

**September 25, 2012
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

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

ABSENT WITHOUT NOTICE:

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

The Chairman opened the meeting at 7:05 pm.

There were no Citizen Comments.

Consultant Reports

Dave Pellegri, Tetra Tech Rizzo:

The Meadows:

The Board is in receipt of a memo from Tetra Tech Rizzo dated September 25, 2012 regarding The Meadows subdivision. (See Attached)

Consultant Pellegri indicated that a punch list for The Meadows has been recreated and a letter was issued.

Azalea Drive:

Consultant Pellegri also indicated that a punch list and pricing was being created for Azalea Drive.

Rolling Hills Subdivision: 25 Milford ST

Susy reported that Rolling Hills wants to start construction soon. There will be a preconstruction meeting on September 26, 2012 with owner/developer Olga Guerrero. The purpose of the meeting is to explain to the applicant what will need to be done right from the start.

Gino Carlucci, PGC Associates:

Consultant Carlucci indicated that he just spent some time in the United Kingdom. He further explained that there is a rule in the United Kingdom that allows residents to put an addition up to 13 ft. on their house without planning approval.

Member Rogers indicated that the State of Massachusetts is the only State which has the Planning Board making decisions relative to subdivisions.

25 Fairway Lane, Release for Lot 31:

A lawyer representing the current owner is seeking a lot release on this lot in the Cider Mill IV subdivision. (See **Attached** letter dated September 18, 2012 from Jack Smolokoff). The backup documentation was provided along with the covenant.

Member Tucker wanted to know if there are any outstanding issues on the lot.

Susy reported that the street has been accepted for a good number of years.

On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to sign the release of covenant for Lot 31 Cider Mill IV Subdivision (25 Fairway Lane).

The Board signed the necessary paperwork.

Fox Run Farm:

Susy reported this will be carried over to another meeting as the developer had not submitted the construction services funds or the tri-party lending agreement.

PEDB Meeting Minutes:

August 28, 2012:

On a motion made by Karyl Spiller-Walsh and seconded by Bob Tucker, the Planning and Economic Development Board voted unanimously to accept the minutes from August 28, 2012. (Andy Rodenhiser abstained.)

September 11, 2012:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Planning and Economic Development Board voted unanimously to accept the minutes from September 11, 2012. (Andy Rodenhiser abstained).

PUBLIC HEARING CONTINUATION - Norwood Acres Definitive Subdivision Plan 61 Summer St:

The applicant Wayne Marshall and Paul Atwood of Guerriere and Halnon Engineering were both present at the meeting.

The Board is in receipt of a revised review letter from Dave Pellegrini of Tetra Tech Rizzo dated September 25, 2012. (See **Attached**)

Susy Affleck-Childs wanted it entered into the record that Andy Rodenhiser has signed a certification that he reviewed the tape and minutes from the July 24, 2012 meeting. (See **Attached**)

Paul Atwood began his presentation by explaining that he was asked to supply information relative to the sewer line capacity. There was a memo presented dated September 25, 2012 from Guerriere and Halnon relative to the sewer capacity. (See **Attached**).

The Board next discussed the outstanding highlighted issues from Dave Pellegrini's review letter. Those issues include the following:

- #15 The applicant indicated that the iron pins are shown on plan
- #31 – The owner of the easement needs to be clarified
- #41 – Detailed was added about curb and sidewalk at intersection
- #55 – This indicated that headwalls are visible and shall be fabricated with a natural stone appearance to the satisfaction of Board. Dave noted that he is not sure if this is necessary.

Chairman Rodenhiser wanted to know if there were any waivers presented.

The applicant informed the Board that the title search for the sewer easement was completed. This was submitted to the Board for review. **(See Attached communication from Claudia Ferrecchia dated September 13, 2012).**

From the title report, it appears that Owen Sullivan transferred the sewer easement to Speroni's Inc. (restaurant at 45 Milford Street) which then eventually sold the restaurant.

The applicant indicated that the sewer tie in will be on his property.

The condominiums to the south drain to the Marshall property.

The Chairman asked if this should be taken by the Town by eminent domain.

Consultant Pellegrini responded that there is no other way around it. The Town has already tied in.

It was noted that the subdivision decision could reference the fact that Mr. Marshall has no opposition to the Town taking this by eminent domain. The town would take the whole loop in the easement area. We can define this further with the manholes.

Mr. Marshall also communicated that it could be put in decision that the applicant is amenable to having the DPS inspect these sewers making sure they comply according to town specs.

The Board is in receipt of an email dated September 24, 2012 from Conservation Agent Karon Skinner-Catrone indicating that the Conservation Commission voted to accept a future land donation for the open space parcel at 61 Summer St. **(See Attached)**

Mr. Marshall reported he had submitted draft deeds and a homeowners association documents based on samples provided by Susy Affleck-Childs.

Susy reported that Town Counsel had reviewed the draft documents and wants them changed to reflect the most recent private way subdivision homeowner documents. This needs to be done before the Board will endorse the subdivision plan.

The Chairman asked if there was any additional information or comments to be provided.

On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to close the public hearing on the Norwood Acres Definitive Subdivision Plan.

Susy Affleck-Childs informed the applicant that she would like to have another deadline extension until the end of October.

Mr. Marshall signed an extension until October 26, 2012. See **Attached Request**.

Reports:

There will be a CPC meeting on Tuesday, October 2, 2012 to discuss the funding of the Thayer House property.

There is also a meeting on Wednesday, October 3, 2012 to discuss Choate Park and the reconfiguring of the entrance.

Community Signage Project:

Tom Gay reported that a contract with a graphic designer was signed for the Community Signage project. The design firm is from Cambridge. This is moving forward.

The Meadows Subdivision:

There will be a meeting with the neighbors of The Meadows subdivision on September 26, 2012 at 7:00 pm. Town Counsel Barbara Saint Andre will be in attendance to discuss Street Acceptance We need to work out an agreement for a friendly taking.

GIS:

Susy reported the scope of services for Phase 2 of the GIS work has been finalized. This is being funded with the FY 13 capital budget. The contract will go to the Board of Selectmen Monday night (10/1/12) for authorization. The big pushes are for police and fire reporting and call center.

Clean-Up Day:

The Town of Medway is planning a clean-up day on Saturday, April 27, 2012. This is a community wide clean-up.

Waste Management will provide a truck.

EDC Specialist:

The Town of Medway has presented an offer which was accepted by EDC specialist. This will be an independent contractor position. The contract was approved by the Board of Selectmen. Her first day will be Monday, October 1, 2012. The office space is still being worked out.

Chairman Rodenhiser spoke with some of the businesses in the shopping plaza and people have reported a 20% drop in business since the construction began on the water main installation. It is starting to trickle back. It was recommended to get some communication from the Town about paving plans and plowing. It is also important to have this EDC Specialist person talk to businesses and communicate their interest and voices.

Economic Development Committee Recommendations re: Zoning Bylaw Amendments FY2013:

The Board is in receipt of a document dated September 25, 2012 regarding suggestions from the Economic Development Committee regarding Zoning Bylaw Amendments for FY 2013 (See Attached). Paul Yorkis was in attendance to present the EDC's recommendations.

Paul Yorkis started speaking on the Sign regulations and how we need the help from the business community to take part in this process. We must have their input. In the Commercial District there are setback requirements, and the buildings are set back from the street and there should be consideration for the businesses within this district.

Paul further explained that the EDC discussed parking, developing additional site plan review options, looking at signs, and removing the sign regulations from zoning bylaw and replacing them within the general bylaw which would add some flexibility and opportunities to provide incentives for older signs.

Paul Yorkis indicated that the purpose of this recommendation is to make the site plan review simpler for smaller project. More specifically where there is an existing building already on the site. One example of this is Medway Shopping Center. It was also noted that it would make it easier if there was a more expedient timeline. Another suggestion is to eliminate the need for hiring a landscape architect along with a landscape except for large projects.

It was recommended that the fees be reviewed to see if amounts are appropriate.

There was a recommendation to revise the parking regulations. The Town participates in SWAP and MAPC had produced a parking study for the SWAP communities. We have received a model parking bylaw. The idea is to take into account walkability, bicycle parking and motorcycle area. There is currently a formula for parking doesn't take into consideration when pedestrians can walk to restaurants.

Consultant Carlucci will look at this parking capacity in the business area and he will speak with the building inspector.

Paul Yorkis communicated that Medway has the toughest rules and regulations relative to drainage in the region; we need to determine whether or not this is appropriate.

Dave Pellegri will look at modernizing our material standards list.

The Planning Board needs to review the requirement for ANRAD which is for projects 200 ft. away from the water way. The rules currently say that an ANRAD must be completed, but the Planning Board should have a regulation which fits the activity.

The ANRAD serves as the official delineation of wetlands.

Paul Yorkis felt there needs to be further discussion about changing the setbacks requirements. The market will dictate if this will work.

Mr. Yorkis recommended changing the ZBL to allow for a two family structure by right. He suggested encouraging workforce housing where the people can work and live in the community.

It was suggested to change the ZBL to allow for Accessory Family Dwelling unit by right.

There was discussion about recommending the exploration of a mixed use development zoning. The discussion focused at looking at a village residential zone. There was also interest in creating a new type of overlay and a traditional community for mixed use with flexibility.

2013 Planning and Economic Board Meetings Schedule:

On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to accept the 2012 Planning and Economic Board schedule as presented. (See Attached).

Norwood Acres Updated Cost Estimate for Plan Review Services

The Board is in receipt of an updated cost estimate dated September 13, 2012 from Tetra Tech for plan review services for the Norwood Acres subdivision. **(See Attached).**

The change order is in the amount of \$800.00.

Member Tucker wanted to know if the Board needs to recommend approval of the updated cost estimate, or can we just give Susy the OK to proceed.

Susy responded that this new estimate is asking for funding since the scope of the project scope has gone beyond the original estimate. She is not comfortable doing this without the Board's approval.

The Board communicated that Susy has the blessing of the Board to supply the new estimate to the applicant.

Susy responded that when she invoices applicants for plan review and construction services, she is very clear that this is an initial estimate. This should be no surprise.

Bay Oaks Subdivision:

The Chairman Andy Rodenhiser recused himself from discussions at 9:12 pm.

The Board is in receipt of a change order from Tetra Tech dated September 13, 2012 for plan review services for the Bay Oaks subdivision. **(See Attached)**

Tetra Tech Rizzo has supplied a new estimate for the additional work. This amount is \$640.00.

