Owen Sullivan authority to allow the proposed sewer connection should be provided to the board. If Mr. Sullivan is not the appropriate authority to grant the rights, the applicant should provide the necessary documentation from the appropriate authority allowing the connection.
28. The utility easement description should be submitted to the board for review.
29. Data should be provided to ensure that the force main sewer system receiving the flows from the proposed development is adequate. This should include capacity calculations and other pertinent information.



30. The plan should identify the location of the existing stub and differentiate on the utility plan between the existing stub and the proposed force main.

**General Comments:**

31. It looks like there might be more flow going to the neighbor's yard from the area behind the building on lot 1 than in the existing conditions.
32. Erosion control measures shall be specified including barriers. Provide Siltsack Sediment Trap to catch basin on Summer Street within construction vicinity and detail. The applicant shall provide Siltsack to the Catch Basin across Summer Street. (Ch. 200 §204-5.D.5)

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,

Handwritten signature of Brian R. Marchetti in black ink.

Brian R. Marchetti, P.E.  
Sr. Project Engineer

Handwritten signature of David R. Pellegri in black ink.

David R. Pellegri, P.E.  
Sr. Project Manager



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## PGC ASSOCIATES, INC.

1 Toni Lane  
Franklin, MA 02038-2648  
508.533.8106  
508.533.0617 (Fax)  
pgca@comcast.net

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March 20, 2012

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

### Re: **25 Summer Street Definitive Subdivision Plan Modification**

Dear Mr. Rodenhiser:

I have reviewed the definitive subdivision plan modification 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 February 28, 2012. The plan divides a lot of 86,367 square feet into 2 lots with areas of 44,305 and 27,023 square feet plus a private way of 15,039 square feet. The property is located within the AR-II district. I have comments as follows:

#### **Zoning**

1. The lots in the subdivision plan comply with the area, frontage and lot shape requirements of the zoning bylaw.

#### **Subdivision Rules and Regulations**

2. Section 5.7.12 requires that the ROW and pavement width of streets and private ways within 700 feet of the subdivision be provided. The ROW widths of Summer Street and the abutting private way are shown. No dimensions are provided for the pavement but their locations are shown on the plan.
3. 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.
4. Section 5.7.20 requires that roadway profiles be included on the profiles. This was not done, and a waiver is requested.
5. Section 5.7.22 requires soil tests be provided indicating ledge, water table, etc. It is not clear if this was provided.
6. 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.

7. Section 5.7.24 requires information on street trees. This was not done, and a waiver is requested.
8. 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.
9. Section 5.7.28 requires that streetlights be shown on the plans. This information was not provided, but a waiver has been requested.
10. Section 5.7.31 requires open space to be shown. None is proposed and a waiver is requested.
11. 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.
12. Section 5.7.33 requires a Preliminary Stormwater Pollution Prevention Plan. It is not clear if this was not done, but no waiver is requested.
13. Section 5.7.36 requires that house footprints of 40' x 80' be shown. Smaller footprints are shown but an outline for a 40' x 80' footprint is also shown.
14. Section 6.8 is the process for street acceptance. A waiver is requested. However, I believe that a waiver is unnecessary because the street will not be presented for acceptance. Therefore, these provisions are not applicable.
15. Section 7.7.2 (p) requires detention and retention basins to be 30 feet from a lot line. The basin is located within 5 feet of a lot line, and a waiver is requested. The bottom of the basin is at elevation 228 and is more than 70 feet from the closest basement, whose floor elevation is at 224. The second house also has a basement floor elevation of 224 and is more than 80 feet away. The list of waiver requests indicates that there are two connected basins, but I only see one on the plans.
16. A waiver is requested from Section 7.9.5 requiring a minimum centerline grade of 2% at the site entrance. The plans note that the grade of the existing driveway is 5-8%
17. 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. No waiver is requested.
18. 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 no waiver is requested.
19. A waiver is requested from Section 7.9.7 (g) regarding width for a permanent private way (18'). The proposal is to construct 2 driveways that are shared at the entrance to avoid a second curb cut.
20. A waiver is requested from Section 7.10.2 requiring Cape Cod berms. The applicant proposes country drainage with no curbs.

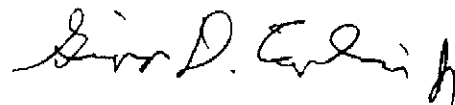
21. Section 7.11.1 requires a 3' radius edge treatment. A waiver is requested because the existing curb cut is being used.
22. Section 7.11.2 requires that there be no driveway within 14 feet of a catch basin. A waiver is requested because the existing driveway curb cut is being used and there is already a catch basin within 14 feet.
23. Section 7.17.1 requires a fire alarm system. A waiver is requested from installing the alarm and from a deposit of funds in lieu of the installation.
24. 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.
25. Section 7.21.1 pertains to street lights. None are proposed and a waiver is requested.
26. Section 7.22 provides the Board discretion to require walkways, trails, and/or bikeways. None are proposed and a waiver is requested.

#### **General Comments**

27. In the original approved subdivision, a landscape plan was required for the area where the driveways split. The current plan includes a copy of that landscape plan even though the configuration has changed. It is understood that the landscape plan was a concept, it should be equally understood that that concept will be applicable to the new configuration to the extent practicable in terms of numbers and types of plants.
28. It appears that the existing curb cut that is to be abandoned will be used as a construction entrance. There does not appear to be a plan to close the curb cut to blend back in with Summer Street and the existing sidewalk.

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

Sincerely,



Gino D. Carlucci, Jr.

## Susan Affleck-Childs

---

**From:** Karon Skinner-Catrone  
**Sent:** Wednesday, March 07, 2012 12:46 PM  
**To:** Susan Affleck-Childs  
**Attachments:** Summer St. lot 1.doc; Summer St. lot 2.doc

Suzy,  
Regarding 25 Summer Street, lot 1 and lot2, the Commission has issued an Order of Conditions for both lots with the attached special conditions. If you have any questions please let me know.  
Karon

## **Erosion and Sedimentation Control**

26. Measures to prevent and control erosion of soil at the site shall be implemented and maintained until the site is permanently stabilized. Erosion and siltation of soils must be prevented at all times by silt fence and straw wattles/mulch tubes. Sedimentation controls shall be properly installed and maintained between all work areas and the wetland resource areas to prevent the flow of silt and sedimentation into any wetlands or waterways. They shall be placed in areas where they shall be most effective in preventing silt from entering the wetland resource areas.
27. The Conservation commission reserves the right to impose additional conditions on portions of this project to mitigate any impacts which could result from site erosion, or any noticeable degradation of surface water quality discharging from the site.
28. The work shall be conducted so that there will be no erosion and sedimentation into wetlands and surface waters during or after construction.
29. If soils are to be disturbed for longer than 30 days, a temporary cover of ryegrass or other fast germinating vegetation shall be established, following the US Natural Resource Conservation Service procedures, to prevent erosion and sedimentation. Once final grading is completed, loaming and seeding of final cover should be completed promptly. Vegetative cover, either temporary or permanent, shall be established prior to winter. IF the season is not appropriate for plant growth, exposed surfaces shall be stabilized with jute netting, erosion control blankets, mulches, or other US Natural Resource Conservation Service methods. In such cases, additional erosion controls may be necessary to ensure that erosion is prevented and sediment does not enter wetlands or water bodies.
30. Once the site is stabilized to the satisfaction of the Commission, all fabric sedimentation fencing shall be removed and properly disposed of.

## **Stormwater Management**

31. All construction and post-construction stormwater management shall be conducted in accordance with the Stormwater Management Report and plans submitted with the Notice of Intent.
32. All stormwater best management practices shall be implemented and maintained as specified in the Stormwater Management Plan

# **Special Conditions**

## **Medway Conservation Commission**

### **OoC# 216-792**

#### **Pre-Construction Requirements**

19. It is the responsibility of the applicant, owner and/or successor(s) to ensure that all conditions of this Order of Conditions (Order) are complied with. The project engineer and contractors are to be provided with a copy of this Order and referenced documents before commencement of construction.
20. The contractor employed to conduct construction activities at the site shall be provided a copy of this Order. Said contractor and the owner can be held jointly responsible for any violation of this Order.
21. The applicant shall hold a pre-construction meeting with the person responsible for work at the project site, in order to review the conditions of this Order and to assure understanding and compliance.
22. The limits of work depicted on the plan must be clearly marked in the field prior to commencement of construction. The erosion control barrier shall serve as a work limit line for this project. Under no circumstances is any work allowed to take place on the wetland resource area side of the barrier.

#### **Construction Management**

23. Materials and equipment shall be stored in a manner and location which will minimize the compaction of soils and the concentration of run-off. Refueling of vehicles shall be in an area outside the buffer zone. If a spill occurs, contaminated soils shall be removed according to guidelines established by DEP Division of Hazardous Waste.
24. Any de-watering discharges from the work area shall be effectively filtered or settled to remove sediments prior to being discharged to waters or wetlands.
25. Any stockpiling of topsoil shall be conducted at least 30 feet from any bordering or isolated vegetated wetland areas and stabilized.