Susy reported that the Bay Oaks Subdivision Certificate of Constructive Approval was prepared by the Town Clerk and can be picked up.

The Notice to Abutters was mailed, the public hearing notice was filed with the Town Clerk and the new public hearing will take place on October 9, 2012. The notice was also circulated to various town boards/departments.

Susy explained that the current draft of the Certificate of Action is an evolving document which will continue to be worked on. It does include the recent recommendations from Town Counsel.

Mr. Rodenhiser responded that there is no change in the ownership until something is sold and nothing is sold. The current agreement for maintenance of the existing private way is 50/50 between him and Mr. Reed. This is in place and it works.

Member Tucker indicated that there is an existing program in place for snow and ice removal.

Member Spiller-Walsh wants to know if someone slides down the road and gets killed, can they sue the Town of Medway.

Member Tucker responded, no, this is a private road.

Member Spiller-Walsh responds, “even if we approved it?”

Member Tucker responds that the documents which have been provided show how he will handle road maintenance.

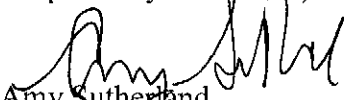
Susy explained that she received a call from Attorney Batog (representing the Giovanella family – abutters). They have not been able to connect, but she will speak with her this week.

Member Tucker felt it would be helpful to have a summary of comments to read at the opening of the hearing. Susy will prepare this for him.

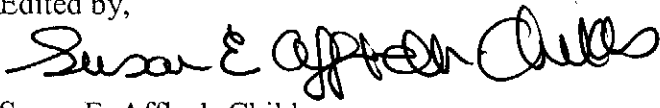
Adjourn:

On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted unanimously to adjourn the meeting at 9:40 pm.

Respectfully Submitted,


Amy Sutherland
Meeting Recording Secretary

Edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator



TETRA TECH

MEMORANDUM

To: Susan Affleck-Childs – Medway Planning and Economic Development Board
Coordinator

Fr: Steven Bouley–Tetra Tech (TT)

Re: **The Meadows
Subdivision Review (Punchlist)
Medway, MA**

Dt: September 21, 2012

RECEIVED
SEP 25 2012

TOWN OF MEDWAY
PLANNING BOARD

On September 21, 2012 at the request of the Medway Planning and Economic Development Board, Tetra Tech (TT) performed a Punch list inspection of The Meadows Subdivision against the As-Built/Street Acceptance Plans for The Meadows dated September 5, 2007 revised August 25, 2009 and our previous Punch List Memo dated September 13, 2009. The following is a list of items and current issues that should be repaired or resolved:

Roadway

1. Street Name signs are not located at the intersections of Goldenrod Drive/Ellis Street and Goldenrod Drive/Cardinal Circle.
2. All Catch basins do not contain hoods.
3. Minor cracking of the pavement is occurring along Goldenrod Drive and Cardinal Circle. The cracks should be sealed to prevent further damage to the pavement.
4. “Caution Sign” located on Goldenrod Drive west of Cardinal Circle is missing.
5. Bounds could not be located on the north side of Goldenrod Drive. This is possibly due to them being buried.

Drainage

6. Drain manhole covers located in grassed areas are partially buried.
7. Detention Basin #1 and #2 are grown in with thick brush and small trees. The outlet control structures and emergency spillways were not able to be accessed.

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

JACK I. SMOLOKOFF
ATTORNEY AT LAW

1017 Turnpike Street
Suite 12A
Canton, MA 02021

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Facsimile: (339) 502 - 6566
E-mail: JISLaw@aol.com

September 18, 2012

Susan E. Affleck-Childs

Medway Planning and Economic Development Coordinator

155 Village Street

Medway, MA 02053



Re: 25 Fairway Lane, Medway, MA

Dear Ms. Affleck-Childs:

Please be advised that I represent the Chiles Holdings, Ltd. the current owner of the above-referenced property.

The property is under agreement to be sold, with an anticipated closing date of September 27, 2012. A recent title search indicates that there is a Planning Board Covenant given by Henry L. Wickett, dated November 17, 1998 and recorded with Norfolk Registry of Deeds in Book 13071, Page 205, for which no Partial Release has ever been recorded for this property, which is described as Lot No. 31 on the recorded subdivision plan.

The subject property has been conveyed several times since the granting of the Covenant. More specifically, the property was conveyed by virtue of the following Deeds:

1. From Henry L. Wickett to Wicket Development Company, Inc. (included Lots 27-32), dated December 14, 1998 and recorded in Book 13071, Page 203.
2. From Wicket Development Company, Inc. to J.M. Barges Corporation, dated July 25, 2000 and recorded in Book 14297, Page 378.
3. From J.M. Barges Corporation to David S. Blood and Beth B. Blood, dated May 24, 2001 and recorded in Book 15073, Page 131.

September 18, 2012

4. From David S. Blood and Beth B. Blood to Stephen McNeill and Janice Rose McNeill, dated January 25, 2003 and recorded in Book 18161, Page 473.
5. Foreclosure Deed from Deutsch Bank Trust Company Americas to Chiles Holdings, Ltd., dated February 25, 2009 and recorded in Book 26454, Page 414.

Request is hereby made for the Issuance of a Partial Release of the subject property from the said Covenant. Attached is a completed Form 1. You have indicated that the Original Partial Release would be signed by the Board at its meeting on September 25, 2012. Kindly advise me when you have the original Release in hand so that we may make arrangements to obtain it in time for our closing.

Thank you very much for your assistance. Please do not hesitate to contact me if you have any questions or comments.

Sincerely,


Jack I. Smolokoff

LAND SUBDIVISION - FORM I

Partial Release of Restrictive Covenant

Planning & Economic Development Board – Town of Medway, MA

We, the undersigned members, being a majority of the Planning & Economic Development Board of the Town of Medway, Norfolk County, Massachusetts, hereby certify on this date that Lot 31 on a plan entitled "Definitive Subdivision Plan of Land in Medway, Mass., Owner/Applicant: Henry Lee Wicket, Hill Street, Medway, Mass., Scale: 1" = 40', Date: January 10, 1997, Schofield Brothers of New England, Inc.", with a final revision date of June 23, 1998, prepared by Schofield Brothers of New England, Inc., which is recorded with the Norfolk County Registry of Deeds as Plan Number 858 of 1998 in Plan Book 461, to which reference may be had for a more particular description, is hereby released from the terms, provisions and conditions as to sale and building thereon as set forth in a Covenant between the Medway Planning Board and Henry L. Wickett dated November 17, 1998 and recorded with the Norfolk County Registry of Deeds in Book 13071, Page 205.

Executed under seal this _____ day of _____, 2012.

Signatures of a majority of the members of the Planning & Economic Development Board of the Town of Medway:

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, SS. _____, 2012

On this _____ day of _____, 2012, before me, the undersigned notary public, personally appeared _____

proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the persons whose names are signed on the above document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

Notary Public
My commission expires:

TETRA TECH

RECEIVED

SEP 13 2012

CHANGE ORDER

1 Grant Street
Framingham, MA 01702

Tel: 508-903-2000
Fax: 508-903-2001

TOWN OF MEDWAY
PLANNING BOARD

Date: September 13, 2012

TTR Project No.: 127-21583-12008

Change Order No. 1

Project: Medway-Worwood Subdivision-Plan Review

Name: Susy Affleck-Childs

Company: Town of Medway Planning and Economic Development Board

Change Order Description: Additional Meetings and Review

NEED FOR EXTRA SERVICE:

Additional coordination and review is required for the above mentioned project due to the complexity of the sewer issue that arose during the review process. The original proposal submitted to the Client by TT provided assumptions for the number of meetings/hearings, and the number of reviews required to complete the project. These assumptions are included in the itemizations below.

DESCRIPTION OF TASKS:

1.1- Additional Meetings and Hearings- The original proposal included the participation in three meetings/hearings with the Medway Planning and Economic Development Board (PEDB) to discuss this project. At this time we have already attended five meetings and anticipate the attendance at 1 additional meeting. Assuming 3 additional meetings @1 hour/meeting@\$160/hour=\$480

1.2 - Additional Site Visit-The original proposal included one site visit to investigate existing conditions. The sewer conditions required one additional site visits to investigate the line from summer street through the site . Assume 1 additional site visit @ 1hour/visit@\$160/hour= \$160

1.3 - Additional Review-The sewer issue required review of easement documents and additional plans to digest the sewer issue associated with the project that was not intended in our original proposal . Assume 1 additional hour of review @\$160/hour= \$160

Change Order 1 Total - \$800

CHANGES TO THE CONTRACT PRICE:

Contract Summary

Original Contract Amount = \$4,111

Change Order 1 = \$800

Adjusted Contract Amount = \$4,911

CHANGES TO THE COMPLETION DATES:

We are prepared to begin work immediately upon authorization and receipt of a signed change order.

As confirmation of your authorization to provide these services and as approval of the budget, please execute and return one copy of this agreement for our records.

TETRA TECH

By: David R. Pellegrini
David R. Pellegrini, P.E.

Senior Project Manager

AGREED AND ACCEPTED FOR:
THE TOWN OF MEDWAY.

By: Susan Affleck-Childs
Susan Affleck-Childs-
Medway PEDB Coordinator

Date: _____
Date Approved by PEDB: _____

RECEIVED
JUL 24 2012

TOWN OF MEDWAY
PLANNING BOARD

CERTIFICATION
PURSUANT TO G. L. c. 39, SECTION 23D
OF PARTICIPATION IN A SESSION OF AN
ADJUDCATORY HEARING
WHERE THE UNDERSIGNED MEMBER MISSED
A SINGLE HEARING SESSION

Note: This form can only be used for missing one single public hearing session.
This cannot be used for missing more than one hearing session.

I, Andy Koderhiser (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of Medway Planning & Economic Dev.
2. I missed a public hearing session on the matter of
Norwood Acres
which was held on 7/10/12
3. I have reviewed all the evidence introduced at the hearing session that I missed which included a review of (initial which one(s) applicable):
 - a. audio recording of the missed hearing session; or
 - b. video recording of the missed hearing session; or
 - c. a transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 24th day of July, 2012.