33. Evidence of maintenance of the stormwater management system shall be provided to the Conservation Commission before December 1, of each year.
34. Compost sock and orange snow fence are to be installed and inspected prior to the commencement of work.
35. All excavated material is to be taken off site.
36. All debris and yard waste is to be removed from the wetland and buffer zone.
37. All impervious surfaces are to be swept clean at the end of each workday.
38. 3 wetland bounds are to be installed as shown on the plans at flags A7, A9 and A12 on the 25 foot line and are stamp with "WET", and Compost berm and construction fence are installed prior to work.

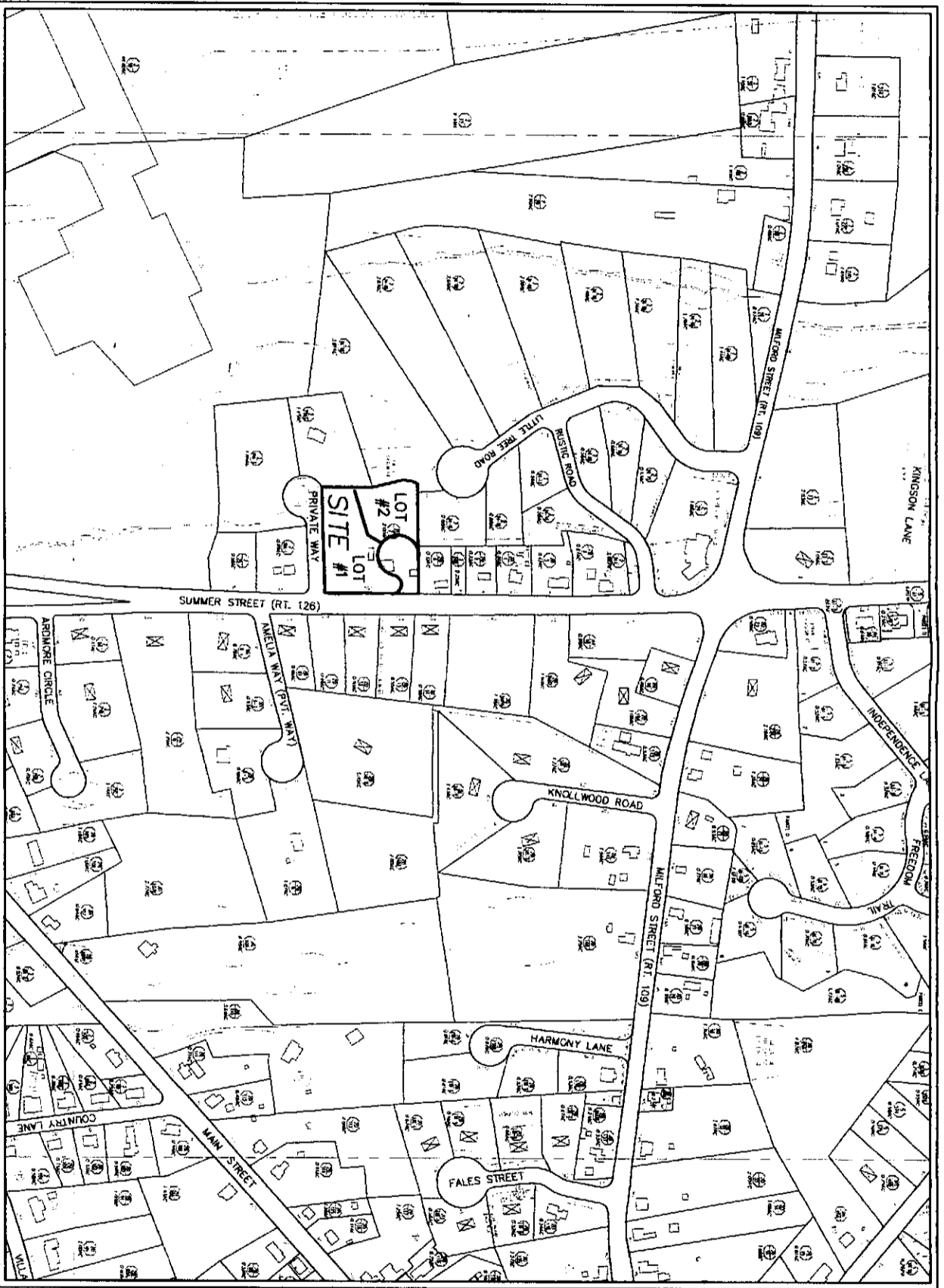
**LEGEND**

- N/F NOW OR FORMERLY
- CB HD CONCRETE BOUND WITH DRILL HOLE
- END FOUND
- EXIS. EXISTING
- PROP. PROPOSED
- IN.V. INVERT
- R.C.P. REINFORCED CONCRETE PIPE
- APPROX. APPROXIMATE
- HYDRANT
- SEWER MANHOLE
- RAIN MANHOLE
- STORMWATER CATCH BASIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OHV OVERHEAD WIRES
- STW SEWER FORCE MAIN
- OTH DEEP TEST HOLE
- DET. DETENTION
- UTILITY POLE
- FES FLARED END SECTION
- ELEV. ELEVATION
- BIT. BITUMINOUS
- CONC. CONCRETE
- F.F. FIRST FLOOR ELEVATION
- B.F. BASEMENT FLOOR ELEVATION
- G.F. GARAGE FLOOR ELEVATION
- BM. BENCHMARK
- FA FIRE ALARM BOX
- W WATER GATE
- V.G.C. VERTICAL GRANITE CURB
- TEST PITS
- ETC. ELECTRIC, TELEPHONE & CABLE

**PROJECT ENGINEER:**  
 DAVID T. FAIST, P.E.  
 FAIST ENGINEERING, INC.  
 67 HALL ROAD  
 STURBRIDGE, MA 01566  
 PH: (508) 864-6802

**PROJECT SURVEYOR:**  
 DANIEL A. O'DRISCOLL, P.L.S.  
 O'DRISCOLL LAND SURVEYING CO.  
 46 COTTAGE STREET  
 MEDWAY, MA 02053  
 P: 1-508-533-3314

- GENERAL NOTES:**
- ALL WATER SERVICE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF MEDWAY WATER AND SEWER DEPARTMENT REGULATIONS.
  - CONTRACTOR TO CONTACT DIG-SAFE BEFORE PRIOR TO ANY CONSTRUCTION. (1-888-DIG-SAFE)
  - LOCATION OF ALL UTILITIES SHALL BE DETERMINED IN THE FIELD, BY THE RESPECTIVE UTILITY COMPANIES (ELECTRIC, CABLE, & TELECOM). THE APPLICANT/FAIST ENGINEERING, INC. SHALL BE RESPONSIBLE TO ACCURATELY LOCATE THE UTILITIES DURING CONSTRUCTION, PRIOR TO BACKFILL, SUCH THAT THE ACTUAL LOCATION CAN BE ACCURATELY REPRESENTED ON THE AS-BUILT DRAWINGS.
  - PLAN ENGAGEMENT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE MEDWAY PLANNING BOARD CERTIFICATE OF ACTION DATED JUNE 28, 2011 TO BE RECORDED WITH THE PLAN.
  - THIS DEFINITIVE PLAN IS SUBJECT TO A SUBDIVISION CONVEYANCE TO BE RECORDED WITH THE PLAN.
  - EPA'S NPDES STORMWATER REGULATIONS (40CFR PARTS 122, 123, & 124) DO NOT APPLY; TOTAL PROJECT DISTURBANCE IS LESS THAN 1 ACRE.
  - LOT #1 & LOT #2 ARE SUBJECT TO SEPARATE ORDER OF CONDITIONS ISSUED BY THE MEDWAY CONSERVATION COMMISSION FOR WORK WITHIN THE 100' WETLANDS BUFFER ZONE.
  - OWNER/CONTRACTOR SHALL MINIMIZE THE DESTRUCTION OF MATURE TREES ON-SITE.
  - ALL WORK WITHIN TOWN RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASS HIGHWAY HANDICAP REQUIREMENTS AND THE ADA/AGB REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
  - ALL ELEVATIONS REFER TO MADD 1988.
  - IT IS THE APPLICANT'S RESPONSIBILITY TO COORDINATE PROPOSED LOT #1 AND LOT #2 SANITARY SEWER FORCE MAIN CONNECTION WITH PRIVATE SEWER UTILITY OWNER. ALL FORCE MAIN DESIGN AND CONSTRUCTION IS SUBJECT TO MEDWAY BOARD OF HEALTH REVIEW AND APPROVAL.
  - PRESENT AND FUTURE OWNERS ARE SUBJECT TO A DECLARATION OF PROTECTIVE EASEMENTS AND RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE 25 SUMMER STREET SUBDIVISION A.K.A. "SUMMER VALLEY LANE".
  - THIS PLAN IS A MODIFICATION OF THE ORIGINAL "25 SUMMER STREET - DEFINITIVE SUBDIVISION PLAN IN MEDWAY, MASSACHUSETTS" PREPARED BY FAIST ENGINEERING, INC. AND O'DRISCOLL LAND SURVEYING CO. DATE JANUARY 10, 2011, REVISE DATE APRIL 20, 2011 AND APPROVED BY THE PLANNING BOARD ON JUNE 28, 2011



**25 SUMMER STREET  
 PROPOSED "SUMMER VALLEY LANE"  
 MEDWAY, MASSACHUSETTS**

LOCUS MAP SCALE: 1"=200'

**APPLICANT / PROPERTY INFORMATION:**

**APPLICANT:**  
 FASQUINO HOME IMPROVEMENTS, INC.  
 158 MAIN STREET  
 MEDWAY, MA 02053  
 P: (508) 533-3733  
 F: (508)-533-9891

**RECORDED OWNER:**  
 FASQUINO HOME IMPROVEMENTS, INC.  
 158 MAIN STREET  
 MEDWAY, MA 02053  
 P: (508) 533-3733  
 F: (508)-533-9891

**WAIVER REQUESTS FROM TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS:**

- | SECTION NO. | WAIVER DESCRIPTION:  |
|-------------|--|
| 5.2.18      | LAYOUT OF PROPOSED ELECTRIC, TELECOMMUNICATIONS, GAS, AND CABLE TV UTILITY LINES |
| 5.2.19      | PROPOSED ROADWAY PROFILES: WAIVE PLAN & PROFILE OF SHARED DRIVEWAY FOR 2-HOMES   |
| 5.2.20      | EXISTING ROADWAY PROFILES: WAIVE PLAN & PROFILE OF SHARED DRIVEWAY FOR 2-HOMES   |
| 5.2.24      | STREET TREES: WAIVE INSTALLATION OF STREET TREES                                 |
| 5.2.28      | STREET LIGHTS: WAIVE INSTALLATION OF STREET LIGHTS                               |
| 5.2.31      | OPEN SPACE: WAIVE REQUIREMENT OF OPEN SPACE & PARKS                              |
| 5.2.32      | CUL-DE-SAC LANDSCAPING   |
| 8.8         | PROCEDURE FOR STREET/INFRASTRUCTURE ACCEPTANCE                                   |
| 7.2.2 (p)   | STORMWATER MANAGEMENT: 30' SETBACK FROM PROPERTY LINES                           |
| 7.8.5 (g)   | PROPOSED CENTERLINE GRADE AT SITE ENTRANCE MINIMUM = 2X                          |
| 7.8.7 (g)   | MINIMUM ROADWAY WIDTH FOR A PERMANENT PRIVATE WAY = 18 FEET                      |
| 7.10.2      | HOT MIX ASPHALT CANE COB BEEM  |
| 7.11.1      | DRIVEWAY 3' RADIUS EDGE TREATMENT: EXISTING CURBOUT TO REMAIN                    |
| 7.11.2      | DRIVEWAY OPENING WITHIN 4 FT. OF CATCH BASIN                                     |
| 7.12.3      | NO FIRE ALARM SYSTEM OR PAYMENT BE REQUIRED                                      |
| 7.12.4      | NO FIRE ALARM SYSTEM OR PAYMENT BE REQUIRED                                      |
| 7.19.2      | STREET LIGHTS: NO STREET LIGHTS ARE PROPOSED                                     |
| 7.22        | WALKWAYS & BIKEWAYS  |

**0'DRISCOLL  
 LAND SURVEYING Co.**

**FAIST ENGINEERING, INC.**  
 67 HALL ROAD  
 STURBRIDGE, MA 01566  
 Phone: (508) 864-6802  
 c-mail: dfaist@faisteng.com

**25 SUMMER STREET  
 PROPOSED "SUMMER VALLEY LANE"  
 DEFINITIVE SUBDIVISION MODIFICATION  
 IN  
 MEDWAY, MASSACHUSETTS**

DATE: FEBRUARY 28, 2012  
 REVISE DATES: \_\_\_\_\_

**ZONING INFORMATION TABLE**

ZONING REQUIREMENTS FOR: AGRICULTURAL RESIDENTIAL II (AR-II) ZONING DISTRICT	DATE
LOT AREA-22,500 S.F. (MIN.)	
LOT FRONTAGE-150' (MIN.)	
FRONT YARD SETBACK-35' (MIN.)	
SIDE YARD SETBACK -15' (MIN.)	
REAR YARD SETBACK -15' (MIN.)	
LOT SHAPE FACTOR RATIO: LESS THAN OR EQUAL TO 22	
<b>NUMBER OF LOTS:</b>	
1 PRIVATE WAY	
LOT 1 AREA = 44,305 S.F.	
LOT 2 AREA = 27,023 S.F.	
PARCEL A PRIVATE WAY AREA = 15,039 S.F.	
TOTAL AREA = 86,367 S.F.	
TOTAL ON-SITE WETLAND AREA = 5,380 S.F.	

**PLAN INDEX**

SHEET 1: COVER SHEET
SHEET 2: DEFINITIVE SUBDIVISION PLAN
SHEET 3: EXISTING CONDITIONS PLAN
SHEET 4: GRADING & UTILITY PLAN
SHEET 5: DETAIL SHEET 1
SHEET 6: DETAIL SHEET 2

RESERVED FOR REGISTRY USE  
 TOWN OF MEDWAY PLANNING BOARD

NOTE: THIS DEFINITIVE SUBDIVISION PLAN IS SUBJECT TO A CONVEYANCE TO BE RECORDED WITH THE PLAN.  
 I, MARVANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED IN THIS OFFICE AND NO NOTICE OF APPEAL HAS BEEN RECEIVED. THE PLAN IS VALID AND NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVAL DATE \_\_\_\_\_  
 ENDORSEMENT DATE \_\_\_\_\_

**DIG-SAFE NOTE**  
 CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 92, SECTION 27A, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE WETLANDS OF A WETLANDS DISTRICT WITHOUT A PERMIT FROM THE MASS DEPARTMENT OF ENVIRONMENTAL AFFAIRS. THE CITY OF MEDWAY HAS A DIG-SAFE PROGRAM IN PLACE. THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE, CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7233).





TOWN OF MEDWAY PLANNING BOARD

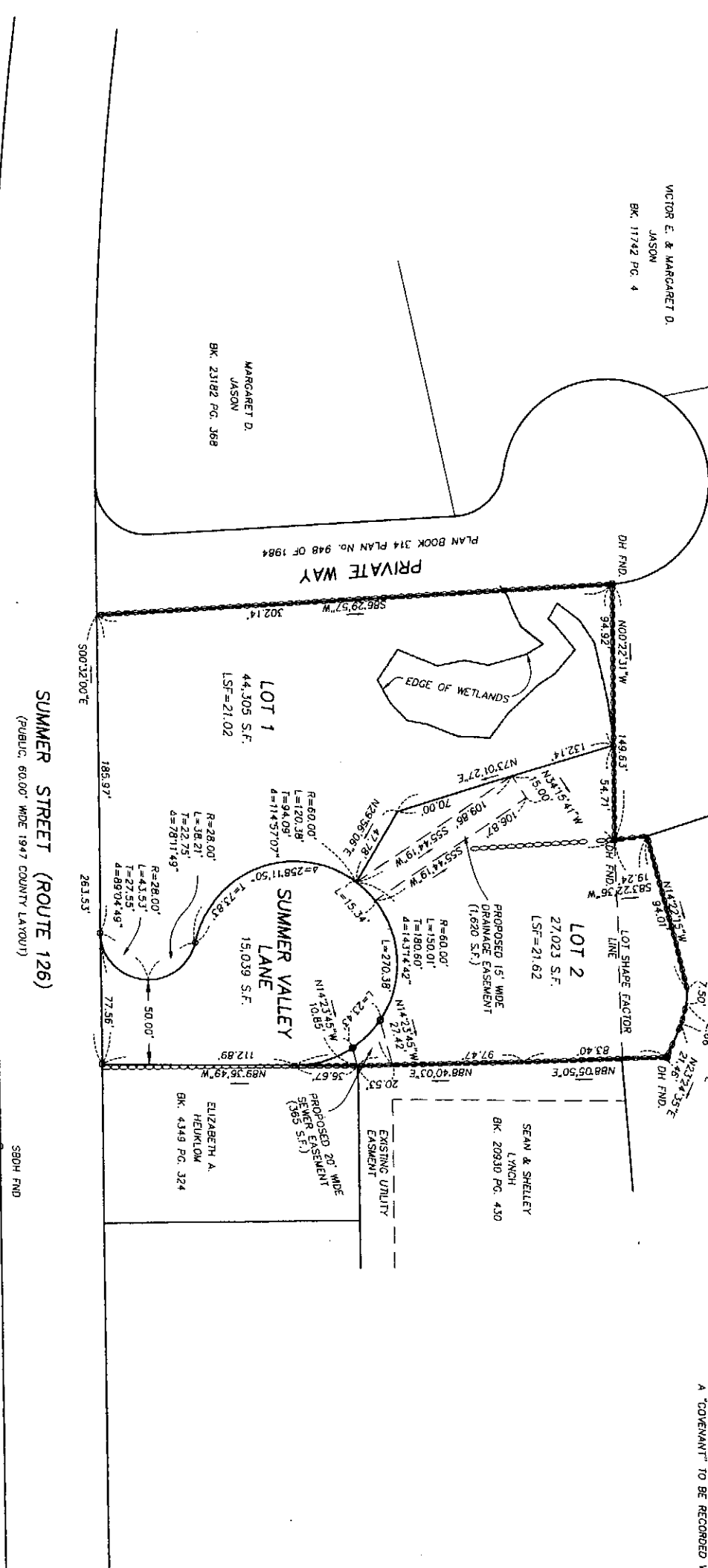
\_\_\_\_\_  
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 \_\_\_\_\_