Andy Koderhiser
Signature of Board Member

Received as part of the record of the above matter:

Date: July 24, 2012

By: Sagee Chiles

Position: Planning & Economic Dev. Coordinator



TETRA TECH

RECEIVED
SEP 25 2012

June 21, 2012
(Revised August 20, 2012)
(Revised September 11, 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: Norwood Acres
Definitive Subdivision Plan Review
Medway, Massachusetts**

Dear Mr. Rodenhiser:

Tetra Tech (TT) has performed a review of the proposed Definitive Subdivision Permanent Private Way Plan for the above-mentioned project. The project includes the construction of a two lot subdivision on a permanent private road proposed off of Summer Street (Route 126). The site is primarily wooded, with open areas vegetated with brush. The new residential buildings will require utility connections including sewer, water, gas, electric, and telecommunications. The sewer services will extend from the existing infrastructure within the on-site sewer easement, while all other utilities will extend from Summer Street. The stormwater design will primarily consist of the construction of two proposed basins that will collect and detain runoff from the proposed development prior to discharging to the adjacent wetlands.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Norwood Acres, Definitive Subdivision Permanent Private Way in Medway Massachusetts", dated June 1, 2012, prepared by Guerrier & Halnon, Inc. (GHI).
- A hydrologic and hydraulic report (Drainage Report) entitled "Hydrologic & Hydraulic Report, dated June 1, 2012, prepared by GHI.
- Application for Approval of a Definitive Subdivision Plan (Form C) and Request for Waiver from Rules and Regulations (Form Q), prepared by GHI.
- Additional miscellaneous application material including an Order of Resource Area Delineation, Designer's Certificate (Form D), Development Impact Report (Form F), and a Soil Suitability Assessment, all prepared by GHI.

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



4. Please verify that the Limit of Clearing line coincides with the Limit of Work line. If they are different, the Limit of Clearing shall be shown also. (Ch. 100 §5.5.35)

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

5. Location of house footprints shall be shown at forty feet (40') by eighty feet (80'). (Ch. 100 §5.5.36)

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

Section 7.0- Design and Construction Standards

6. Several of the Waiver Requests, including items 7.6.2, 7.7, and 7.9.7 as listed on the cover sheet of the plans, require more specificity to identify exactly what provision is to be granted a waiver.

- **TT 8/20/12 Update:** The specific section of the regulation requiring the permit should be added to the cover sheet. For example, the applicant is requesting a waiver from 7.6.2(b), however the cover sheet reads 7.6.2.

- **TT 9/11/12 Update:** This item has been addressed to our satisfaction.

7. A detail shall be provided showing the conduit for all private utilities and shall include a spare communication conduit installed in the same trench with electric, telephone and cable conduit for future use by the Town of Medway. (Ch. 100 §7.6.2 (b))

- **TT 8/20/12 Update:** A detail has been added to the detail plan however we feel that the detail should reflect some type of protective material over the duct bank. When concrete is not used, this is typically achieved by the use of sand and warning tape.

- **TT 9/11/12 Update:** This item has been addressed to our satisfaction.

8. An independent drainage system shall be provided to collect and discharge subsurface runoff from the foundation perimeter drains for the houses along the proposed ways. (Ch. 100 §7.7.4 (d))

- **TT 8/20/12 Update:** Foundation perimeter drains have been added to the plan, however it is unclear where the system discharges on Lot 2. The



- **TT 8/20/12 Update:** A waiver has been requested and thus this item will be tracked along with the other waiver requests.

15. Each lot line shall be completely defined by placing permanent monuments at each point of change in direction of that line. (Ch. 200 § 5-5.16)

- **TT 8/20/12 Update:** The applicant has stated that monuments will be set at all angle breaks. However, this should be shown on the plan.

16. Elevations shall refer to North American Vertical Datum of 1988 (NAVD88). (Ch. 200 § 204-4.D)

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

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

17. There shall be three (3) valves at every road crossing in a section. (Article V-Item 5)

- **TT 8/20/12 Update:** The explanation from the applicant to address this item is not clear. We recommend a meeting at the next public hearing.

18. All mains shall be at least eight (8) inches at a depth of 4.5'. The water main proposed is 4 inches. (Article V-Item 8)

- **TT 8/20/12 Update:** The water main has been modified to six (6) inches which the applicant states was accepted by the DPS.

19. The standard size main shall be reduced to six (6) inches in certain circumstances with termination of a hydrant. There is not a hydrant proposed at the termination, and the size is proposed to be four inches. (Article V-Item 10)

- **TT 8/20/12 Update:** A hydrant and blow off valve has been added to the plan per comments from the Fire Chief to the Applicant.

20. Hydrants shall not be spaced more than 500 feet apart. The proposed water main is approximately 475 feet so the applicant shall get approval from the fire and water departments for the absence of an additional hydrant. (Article V-Item 6)



28. Pre development HydroCAD model has a contributing acreage of 4.99 AC. The post model has 5.58 AC. Both models should be the same.

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

29. Basin 2 outlet configuration does not appear to be modeled accurately. 12" outlet should be modeled as the primary and the two 8" vertical orifices should be modeled as Devices to the primary. The broad crested weir should also be modeled as the secondary.

- **TT 8/20/12 Update:** This item has not been addressed. Our comment above has been modified to reflect the revised conditions.
- **TT 9/11/12 Update:** This item has been addressed to our satisfaction.

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

30. With the road against the property line, will this cause zoning complications for adjacent property?

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

31. Please provide additional information regarding the easement sewer easement running through the site. We would like to see a copy of the easement document and a copy of the utility map showing the utility and right of way connection.

- **TT 8/20/12 Update:** The utility map is attached to the permit application. The easement document is attached to the permit application. The utility map is attached to the permit application.

32. What is the intent of the existing sewer easement running parallel with Trail Drive at the rear of Lot #1.

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

33. Please label the waterline services with size and material information.

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.



- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

41. Please clarify existing and proposed curb and sidewalk at the intersection of Trail Drive and Summer Street. There is an existing curb at this location but I believe the proposed entrance is wider and will require additional curb removal.

- **TT 8/20/12 Update:** Details are provided on the grading plan but it still remains unclear what the results versus what is proposed. We would like to see the details for the proposed sidewalk and how more detailed.

42. The method of connection for the waterline should be provided.

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

43. The applicant should verify that the existing water gate is on the main and not on the hydrant service.

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

44. What type of pipe (material) is to be used for stormwater?

- **TT 8/20/12 Update:** The applicant has stated that the pipe shall be RCP which is acceptable, however we would request that a label be added to
- **TT 9/11/12 Update:** This item has been addressed to our satisfaction.

45. What is "H.Q. Drain Pipe"?

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

46. What is the "Typical Trench Detail" to be used for, since there is additional trench details provided for PVC, H.Q., and DI pipe.

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

47. With the grading Basin #2, is it necessary to modify the rim elevation of the existing SMH in that area?

- **TT 8/20/12 Update:** This item has been addressed to our satisfaction.

48. The size and type of the pipe used for the sewer services shall be labeled.



TETRA TECH

New Comments

5. Hand walls that are visible from a way shall be fabricated with a natural stone appearance to the satisfaction of the board.

The following Waivers were requested on Form Q and therefore the current non-compliance of these items with the regulations were not included in the comments above:

- Section 7.10.2-Curbs and Berms
- Section 7.9.7-Roadway Construction
- Section 7.7.2(p)-Stormwater Management Procedures
- Section 7.6.2(b)-Water Facilities Installation
- Section 7.17.1-Fire Alarms
- Section 7.21-Street Lights
- Section 6.8-Street Acceptance
- Section 5.7.28-Streetlight Locations
- Section 5.7.31-Location of Open Space

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

Very truly yours,

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

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



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING
www.guerrierandhalnon.com

Est. 1972

G-6326

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone (508) 473-6630
Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
Phone (508) 528-3221
Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone (508) 234-6834
Fax (508) 234-6723

September 25, 2012

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

RECEIVED
SEP 25 2012

TOWN OF MEDWAY
PLANNING BOARD

RE: 61 Summer Street, Norwood Acres

Dear Mr. Rodenhiser:

As you requested, this letter provides responses to the question if the existing 10 inch cross country sewer line that runs through the site has the capacity for two three bedroom house to tie into it. The following calculation shows that the existing sewer line can support the minimal flow that the two single family houses will generate.

Total flow generated from existing dwellings that currently use the cross country sewer line is 138,631 c.f. per 6 months or 5,760 gallons per day. This information was taken from water meter readings supplied by the town.

Full capacity of existing sewer pipe:

The existing sewer line is a 10 inch pvc sewer pipe at the slope of 0.28 %.

From table conversion factor is 448.8 (conversion of cfs to gal/min.)

From Manning's equation the size and slope of pipe at full capacity is 1.6 cfs

1.6 cfs (448.8) = 718 gal/min.

Total flow in existing sewer line:

5,760 gal/day(existing) + 660 gal/day(proposed) = 6,720 gal/day

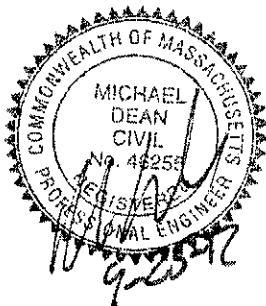
From table conversion factor is 1,440 (conversion of gal/day to gal/min.)

6,720 gal/day / 1,440 = 4.7 gal/min.

Peak factor would be 10 = 47 gal/min.

Peak flow conditions = 47 gal/min. < the capacity of the existing 10" sewer pipe = 718 gal/min.

If you have any additional questions, or if you need any more information, please do not hesitate to contact this office.



Sincerely,

Michael Dean, P.E.
Engineering Manager

RECEIVED
SEP 13 2012

Claudia M. Ferrecchia
Title Examinations

TOWN OF MIDWAY
PLANNING BOARD

29 Norwood Street
Marlborough, MA 01752
c.ferrecchia@verizon.net/ 774-249-4116

TITLE REPORT

PROPERTY: Medway – Sewer easements located off of Summer Street as shown on Plan Book 452, Plan 780 and on Plan Book 466, Plan 406.