APPROVAL DATE

ENDORSEMENT DATE

RESERVED FOR REGISTRY USE

THIS DEFINITIVE SUBDIVISION PLAN IS SUBJECT TO A COVENANT TO BE RECORDED WITH THE PLAN.



PREPARED FOR: FASQUINO HOME IMPROVEMENTS, INC.  
 ASSESSORS REFERENCE: MAP 2--2 PARCEL 2B-7 & 2B-7-1  
 DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS  
 BOOK 26159 PAGE 264

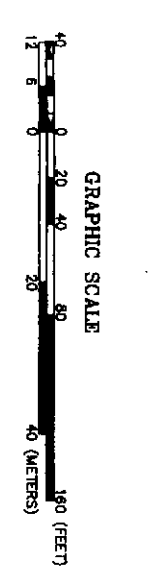
PLAN REFERENCES: PLAN BOOK 592 PLAN No. 32 OF 2009  
 PLAN BOOK 455 PLAN No. 242 OF 1998  
 PLAN BOOK 314 PLAN No. 948 OF 1984  
 BOOK 2995 PAGE 240 PLAN No. 428 OF 1951  
 1947 COUNTY LAYOUT OF SUMMER STREET  
 PLAN No. 35 OF 1948 PL. BK. 145

ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL II (AR II)

**MODIFIED**  
**"SUMMER VALLEY LANE"**  
**DEFINITIVE SUBDIVISION PLAN**  
 IN  
**MEDWAY, MASSACHUSETTS**

DECEMBER, 2011  
 SCALE: 1"=40'

**O'DRISCOLL**  
**LAND SURVEYING Co.**  
 LAND SURVEYING GPS MAPPING LAND CONSULTING  
 46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314



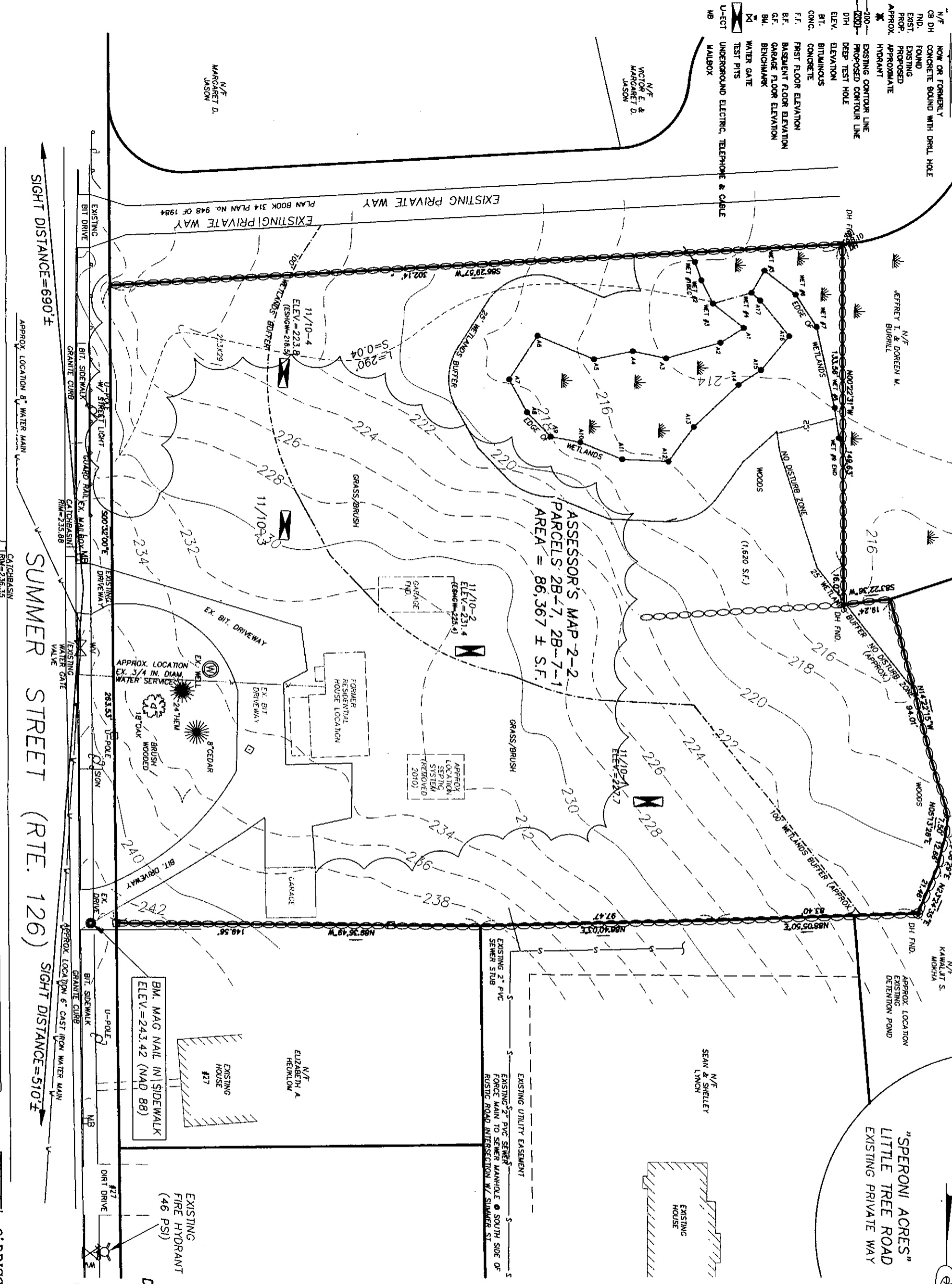
DH FND. DENOTES DRILL HOLE FOUND  
 SBH FND. DENOTES SHALL HOLE FOUND WITH DRILL HOLE FOUND  
 LSF DENOTES LOT SHAPE FACTOR (LOT PERIMETER SQUARED / LOT AREA)  
 LOT 1 FRONTAGE TO LOT SHAPE FACTOR LINE=150.01'  
 LOT 2 AREA TO LOT SHAPE FACTOR LINE=21,014 S.F.  
 LSF=PERIMETER SQUARED / AREA  
 LSF=705.48 2 / 23,014 =21.62  
 □ DENOTES CONCRETE BOUND TO BE SET  
 ● DENOTES IRON ROD TO BE SET

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
 IN CONFORMANCE WITH THE RULES AND REGULATIONS  
 OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH  
 OF MASSACHUSETTS.

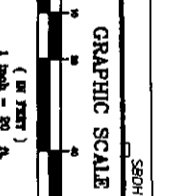
PROFESSIONAL LAND SURVEYOR DATE

**LEGEND**

- N/F NOW OR FORMERLY
- OB DH CONCRETE BOUND WITH DRILL HOLE
- ND, EXIST. FOUND
- PROF. PROPOSED
- APPROX. APPROXIMATE
- HYDRANT
- 200- EXISTING CONTOUR LINE
- 200- PROPOSED CONTOUR LINE
- DTH DEEP TEST HOLE
- ELEV. ELEVATION
- BIT. BITUMINOUS
- CONC. CONCRETE
- F.F. FIRST FLOOR ELEVATION
- B.F. BASEMENT FLOOR ELEVATION
- G.F. GARAGE FLOOR ELEVATION
- BM. BENCHMARK
- WATER GATE
- TEST PITS
- UNDERGROUND ELECTRIC, TELEPHONE & CABLE
- MAILBOX



**DIG-SAFE NOTE**  
 CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 26B, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE.  
 CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7333).



**0'DRISCOLL**  
**LAND SURVEYING CO.**  
 67 HALL ROAD  
 STURBRIDGE, MA 01566  
 Phone: (508) 864-6802  
 e-mail: driscol@driscol.com

ZONING DISTRICT: AGRICULTURAL - RESIDENTIAL II (AR II)  
**25 SUMMER STREET**  
 PROPOSED "SUMMER VALLEY LANE"  
 DEFINITIVE SUBDIVISION MODIFICATION  
 EXISTING CONDITIONS PLAN  
 IN  
**MEDWAY, MASSACHUSETTS**  
 DATE: FEBRUARY 28, 2012  
 SCALE: 1"=20'

I CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY BY O'DRISCOLL LAND SURVEYING CO. COMPLETED ON NOVEMBER 9, 2010.  
 PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

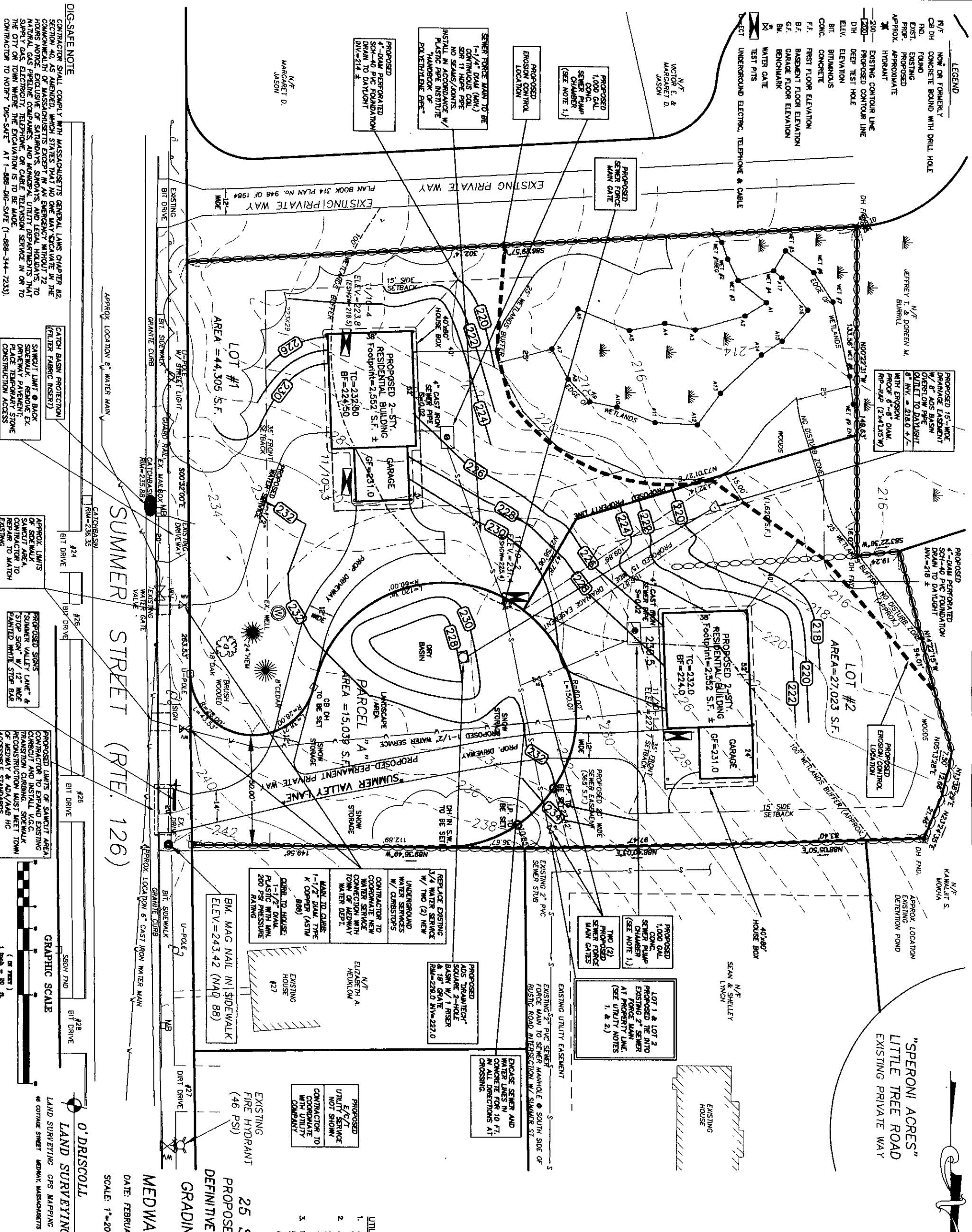
**TOWN OF MEDWAY PLANNING BOARD**  
 APPROVAL DATE \_\_\_\_\_  
 ENDORSEMENT DATE \_\_\_\_\_

**NOTE:** THIS DEFINITIVE SUBDIVISION PLAN IS SUBJECT TO A "CONSENT" TO BE RECORDED WITH THE PLAN.  
 I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED. THIS NOTICE AND THE PLAN AND NEXT ACTION TO BE TAKEN BY THE TOWN OF MEDWAY SHALL BE FURNISHED TO THE REGISTERED PROFESSIONAL LAND SURVEYOR AND RECORDING OF SAID NOTICE.

RESERVED FOR REGISTRY USE

**LEGEND**

- N/F OR FORMERLY FOUND CONCRETE BOUND WITH DRILL HOLE
- N/F FOUND EXISTING APPROXIMATE HYDRANT
- EXISTING CONTOUR LINE
- DEEP TEST HOLE ELEV. BITUMINOUS CONC.
- FIRST FLOOR ELEVATION
- BASMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- BENCHMARK
- WATER GATE
- TEST PITS
- UNDERGROUND ELECTRIC, TELEPHONE & CABLE



**DIG-SAFE NOTE**  
 CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE.  
 CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7233).

**CATCH BASIN PROTECTION**  
 FILTER FABRIC (INSERT)  
 APPROX. LIMITS OF SAWCUT AREA OF SIDEWALK OR DRIVEWAY TO BE PROTECTED TO MATCH EXISTING

**APPROX. LIMITS OF SAWCUT AREA**  
 OF SIDEWALK OR DRIVEWAY TO BE PROTECTED TO MATCH EXISTING

**PROPOSED SIGNS**  
 SUMMER VALLEY LANE & STOP SIGN W/ 12" WIDE PAINTED WHITE STOP BAR

**PROPOSED LIMITS OF SAWCUT AREA**  
 CONTRACTOR TO EXPAND EXISTING CONCRETE AND INSTALL SPOKEWALK TRANSITION CURBING. SPOKEWALK RECONSTRUCTION MUST MEET TOWN OF MEDWAY & ADJACENT HC CROSS-STREET STANDARDS.

**GRAPHIC SCALE**  
 (IN FEET)  
 1" = 20'

**LAND SURVEYING**  
 OPS MAPPING LAND CONSULTING  
 STURBRIDGE, MA 01566  
 Phone: (508) 864-6802  
 e-mail: dfaist@faisteng.com

**FAIST ENGINEERING, INC.**  
 67 HALL ROAD  
 STURBRIDGE, MA 01566  
 Phone: (508) 864-6802  
 e-mail: dfaist@faisteng.com

**SUMMER STREET (RTE. 126)**

**25 SUMMER STREET**  
 PROPOSED "SUMMER VALLEY LANE"  
 DEFINITIVE SUBDIVISION MODIFICATION  
 GRADING & UTILITY PLAN  
 IN  
 MEDWAY, MASSACHUSETTS

DATE: FEBRUARY 28, 2012  
 SCALE: 1"=20'

- UTILITY NOTES:**
1. MEDWAY BOARD OF HEALTH REVIEW AND APPROVAL OF SEWER PUMP CHANGERS & FORCE MAIN DESIGN REQUIRED PRIOR TO BUILDING PERMIT.
  2. FASOLINO HOME IMPROVEMENTS, INC. IS PROVIDING AN APRIL 8, 2011 APPROVAL LETTER FROM OWEN SULLIVAN OF SUMNER & MCFORD, L.L.C. THE CURRENT OWNER OF THE "SPERONI ACRES" SEWER FORCE MAIN, TO BE INTO THE LITTLE TREE & RUSTIC ROAD SEWER FORCE MAIN SYSTEM.
  3. WATER SERVICE SHALL BE AT LEAST 3 FT. AWAY FROM ALL PRIVATE ELECTRIC TELECOMMUNICATION, CABLE, AND GAS UTILITIES. CONTRACTOR TO COORDINATE WITH THESE UTILITIES COMPANY TO INSURE PROPER LOCATION OF ALL UTILITIES.