1. Sewer easement granted by David E. Sistrand, Jr. and Renee M. Sistrand to Narducci Corp. dated August 27, 1997 recorded in Book 12091, Page 252 and shown on Plan Book 452, Plan 780;
2. Sewer easement granted by Wayne E. Marshall and Sheila A. Marshall to Narducci Corp. dated November 12, 1997 recorded in Book 12091, Page 253 and shown on Plan Book 452, Plan 780;
3. Sewer easement granted by Thomas R. Reardon and Kim E. Reardon to Wayne E. Marshall and Sheila A. Marshall dated November 18, 1997 recorded in Book 12112, Page 398 and shown on Plan Book 452, Plan 780;
4. Easement granted by Narducci Corp. to Owen Sullivan, Trustee of Summer Milford Realty Trust for construction and maintenance of a 20' wide sewer easement shown on the Sewer Main Plan and Profile for Dearview Meadows, dated June 21, 1999 recorded in Book 13574, Page 589;
 - a) Instrument also assigns to Summer Milford Realty Trust its rights in Sistrand sewer easement in Book 12091, Page 252 and in Marshall sewer easement in Book 12091, Page 253;
 - b) Instrument provides that Narducci Corp. has the primary responsibility of maintaining sewer lines and systems for the benefit of the Grantee at the time Narducci Corp. (and successors or assigns) ties in to said system, and failing that, the Grantee may repair/replace said system with the cost being the responsibility of Narducci Corp. (and successors and assigns);
5. Sewer Construction and Tie-in Agreement dated June 21, 1999 recorded in Book 13574, Page 593;
 - a) Summer Milford Realty Trust shall construct and install the sewer line over Narducci Corp. land at its sole cost and expense;
 - b) Narducci Corp. has the right to "tie-in" to the sewer line;
 - c) Wayne E. Marshall and Sheila A. Marshall extend their easement rights to Summer Milford Realty Trust for the benefit of the Trust land;
 - d) David E. Sistrand, Jr. and Renee Sistrand extend their easement rights to Summer Milford Realty Trust for the benefit of the Trust land;
 - e) Thomas R. Reardon and Kim E. Reardon extend their easement rights granted to Marshalls and their license for installation and construction of

sewer line tie-in granted to Narducci Corp., to Summer Milford Realty Trust for the benefit of the Trust land.

6. Owen Sullivan, Trustee of the Summer Milford Realty Trust conveys its easement rights in Book 13574, Page 589 and rights in the Sewer Construction and Tie-in Agreement in Book 13574, Page 593, to Speroni's, Inc. by Grant of Easement dated February 22, 2000 recorded in Book 14014, Page 54.
7. The Summer Milford Realty Trust property and the Speroni property lie on the southerly side of Milford Street.
8. Narducci Corporation conveys the property shown as Lots 1, 2 and Parcel A on Plan Book 471, Plan 834, comprising the land known as Dearview Estates Condominium (Kingston Lane), to Dearview Properties, LLC by deed dated March 17, 2000 recorded in Book 14053, Page 297. Land is conveyed subject to the easements granted in book 13574, Page 589 and subject to and with the benefit of the sewer construction and tie-in agreement in book 13574, Page 593.

MY EXAMINATION BEGINS: AUGUST 14, 1996

MY EXAMINATION ENDS: SEPTEMBER 11, 2012 at 4:00 p.m.

REMARKS:

1. Search begins with deed of Lot 6, Plan Book 274, Plan 723 to Narducci Corp. dated August 14, 1996 recorded in Book 11478, Page 306 (no copy).
2. Sistrand, Marshall, Reardon, Narducci Corp., Summer Milford Realty Trust and Speroni's Inc. all run for instruments impacting easement area from August 14, 1996 to date.
3. I find no record of the license and tie-in agreement granted by Reardon to Narducci Corp. referred to in Book 13574, Page 593.

Schedule

Location: MEDWAY SUMMER STREET + MILFORD STREET Sheet No. _____

Grantor: SEVER EASEMENTS / AGREEMENTS / DEEDS From: 8-14-96 To: 9-11-12

Title by deed of estate of: _____ Date: _____ Book _____ Page _____

NARDUCCI Corp.

Rec. Date	Book-Page	Inst.	GRANTEE	Location/Remarks	Sheet No.
8-14-96	11478-300	DD	BROWN to NARDUCCI Corp.	L-6 (284-723) d-8-14-96 LEAS-DCU RT (RT-1368)	✓ No Copy
11-18-97	12091-252	ESMT	SISTRAND to NARDUCCI Corp.	RTS-ESMT - (CONSTRUCT + MAINTN) 20' WD (452-780) d-8-27-97	✓
11-18-97	12091-253	ESMT	MARSHALL to NARDUCCI Corp.	ESMT RTS - CONSTAT + MAINTN 20' WD SUR ESMT (452-780) d-11-12-97	✓
11-26-97	12112-398	ESMT	REARDON + MARSHALL	ESMT RTS - CONSTAT + MAINTN 20' WD SUR ESMT (452-780) d-11-18-97	✓
6-9-98	125168-146	O/C	#216-470 - Milford + Summer Sts	5-19-98 Cplc -	28859-114
6-10-11	28859-114	CERT	#216-470 Full Cplc	6-2-11	✓
6-10-11	28859-117	CERT	#216-511 Full Cplc	6-2-11 Am. 13899-420	OK
6-10-11	28859-120	CERT	#216-512 - Full Cplc	6-2-11 Am. 13899-433	OK
7-2-99	13574-589	ESMT	NARDUCCI Corp to Summer Milford Rty TR	20' WD SUR ESMT (416-406) W/ ASSN RT IN ESMT C 12091-252 + 253 6-21-99	✓
7-2-99	13574-591	AGMT	Subord - Medway Corp BK	+ ESMT 13574-589	OK
7-2-99	13574-593	AGMT	Summer Milford RT / NARDUCCI Corp / MARSHALL (REARDON SUR ESMT) / SISTRAND / MARSHALL + REARDON - DEED RTS to SMRT -	d-6-21-99	✓
12-9-99	13899-400	ACSN	Comp Amt - DEARVIEW MEADOWS	(471-834) 3-17-99	
12-9-99	13899-420	O/C	#216-511-55 Summer St	9-17-99 Cplc -	28859-117
12-9-99	13899-433	O/C	#216-512	9-17-99 Cplc	28859-120
3-17-00	14053-297	DD	DEARVIEW PROPERTIES LLC	L's 12 PCLA (471-834) ST ESMT C 13574-589 + AGMT C 13574-593, 3-17-00	✓

Bkcy: _____
 Probate: _____
 Federal Liens: _____
 State Liens: _____

Schedule

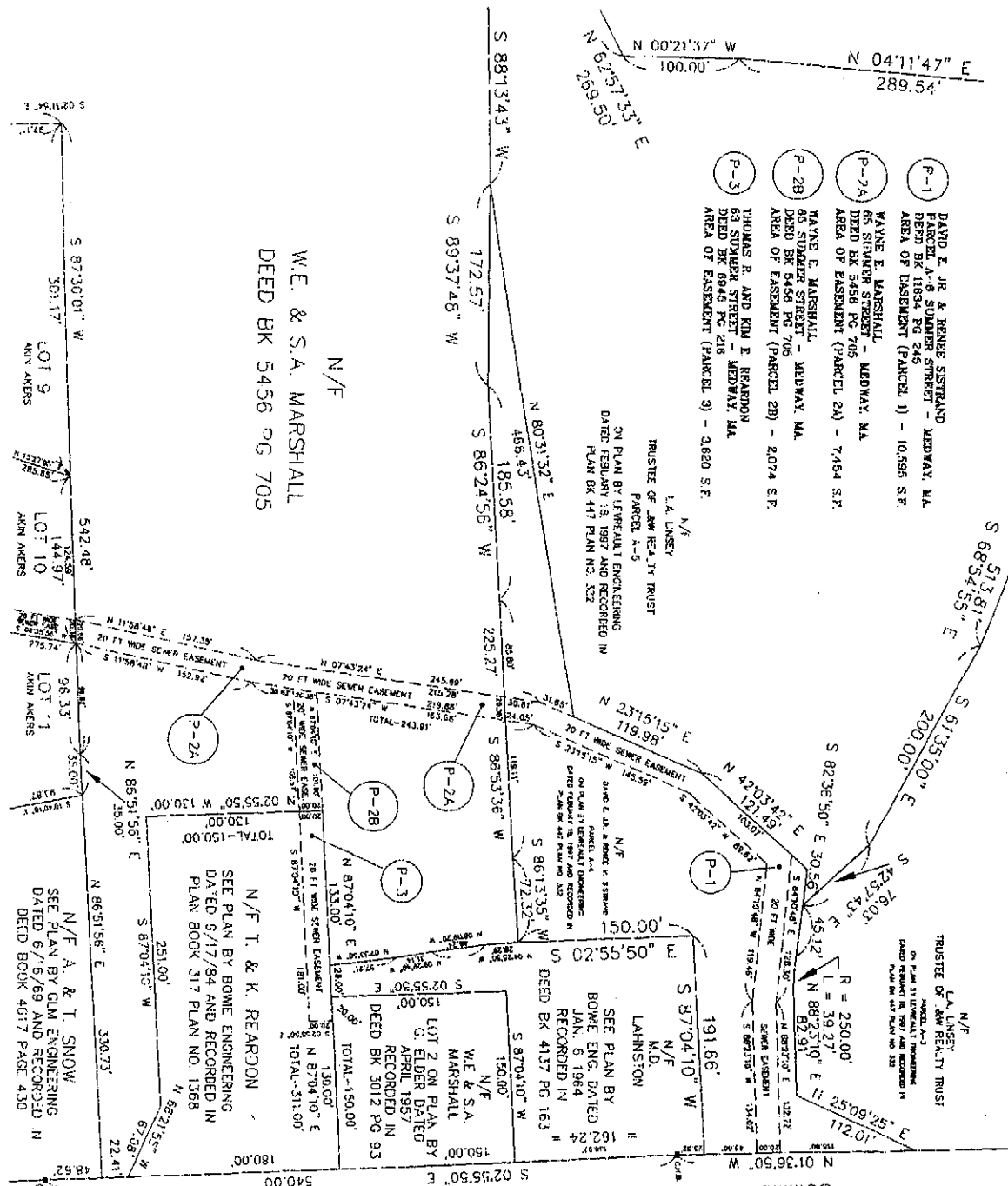
Location: Medway - Summer Street + Milford Street Sheet No. _____

Grantor: SEWER EASEMENT / AGREEMENTS / DEEDS From: 8-14-96 To: 9-11-12

Title by deed estate of: _____ Date: _____ Book _____ Page _____

Rec. Date	Book-Page	Inst.	GRANTEE	Location/Remarks	Sheet No.
10-31-01	15700-505	dd	DEARVIEW PROP TO TOWN OF MEDWAY	Open Space Pct. (471-834) } 01-10-23-01	
4-16-98	12408-109	dd	Speroni's Inc to Summer Milford Rely Tr	L's 1-15 (455-242) } 4-6-98 } OWEN SULLIVAN, TR } w/ PCL B + PCL C / TITLE - 5/5 AN PLAN }	5/5 MILFORD ST
2-23-00	14014-49	ESMT	Speroni's Inc to Sma Milf Rely Tr	12-29-99 } 20' WID SEWER CONSTRUCT + MAIN LINES (472-15) } for benefit of L's 13, 14, 15 (455-242) } 5/5 MILFORD ST	N O Cpu
2-23-00	14014-54	ESMT	Summer Milford Rely Tr to Speroni's Inc	ESMT - RUSTIC RD (472-15) } + ESMT REC - 13574-5894 } AGMT - 13574-593 2-22-00 } *	
4-29-03	18782-516	dd	Speroni's Inc to PMAI GROUP LLC	PCL A (472-85) 4-29-03 } Subtract 20' UTIL EASEMENT ON PLAN }	- 5/5 MILFORD ST N/L
7-12-05	22031-545	T/C	TOWN MEDWAY - RELOC SUMMER ST	(540-4175P) 6-27-05	OK
5-27-99	13475-585	Gov	PLAN Bld - Hawk Ridge	(447-372) (465-307) 5-25-99 } OF MILFORD ST }	N/A TO LOCUS
12-22-10	28430-86	TRUST	CLAY - W. MARSHALL + D. MARSHALL	TR - 12-17-10	
12-22-10	28430-188	dd	TO TRUST -	L-2 (2012-93) 12-17-10	
12-22-10	28430-190	dd	ANDREW J + MATTHEW W MARSHALL	- PCL A (465-307) 12-17-10	

Bkcy: _____
 Probate: _____
 Federal Liens: _____
 State Liens: _____



W.E. & S.A. MARSHALL
DEED BK 5456 PG 705

N/F

N/F A. & T. SNOW
SEE PLAN BY CLM ENGINEERING
DATED 6/7/69 AND RECORDED IN
DEED BOOK 4617 PAGE 430

N/F T. & K. REARSON
SEE PLAN BY BOWME ENGINEERING
DATED 5/17/84 AND RECORDED IN
PLAN BOOK 317 PLAN NO. 1368

SEE PLAN BY
BOWME ENG. DATED
JAN. 6, 1964
RECORDED IN
DEED BK 4137 PG 163

N/F
E.A. LINSLEY
TRUSTEE OF LAW REALTY TRUST
PARCEL 2-5
ON PLAN BY LEHRELLT ENGINEERING
DATED FEBRUARY 18, 1987 AND RECORDED IN
PLAN BK 447 PLAN NO. 132

- (P-1) DAVID E. JR. & RENEE SISTRAND
PARCEL A-6 SUMNER STREET - MEDWAY, MA
DEED BK 11834 PG 245
AREA OF EASEMENT (PARCEL 1) - 10,595 S.F.
- (P-2A) KAYNE E. MARSHALL - MEDWAY, MA
65 SUMNER STREET PG 705
AREA OF EASEMENT (PARCEL 2A) - 7,484 S.F.
- (P-2B) KAYNE E. MARSHALL - MEDWAY, MA
65 SUMNER STREET - MEDWAY, MA
DEED BK 5456 PG 705
AREA OF EASEMENT (PARCEL 2B) - 2,074 S.F.
- (P-3) THOMAS R. AND KIM E. REARSON
63 SUMNER STREET - MEDWAY, MA
DEED BK 6946 PG 216
AREA OF EASEMENT (PARCEL 3) - 3,880 S.F.

NO.	DATE	DESCRIPTION	BY
107/97	10/31/97	SEWER EASEMENT TO MARSHALL'S INTEREST	DESIGNONE
40	0	40	80
0	40	80	160

DESIGNONE SURVEY SERVICE, INC.
20 CORNICE STREET, MEDWAY, MASSACHUSETTS
SHEET 1 OF 1

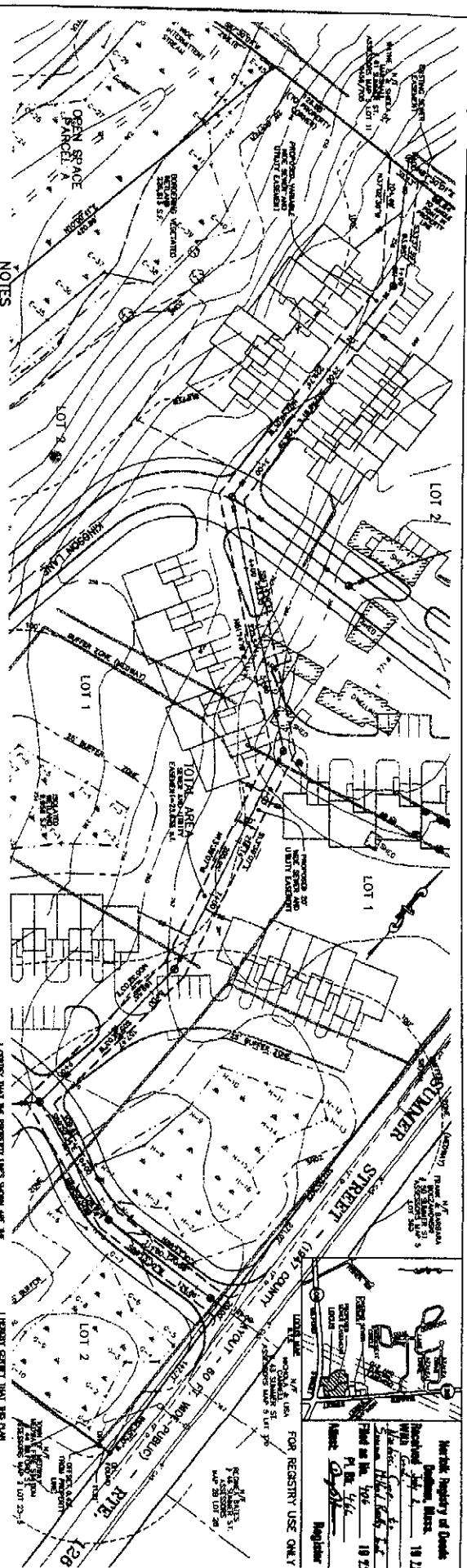
SUMMER (1947 COUNTY LAYOUT - 80 FEET WIDE) STREET

HIGHLAND STREET

QUARTER 200 OF THE ACTS OF 1964
I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED BY ME OR UNDER MY CLOSE
PERSONAL SUPERVISION AND THAT I AM A
LICENSED PROFESSIONAL LAND SURVEYOR
AND REGULATIONS OF THE REGISTER OF
DEEDS-GEOGRAPHIC SURVEYS AS AMENDED AND
APPROVED APRIL 11, 1990.
DATE: 10/31/1997
REGISTERED PROFESSIONAL LAND SURVEYOR
David S. Anderson
10/31/1997

Maple Registry of Deeds	10/31/97
Book No.	1032
Page No.	1032
Book No.	1032
Page No.	1032

③ Au-406

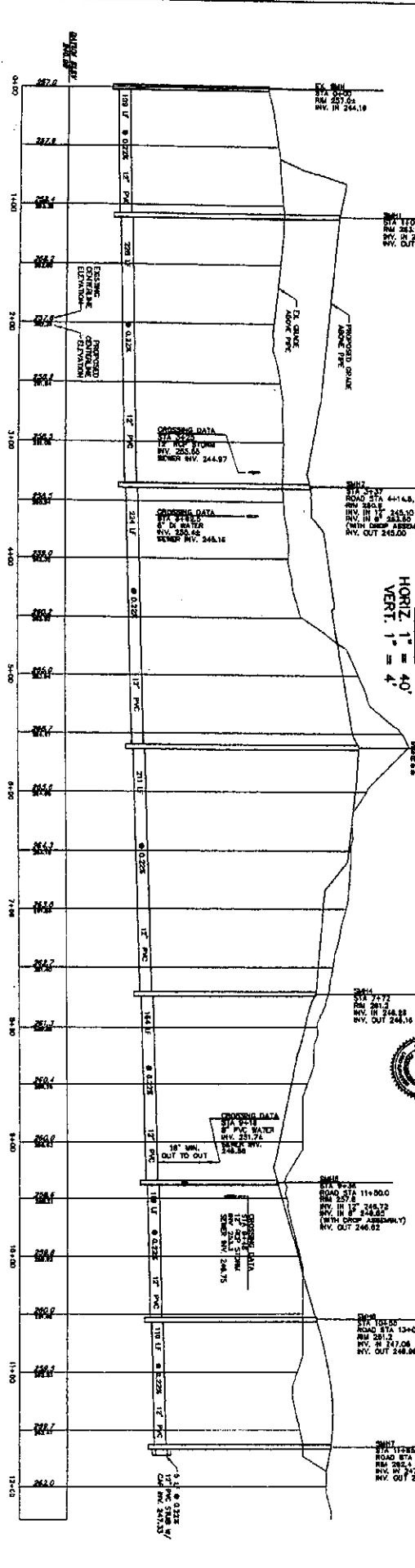


NOTES

1. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE SEWER MAIN AND ALL UTILITY DEVICES TO BE INSTALLED FROM THE INFORMATION PROVIDED BY THE OWNER AND THE RECORD DRAWINGS AND SURVEY DATA. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR THE RECORD DRAWINGS AND SURVEY DATA.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS FOR THE SEWER MAINS SYSTEMS."