**NOTE:** THIS DEFINITIVE SUBDIVISION PLAN IS SUBJECT TO A COVENANT TO BE RECORDED WITH THE PLAN.  
 ENDORSEMENT DATE \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF MEDWAY PLANNING BOARD  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RESERVED FOR REGISTRY USE

**RESPONSIBILITIES OF OWNER/PERMITTEE**

- The Owner/Permittee shall:
- Provide the contractor with copies of land-use permits that owner has acquired.
  - Inform all parties involved with the proposed site work of the plan's objectives and requirements.

**RESPONSIBILITIES OF CONTRACTOR**

- The contractor is responsible for preventing erosion of the site and for protecting adjacent storm sewers and waterways from sedimentation.
- The contractor shall:
- Install, monitor, and maintain of the soil erosion and sediment control measures as shown on this plan.
  - Comply with all permit requirements.

**RECONSTRUCTION CONFERENCE** - Prior to Construction, Erosion Control, and Sedimentation Control Conference of the Town of Medway, Massachusetts (Construction Commission) shall hold a pre-construction conference of the site to review the proposed soil erosion and sediment control measures.

**GENERAL CONTROLS**

Cleaning of Stormwater Structures: Cleaning of stormwater structures, including but not limited to pipes, manholes, manhole access, catch basins, and other structures, shall be performed upon completion of the project.

Construction Entrances: Construction entrances shall be installed at the site entrance to the length, width and depth indicated on the plans and shall be maintained in good condition throughout the project.

Vehicle Maintenance: The contractor shall keep paved roadways adjacent to the site on a routine basis to prevent tracking of dirt and debris onto the roadways. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

Waste Disposal: The contractor shall provide an adequate number of covered waste containers to ensure that no litter, debris, building materials, or other materials are discharged to waterways or watercourses. The contractor shall instruct subcontractors to use the containers for waste material. The containers shall be promptly emptied when full.

**DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES**

**TEMPORARY STABILIZATION MEASURES**

**MATCH TIME:** The contractor shall maintain the plans and details. End of the MATCH TIME shall be the time when the contractor shall begin work on the site. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

Stumpcutting or Storage of Excavated Material: Stumpcutting or storage of excavated material shall be performed in accordance with the requirements of the Massachusetts Department of Environmental Protection (MDEP).

Dirt Control: The contractor shall prevent dirt from becoming a nuisance to adjacent property owners. Storm water shall be directed to a stormwater structure or other structure that is designed to collect and store storm water. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

Temporary Stabilization: The contractor shall install temporary stabilization measures on all areas of the site that are not to be constructed. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

Disturbed Portion of the Site: The contractor shall install temporary stabilization measures on all areas of the site that are not to be constructed. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

Disturbed Portion of the Site: The contractor shall install temporary stabilization measures on all areas of the site that are not to be constructed. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

**GENERAL CONDITIONS**

1. If erosion control measures are damaged by construction vehicles, acts of vandalism, or adverse weather conditions, the contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

2. If, during or after construction, it becomes apparent that existing erosion control measures are inadequate to prevent erosion, the contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

3. No construction shall proceed until a written proposal of methods to prevent construction debris, paint, spent fuel materials, or other materials from entering a storm sewer, the wetland, or other sensitive area has been submitted to the Owner and approved by the Owner. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

4. All temporary fill shall be stabilized during use to prevent erosion and shall be suitably contoured to prevent erosion. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

5. Porting of oil, chemicals or other deleterious materials on the ground is prohibited. The contractor shall be responsible for the maintenance of the site, including the frequency of maintenance, or the contractor shall increase the frequency of maintenance to the satisfaction of the owner.

6. All rehabilitating of construction equipment is to take place outside of 100-foot wetlands buffer zone.

7. **DEBRIS:** A SIGN SHALL BE DISPLAYED AT THE SITE NOT LESS THAN TWO (2) SQUARE FEET (S.F.) OR MORE PER THREE (3) S.F. OF DEBRIS. THE SIGN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

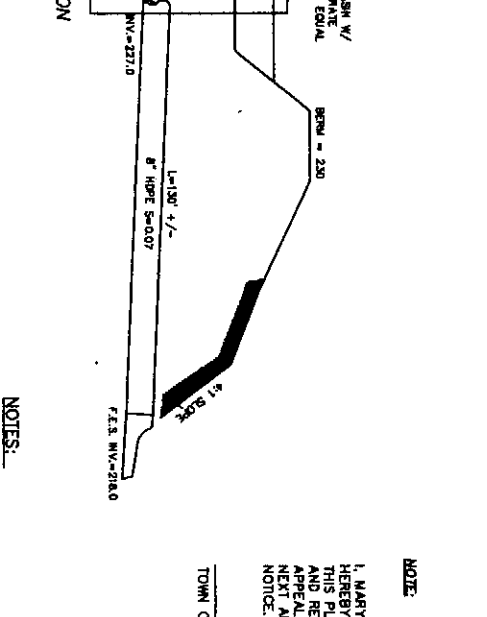
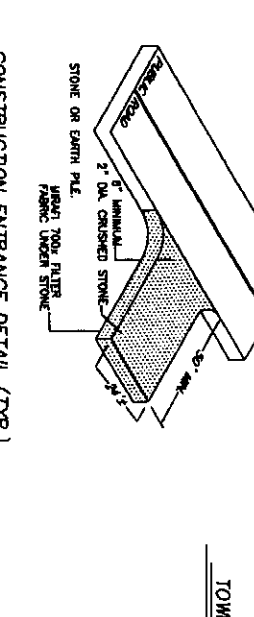
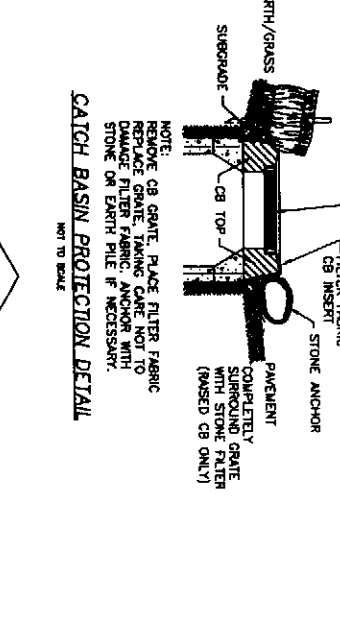
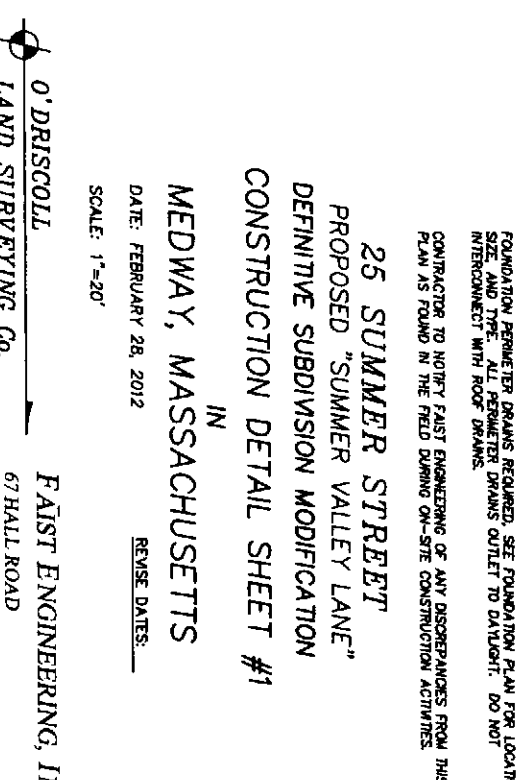
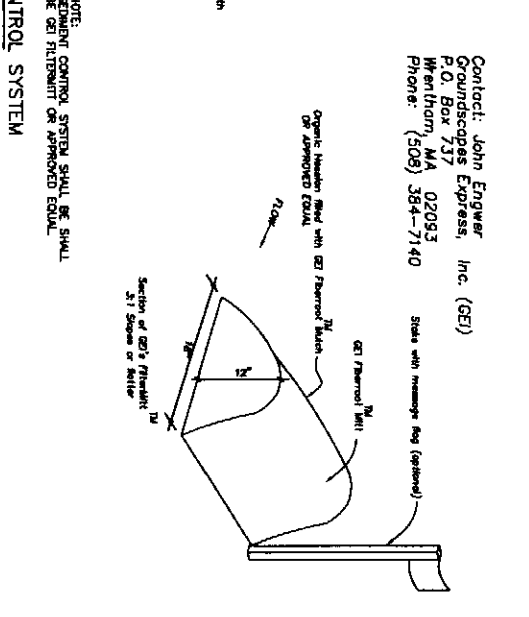
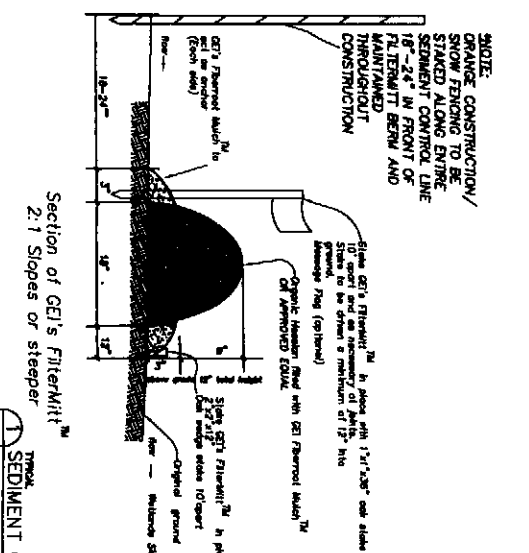
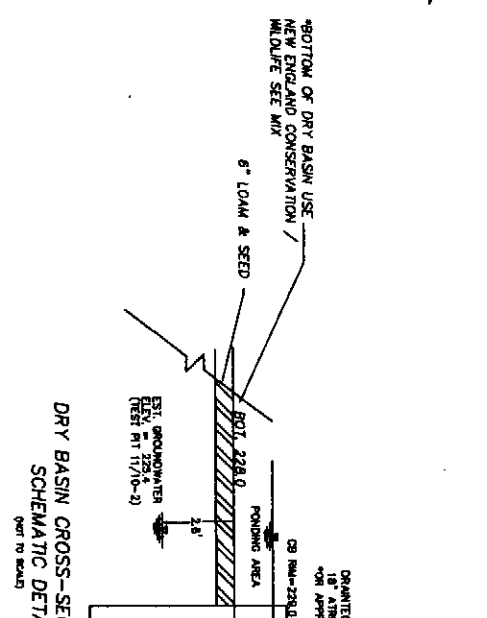
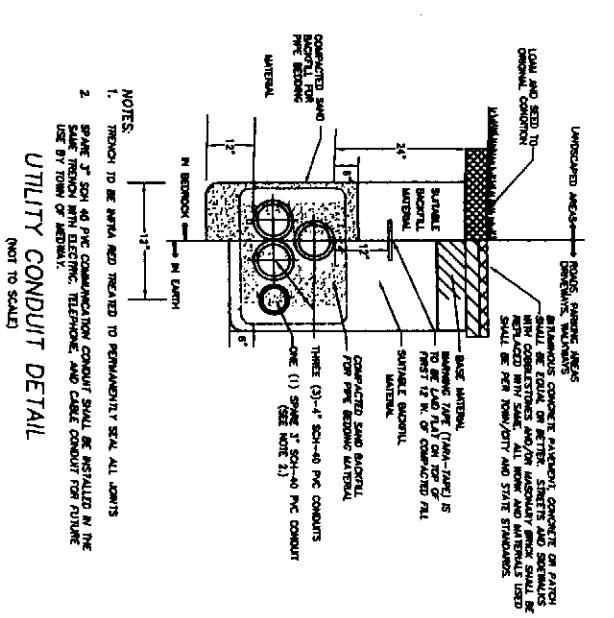
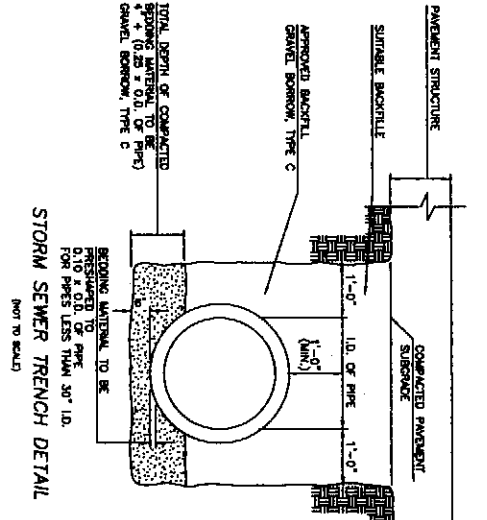
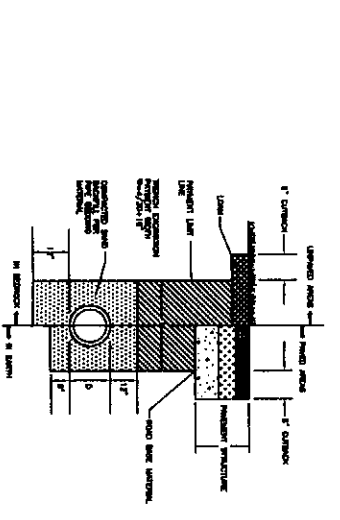
**GEI - NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX**