PLAN
1" = 40'

PROFILE
HORIZ. 1" = 40'
VERT. 1" = 4'



Atlantic DESIGN ENGINEERS, L.L.C.
P.O. Box 1051, Sandwich, MA 02563 (508) 898-9282

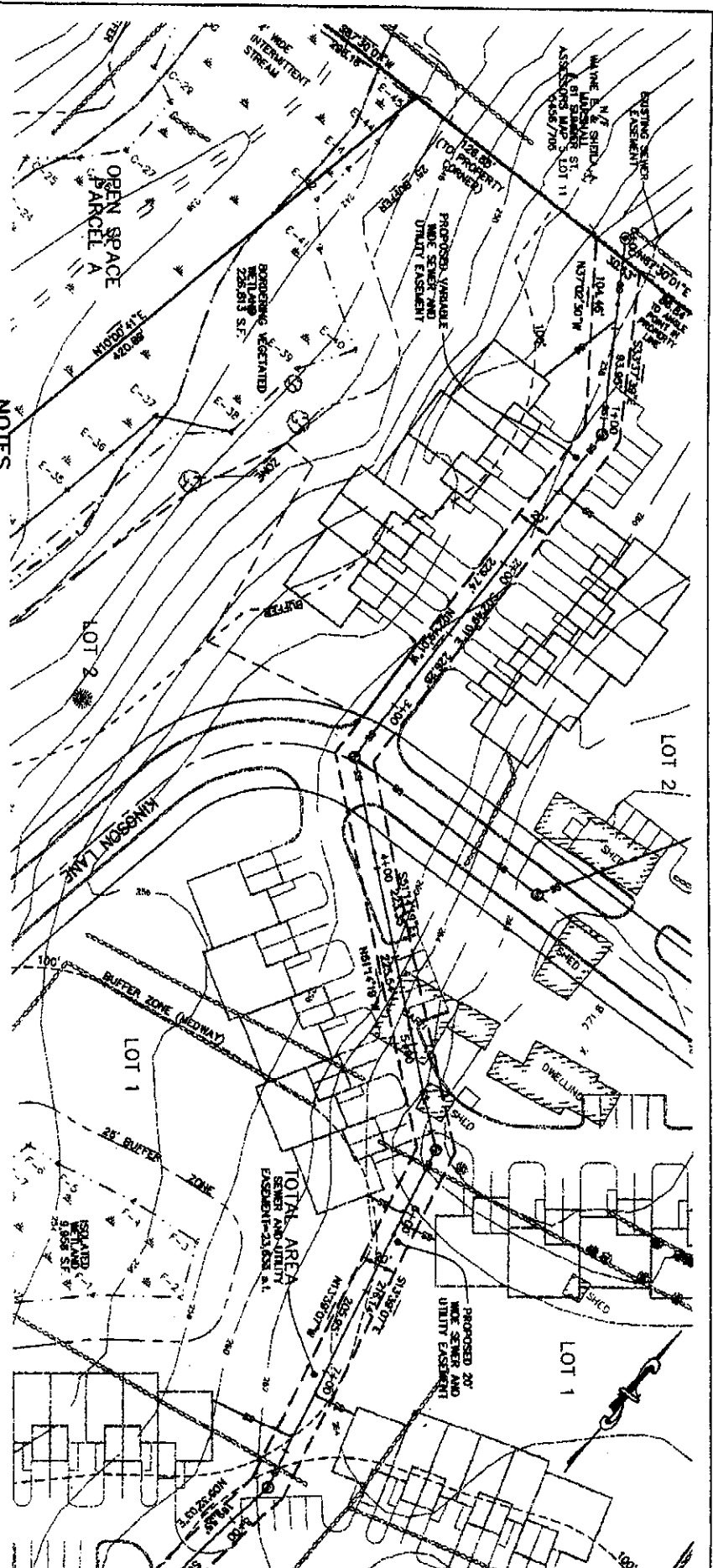
DESIGNED BY: [Signature] DATE: [Date]
DRAWN BY: [Signature] DATE: [Date]
CHECKED BY: [Signature] DATE: [Date]
APPROVED BY: [Signature] DATE: [Date]

SCALE: 1" = 40'

OWNER AND APPLICANTS: NARUCCI CORPORATION, 17 NORTH STREET, MEDWAY, MASSACHUSETTS 02053

SEWER MAIN PLAN AND PROFILE: DEARVIEW MEADOWS, MEDWAY, MASSACHUSETTS, MAY 14, 1999

Sheet 1 of 1
JOB NUMBER: 1755.1



NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE SAFE, TRUCK OR BARGE, AND TO OBTAIN NECESSARY PERMITS FOR LOCATION OF ALL UNDERGROUND UTILITIES AND UTILITY COMPANY AND D.P.W. APPROVALS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEDWAY SEWER DEPARTMENT.

PLAN
1" = 40'

PROFILE
HORIZ. 1" = 40'
VERT. 1" = 4'

NOTES:
RIM ELEVATION SHOWN REFLECT PROPOSED FINISHED GRADES OF THE DENVER MEADOWS TOWNHOUSE PROJECT. IF SEWER IS CONSTRUCTED PRIOR TO COMPLETION OF THE TOWNHOUSE DEVELOPMENT, ADJUST RIMS TO ONE FOOT ABOVE EXISTING GRADE.

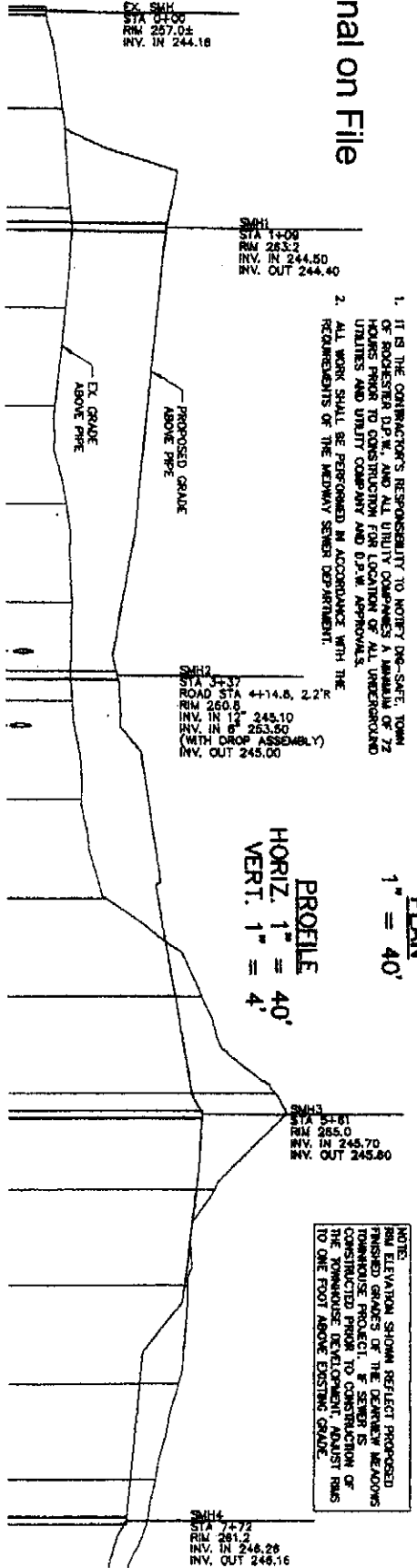
Original on File

EX. SHT. STA. 0+00 RIM 257.0± INV. IN 244.16

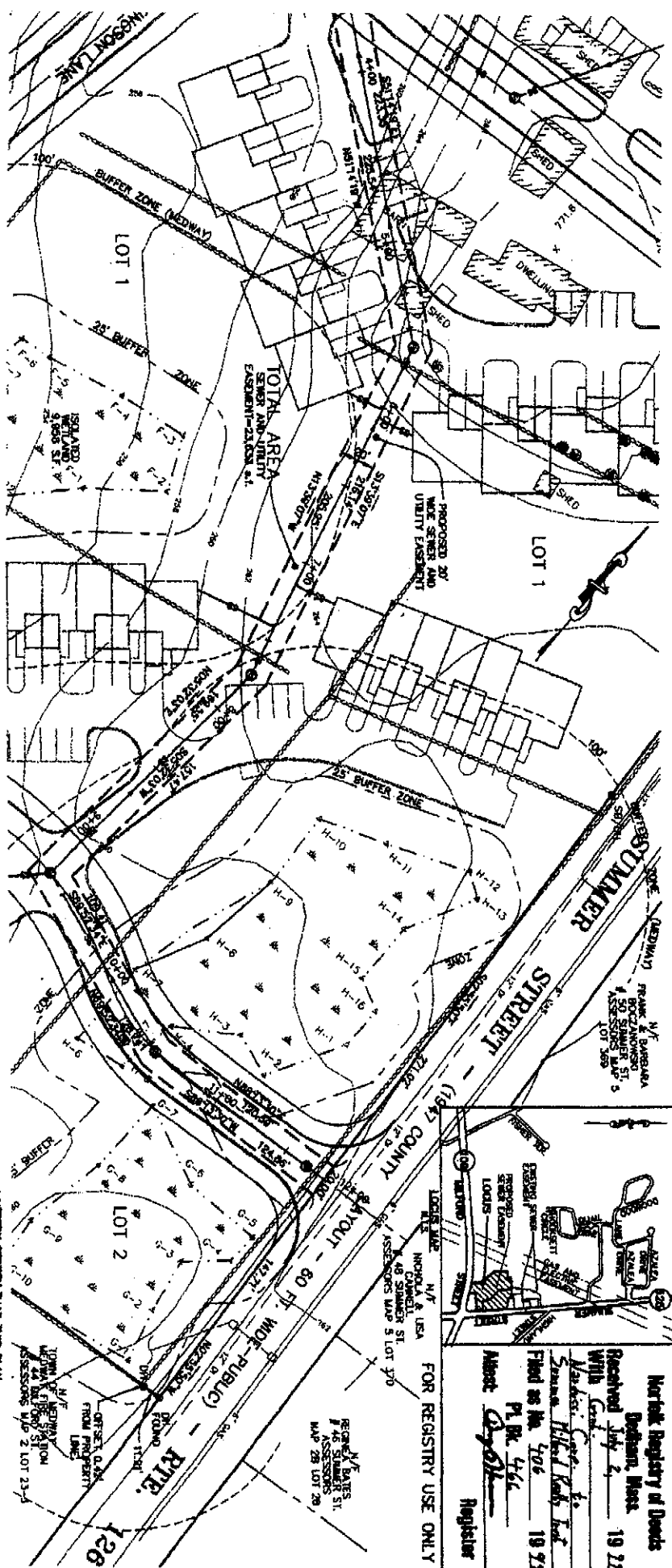
SHT. STA. 1+00 RIM 263.2 INV. IN 244.50 INV. OUT 244.40

SHT. STA. 3+47 ROAD STA. 4+14.8, 2+2' RIM 260.8 INV. IN 245.10 INV. IN 245.60 (WITH DROP ASSEMBLY) INV. OUT 245.06

SHT. STA. 4+72 RIM 261.2 INV. IN 248.26 INV. OUT 248.16



466-466



PLAN
1" = 40'

PROFILE
HORIZ. 1" = 40'
VERT. 1" = 4'

NOTES:
RIM ELEVATION SHOWS SELECT PROPOSED FINISHED GRADES OF THE DEANNEY MEADOWS TOWNHOUSE PROJECT. IF SEWER IS CONSTRUCTED PRIOR TO CONSTRUCTION OF THE TOWNHOUSE DEVELOPMENT, ADJUST RIMS TO ONE FOOT ABOVE EXISTING GRADE.