ALL DISTURBED PORTIONS AND DISTURBED SLOPES SHALL BE TREATED WITH GRASSSEEDS EXPRESS INC. (GEI) NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX. THE SEED MIX PROVIDES A PERMANENT COVER OF GRASSES, MULTISEEDED LEGUMES, AND HERBS TO PROVIDE BOTH EROSION CONTROL AND WILDLIFE HABITAT. THIS MIX IS DESIGNED TO PROVIDE A LOW MAINTENANCE COVER AND IS AN APPROVED APPLICATION FOR OUT AND FILL SLOPES, DISTURBED BASINS, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROPERTIES.

APPLICATION RATE: 25 lbs./acre 1743 SQ. FT. / B.

APPLICATOR: BUREAU OF CONSTRUCTION SERVICES INC. (BCS) NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX. THE SEED MIX PROVIDES A PERMANENT COVER OF GRASSES, MULTISEEDED LEGUMES, AND HERBS TO PROVIDE BOTH EROSION CONTROL AND WILDLIFE HABITAT. THIS MIX IS DESIGNED TO PROVIDE A LOW MAINTENANCE COVER AND IS AN APPROVED APPLICATION FOR OUT AND FILL SLOPES, DISTURBED BASINS, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROPERTIES.

**DIG-SAFE NOTE:**  
1. CONTRACTOR REQUIRED TO NOTIFY THE STATE 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



**TOWN OF MEDWAY PLANNING BOARD**

RESERVED FOR REGISTRY USE

**APPROVAL DATE**

**ENDORSEMENT DATE**

**NOTE:** THIS DEFINITIVE SUBDIVISION PLAN IS SUBJECT TO A "CONVEYANT" TO BE RECORDED WITH THE PLAN.

1. MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

**TOWN CLERK** \_\_\_\_\_ **DATE** \_\_\_\_\_

**NOTES:**

CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN THE FIELD.

THE CONTRACTOR SHALL INSTALL EROSION PROTECTION AND ACCORD AS NECESSARY TO PROTECT AGAINST SOIL EROSION DURING CONSTRUCTION, ROOF DRAINS AND PERIMETER FOUNDATION DRAINS TO BE SEPARATE AS SHOWN ON PLAN SHEET 4 OF 5.

FOUNDATION PERIMETER DRAINS REQUIRED: SEE FOUNDATION PLAN FOR LOCATION, SIZE, AND TYPE. ALL PERIMETER DRAINS OUTLET TO DRAINAGE. DO NOT INTERCONNECT WITH ROOF DRAINS.

CONTRACTOR TO NOTIFY FAST ENGINEERING OF ANY DISCREPANCIES FROM THIS PLAN AS FOUND IN THE FIELD DURING ON-SITE CONSTRUCTION ACTIVITIES.

**25 SUMMER STREET**  
PROPOSED "SUMMER VALLEY LANE"  
DEFINITIVE SUBDIVISION MODIFICATION  
CONSTRUCTION DETAIL SHEET #1

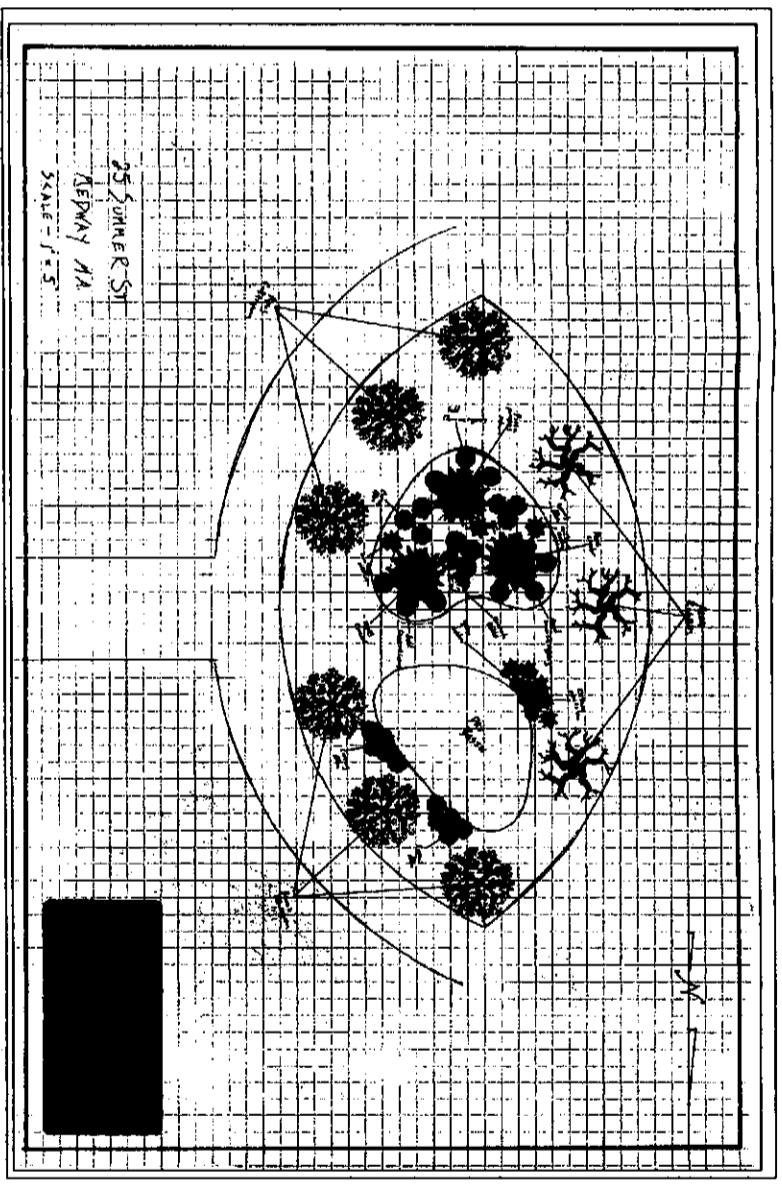
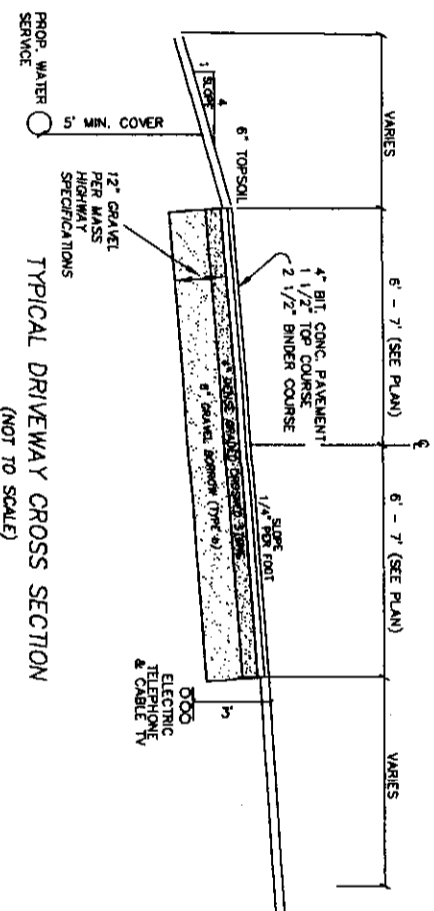
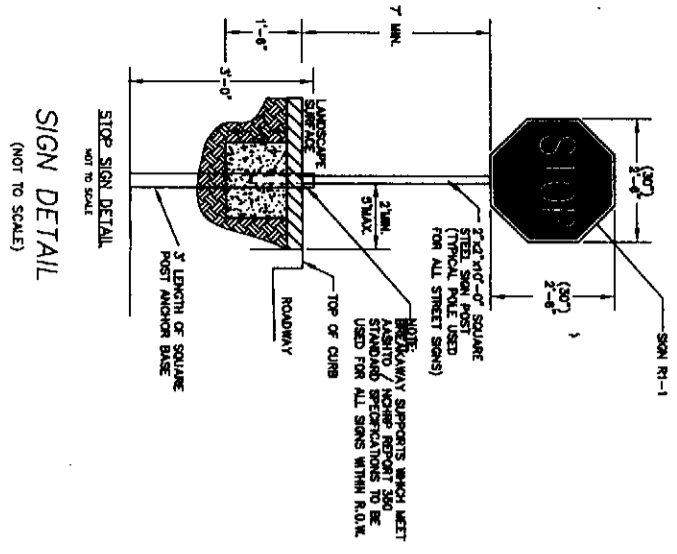
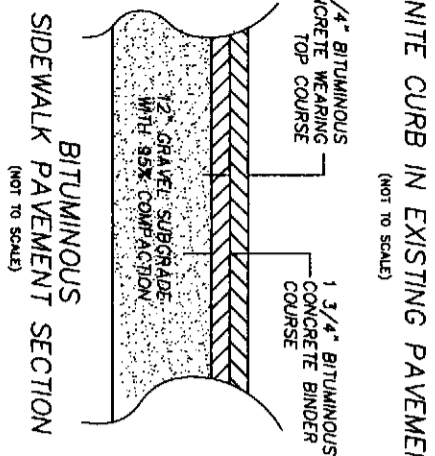
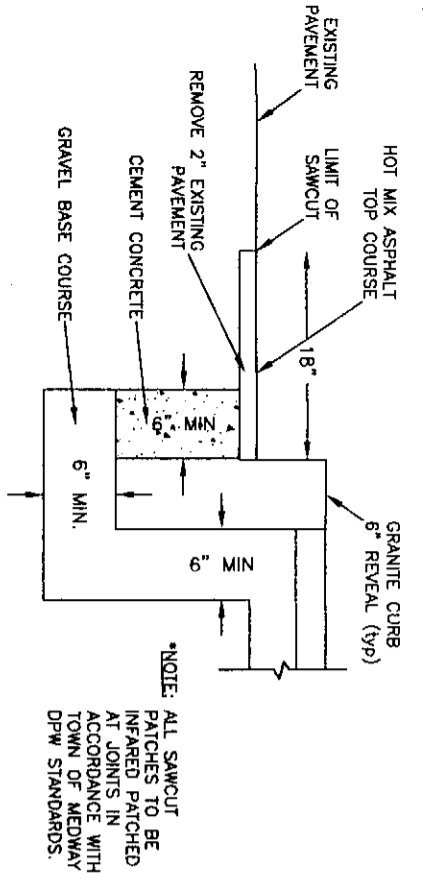
**MEDWAY, MASSACHUSETTS**

DATE: FEBRUARY 28, 2012

SCALE: 1"=20'

**FAIST ENGINEERING, INC.**  
67 HALL ROAD  
STURBRIDGE, MA 01566  
PHONE: (508) 755-7755  
E-MAIL: dfaist@faisteng.com

**O'DRISCOLL LAND SURVEYING CO.**  
LAND SURVEYING GPS MAPPING LAND CONSULTING  
STURBRIDGE, MA 01566  
PHONE: (508) 633-5344  
E-MAIL: dfaist@faisteng.com



LANDSCAPE SKETCH PROVIDED BY  
FASOLINO LANDSCAPE DESIGN & CONSTRUCTION  
(NOT TO SCALE)

NOTES:  
1. PLAN ON FILE WITH PLANNING & ZONING DEVELOPMENT BOARD PREPARED BY FASOLINO LANDSCAPE DESIGN & CONSTRUCTION P.O. BOX 731 MEDWAY, MA 02053 PHONE: (508) 533-4330

RESERVED FOR REGISTRY USE

TOWN OF MEDWAY PLANNING BOARD

ENDORSEMENT DATE \_\_\_\_\_  
APPROVAL DATE \_\_\_\_\_

NOTE: THIS DEFINITIVE SUBDIVISION PLAN IS SUBJECT TO A "COVENANT" TO BE RECORDED WITH THE PLAN.  
I, MARYJANE WHITE, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED. I HAVE THE HONORARY DUTY TO SIGN THE NEXT LATER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**MONUMENTS:**

MONUMENTS INSTALLED ALONG THE STREET SHALL BE A GRANITE OR CONCRETE BOUND NOT LESS THAN THREE FEET IN LENGTH AND NOT LESS THAN FIVE INCHES SQUARE AND SHALL HAVE A 3/8\"/>

**STREET MONUMENT DETAIL**  
(NOT TO SCALE)

**25 SUMMER STREET**  
PROPOSED "SUMMER VALLEY LANE"  
DEFINITIVE SUBDIVISION MODIFICATION  
CONSTRUCTION DETAIL SHEET #2

IN  
**MEDWAY, MASSACHUSETTS**  
DATE: FEBRUARY 28, 2012  
SCALE: 1"=20'

**F A I S T ENGINEERING, INC.**

67 HALL ROAD  
STURBRIDGE, MA 01566  
PHONE: (508) 765-7755  
E-MAIL: [dianst@faisteng.com](mailto:dianst@faisteng.com)

LAND SURVEYING, GPS MAPPING, LAND CONSULTING  
STURBRIDGE, MA 01566  
PHONE: (508) 765-7755  
E-MAIL: [dianst@faisteng.com](mailto:dianst@faisteng.com)

**DIG-SAFE NOTE:**  
1. CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-544-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.