SM14
STA 74+72
RIM 281.2
INV. IN 246.28
INV. OUT 246.16



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE RESULT OF A SURVEY MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE ENGINEERING BOARD AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING CORPORA OR FOR NEW WAYS ARE SHOWN.

02/11/91

SM15
STA 9+36
ROAD STA 11+80.0
RIM 257.5
INV. IN 17 246.72
INV. IN 6 246.65
(WITH DROP ASSEMBLY)
INV. OUT 246.62

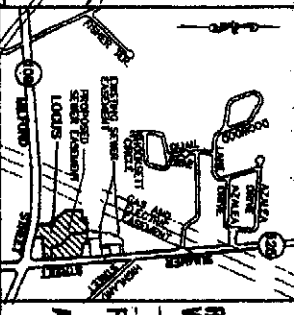


I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE STATE ENGINEERING BOARD AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING CORPORA OR FOR NEW WAYS ARE SHOWN.

02/11/91

SM17
STA 11+85
ROAD STA 144+10.0
RIM 282.4
INV. IN 247.42
INV. OUT 247.32

DATA
AFTER



Notice: Registry of Deeds
Dedham, Mass. 19 22

Received July 2, 19 22

Filed as No. 4706 19 21

PL BK 466

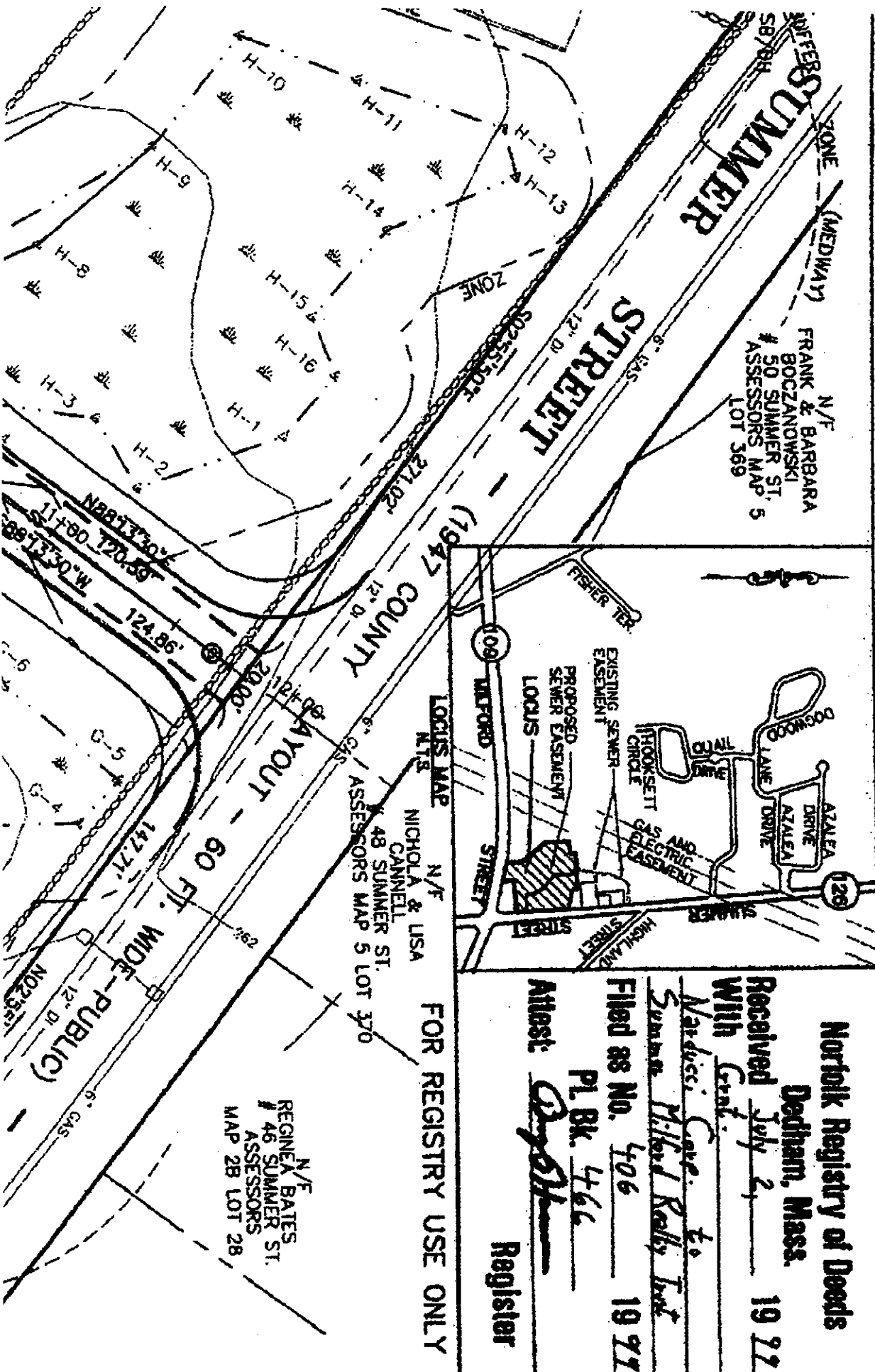
Amount \$ 2000

Register

REGINALD BATES
PL 46
ASSESSOR
MAP 28 LOT 29

FOR REGISTRY USE ONLY

406-406



N/F
FRANK & BARBARA
BOGZANOWSKI
50 SUMMER ST. 5
ASSESSORS MAP 5
LOT 369

LOCUS MAP
N/F
NICHOLA & USA
CANNELL
48 SUMMER ST.
ASSESSORS MAP 5 LOT 370

N/F
REGINEA BATES
46 SUMMER ST.
ASSESSORS
MAP 28 LOT 28

FOR REGISTRY USE ONLY

Norfolk Registry of Deeds

Dedham, Mass.

Received July 2, 1927

With Cert.

*Narducci, Care. to
Summer Milford Realty Trust*

Filed as No. 406 1927

PL BK. 466

Attest:

[Signature]

Register

BK 12091 PG 252

123421

10
25 pl
(4)

EASEMENT

WE, DAVID E. SISTRAND, JR. AND RENEE M. SISTRAND, husband and wife, as tenants by the entirety, of 130 Pond Street, Ashland, Middlesex County, Massachusetts, for consideration paid and in full consideration of ONE (\$1.00) DOLLAR grant to NARDUCCI CORP., of 17 North Street, Medway, Norfolk County, Massachusetts, the perpetual right to construct, install, repair, maintain and replace sewers and utilities and the right to enter, pass and reposs on foot and with motor vehicles and equipment to effect said purposes in a twenty (20") foot wide easement on land in Medway identified as Parcel A-6 on Summer Street as shown on a plan by DeSimone Surveying Services, Inc. entitled "Sewer Easement Plan of Land in Medway, Massachusetts at Summer Street and Highland Street, Scale 1" = 40'," Date: August 5, 1997, to be recorded herewith, to which plan reference is made for a more complete description.

For title see deed of Linda Lindsey, Trustee of L & W Realty Trust to us dated May 30, 1997, recorded at Book 11834, Page 245, with the Norfolk Registry of Deeds.

WITNESS our hands and seals this 27 day of August, 1997.

REFER TO PLAN NO. 780 of 1997
PLAN BOOK NO. 452-16 SHEETS

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
DORCHESTER, MA

CERTIFY
Barry T. Hawton
BARRY T. HAWTON, REGISTER

David E. Sistrand, Jr.
David E. Sistrand, Jr.

Renee M. Sistrand
Renee M. Sistrand

COMMONWEALTH OF MASSACHUSETTS

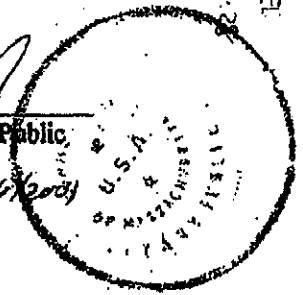
Middlesex, ss.

8/27, 1997

Then personally appeared before me the above named DAVID E. SISTRAND, JR. AND RENEE M. SISTRAND and acknowledged the foregoing to be their free act and deed.

RECEIVED RECORDED
UNDER 100
97-NOV-15 AM 10:28

John A. Petz
Notary Public
My commission expires: 1/26/2001



123422

EASEMENT

WE, WAYNE E. MARSHALL AND SHEILA A. MARSHALL, husband and wife, as tenants by the entirety, of 65 Summer Street, Medway, Norfolk County, Massachusetts, for consideration paid and in full consideration of ONE (\$1.00) DOLLAR, grant to NARDUCCI CORP., its heirs, successors and assigns, of 17 North Street, Medway, Norfolk County, Massachusetts, the perpetual right to construct, install, repair, maintain and replace sewers and utilities and the right to enter, pass and repass on foot and with motor vehicle and equipment to effect said purposes, in a twenty (20') foot wide easement as shown on a plan by DeSimone Surveying Services, Inc. entitled "Sewer Easement, Plan of Land in Medway, Massachusetts at Summer Street and Highland Street, Scale 1" = 40'," Date: August 5, 1997, recorded with Norfolk Registry of Deeds, in Plan Book 452, as Plan No. 780 of 1997, to which plan reference is made for a more complete description.

For our title see Deed of Roy R. McLeod and Pearl A. McLeod dated May 1, 1978 and recorded in Book 5456, Page 705, with the Norfolk Registry of Deeds.

RECEIVED REGISTERED
NORFOLK COUNTY
97 NOV 18 AM 10:28

WITNESS our hands and seals this 12 day of November, 1997.

Wayne E. Marshall
Wayne E. Marshall

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
DEED/AM 12A

CERTIFY
Barry Mannon
BARRY T. MANNON, REGISTER

Sheila A. Marshall
Sheila A. Marshall

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

November 12, 1997

Then personally appeared before me WAYNE E. MARSHALL AND SHEILA A. MARSHALL and acknowledged the foregoing to be their free act and deed.

[Signature]
Notary Public
My commission expires: *1/26/2001*

EASEMENT

We, THOMAS R. REARDON AND KIM E. REARDON, husband and wife, as tenants by the entirety, of 63 Summer Street, Medway, Norfolk County, Massachusetts, for consideration paid and in full consideration of ONE (\$1.00) DOLLAR, grant to WAYNE E. MARSHALL AND SHEILA A. MARSHALL, of 65 Summer Street, Medway, Norfolk County, Massachusetts, their successors and assigns, the perpetual right to construct, install, repair, maintain and replace sewers and utilities and the right to enter, pass and repass on foot and with motor vehicle and equipment to effect said purposes, in a twenty (20') foot wide easement as shown on a plan by DeSimone Surveying Services, Inc. Entitled "Sewer Easement, Plan of Land in Medway, Massachusetts at Summer Street and Highland Street, Scale 1" = 40'", Date: August 5, 1997, recorded with Norfolk Registry of Deeds in Plan Book 456, as Plan No. 780 of 1997, to which plan reference is made for a more complete description.

For our title see Deed recorded in Book 6945, Page 216 at the Norfolk Registry of Deeds.

WITNESS our hands and seals this 18th day of November 1997.

Thomas R. Reardon

Kim E. Reardon

RECEIVED REGISTERED NORFOLK COUNTY 97 NOV 26 PM 2:05

COMMONWEALTH OF MASSACHUSETTS,

NORFOLK ss.

11-18 1997

Then personally appeared the above named THOMAS R. REARDON AND KIM E. REARDON and acknowledged the foregoing instrument to be their free act and deed, before me,

Notary Public

My commission expires: 7-19-02



RECORDED NORFOLK COUNTY REGISTRY OF DEEDS 228 WALK, RM

CERTIFY

Barry T. Hannon, REGISTER

7
10
pl. 25

EASEMENT

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
Barry T. Hannon

BARRY T. HANNON, REGISTER

101100

99 JUL - 2 PM 1:48

Narducci Corp., a duly authorized Massachusetts Corporation, having a usual place of business at 171 Norfolk Street, Medway, Massachusetts ("GRANTOR") for consideration paid and in full consideration of One (\$1.00) Dollar grants to Owen Sullivan, Trustee of the Summer Milford Realty Trust u/d/t dated January 20, 1998 and recorded with Norfolk County Registry of Deeds in Book 12408, Page 100, and his heirs, successors and assigns (GRANTEE) the perpetual right to construct, install, repair, maintain, replace and utilize sewer pipes, lines systems and utilities and the right to enter, pass and repass on foot and with motor vehicles and equipment to effect said purposes in a twenty (20') foot wide easement area as shown and depicted as proposed 20' wide sewer easement on a plan by Atlantic Design Engineers, L.L.C. entitled "Sewer Main Plan and Profile" for Dearview Meadows, Medway, Massachusetts dated May 14, 1999 and recorded with Norfolk County Registry of Deeds herewith, to which plan reference is made for a more complete description.

This Easement shall forever benefit and run with the land now owned by Owen Sullivan, Trustee of the Summer Milford Realty Trust and located off of Summer and Milford Streets in Medway, Norfolk County, Massachusetts as more particularly described in Deed from Speroni's Inc. to Owen Sullivan, Trustee of the Summer Milford Realty Trust, which deed is dated April 6, 1998 and recorded with Norfolk County Registry of Deeds in Book 12408, Page 109.

Narducci Corp. hereby assigns to Owen Sullivan, Trustee of the Summer Milford Realty Trust, and his heirs, successors and/or assigns, its rights in two (2) separate Sewer Easements from (a) David E. Sistrand, Jr. and Renee M. Sistrand dated 8/27/97 and recorded with Norfolk County Registry of Deeds in Book 12091, Page 252 and (b) Wayne E. Marshall and Sheila A. Marshall dated March 12, 1997 and recorded with Norfolk County Registry of Deeds in Book 12091, Page 253.

At the time that the Grantor or its successors and assigns "tie in" to said sewer pipes, lines and/or systems so constructed and installed by the Grantee, the Grantor shall have the primary responsibility to repair, maintain and/or replace said sewer pipes, lines and/or systems for the benefit of Grantee and his heirs, successors and assigns. In the event that Grantor fails to so maintain, repair and/or

REFER TO PLAN NO. 406 OF 1999
PLAN BOOK NO. 466 1 SHEETS

replace, as needed, said sewer pipes, lines and/or systems then Grantee and Grantee's heirs, successors and assigns may so repair and/or replace said sewer pipes, lines and/or systems and the cost for same shall be the responsibility of the Grantor and its successors and assigns.

For Grantor's title, see Deed of Alva A. Brown and Jacqueline T. Brown dated August 14, 1996 and recorded with Norfolk County Registry of Deeds in Book 11478, Page 306.

IN WITNESS WHEREOF, the said Narducci Corp., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Michael Narducci, its President and Treasurer, hereby duly authorized, this 21st day of JUNE, 1999.

NARDUCCI CORP.

Michael Narducci
By: Michael Narducci
President and
Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

JUNE 21, 1999

Then personally appeared the above-named MICHAEL NARDUCCI and acknowledged the foregoing instrument to be the free act and deed of Narducci Corp., before me

Richard D. Maciolek
Notary Public:

My Commission expires:

RICHARD D. MACIOLEK
NOTARY PUBLIC
My Commission Expires July 1, 2005

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SEWER CONSTRUCTION AND TIE-IN AGREEMENT

WHEREAS, Owen Sullivan, Trustee of the Summer Milford Realty Trust u/d/t dated January 20, 1998 and recorded at the Norfolk County Registry of Deeds in Book 12408, Page 109 is the owner of land located at Summer and Milford Streets in Medway, Massachusetts as more particularly described in Deed to Owen Sullivan, Trustee, which deed is recorded at the Norfolk County Registry of Deeds in Book 12408, Page 109 and further depicted on Plan of Land entitled Speroni Acres dated September 16, 1997, revised November 24, 1997 and revised December 17, 1997, drawn by C.E.C. Land Surveyors, Inc. which plan is recorded with the Norfolk County Registry of Deeds as Plan Number 242 in Plan Book 455 (hereinafter referred to as 'Sullivan Property').

WHEREAS, Narducci Corp. is the owner of Lot 6 on Summer Street, Medway, Massachusetts as more particularly described in Deed to Narducci Corp., which deed is recorded at the Norfolk County Registry of Deeds in Book 11478, Page 306 and further depicted on Plan entitled Subdivision Plan of Land, Medway, Massachusetts, dated September 11, 1980, Selwyn & Kerwin Associates which plan is filed as Plan Number 723 of 1980 in Plan Book 284 at the Norfolk County Registry of Deeds (hereinafter referred to as 'Narducci Corp. Land').

WHEREAS, The Narducci Corp. Land has the benefit of two existing sewer easements from (a) David E. Sistrand, Jr. and Renee M. Sistrand to Narducci Corp. which easement is dated August 27, 1997 and recorded at the Norfolk County Registry of Deeds in Book 12091, Page 252; and (b) Wayne E. Marshall and Sheila A. Marshall to Narducci Corp. which easement is dated November 12, 1997 and recorded at the Norfolk County Registry of Deeds in Book 12091, Page 253;

WHEREAS, Wayne E. Marshall and Sheila A. Marshall has the benefit of a sewer easement from Thomas R. Reardon and Kim E. Reardon dated November 18, 1997 and recorded with Norfolk County Registry of Deeds in Book 12112, Page 398 and further, the said Thomas R. Reardon and Kim E. Reardon has given a license to The Narducci Corp. for the installation

101102

99 JUL -2 PM 1:48

PB 452
PL 780
OF 1997

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
Barry L. Hannigan

BARRY L. HANNIGAN, REGISTER

and construction of a sewer line by virtue of a sewer tie in agreement dated November 12, 1997;

WHEREAS, Owen Sullivan, Trustee of the Summer Milford Realty Trust, desires to construct and install a sewer line in Medway, Massachusetts from the Sullivan land to Summer Street and from Summer Street across the Narducci Corp. land to the existing sewer line which now runs from the Narducci Corp. land to Summer Street in Medway, Massachusetts across the Marshall and Reardon land;

The parties, in consideration of mutual promises and other valuable consideration, the receipt of which is hereby acknowledged, hereby agree as follows:

1. Narducci Corp. shall grant a sewer and utility easement to Owen Sullivan, Trustee of Summer Milford Realty Trust, for the benefit of the Sullivan land;
2. Owen Sullivan, Trustee of the Summer Milford Realty Trust shall construct and install the sewer line across the Narducci Corp. land at its sole cost and expense. The sewer line shall be constructed over that portion of the Narducci Corp. Land shown as proposed 20 foot wide sewer easement on Sewer Main Plan and Profile for Dearview Meadows, Medway, Massachusetts dated May 14, 1999;
3. Owen Sullivan, Trustee of the Summer Milford Realty Trust shall have the right to remove any and all obstructions within said proposed sewer line easement area and once the construction is so completed shall restore the surface similar to pre-construction condition;
4. Once construction is complete, Narducci Corp. may "tie-in" to the sewer line;
5. Wayne E. Marshall and Sheila A. Marshall herein extend their easement rights, previously given to Narducci Corp., to Owen Sullivan, Trustee of the Summer Milford Realty Trust for the benefit of the Sullivan Land;
6. David E. Sistrand, Jr. and Renee Sistrand herein extend their easement rights, previously given to Narducci Corp., to Owen Sullivan, Trustee of the Summer Milford Realty Trust for the benefit of the Sullivan Land;

7. Thomas R. Reardon and Kim E. Reardon herein extend their easement rights, previously given to Wayne E. Marshall and Sheila A. Marshall and the license for the installation and construction of a sewer line tie-in previously given to Narducci Corp., to Owen Sullivan, Trustee of the Summer Milford Realty Trust for the benefit of the Sullivan Land.

WITNESS OUR HANDS AND SEALS THIS 21 DAY OF June 1999.

Narducci Corp.

Rogene Bartlett (Sellingman)
WITNESS:

Rogene Bartlett (Sellingman)
WITNESS:

Alfred Eaton
WITNESS:

Alfred Eaton
WITNESS:

Alfred Eaton
WITNESS:

Alfred Eaton
WITNESS:

Alfred Eaton
WITNESS:

Alfred Eaton
WITNESS:

BY: Michael Narducci President and Treasurer
Michael Narducci

Owen Sullivan
Owen Sullivan, Trustee of the Summer Milford Realty Trust

Wayne E. Marshall
Wayne E. Marshall

Sheila A. Marshall
Sheila A. Marshall

David E. Sistrand, Jr.
David E. Sistrand, Jr.

Renee M. Sistrand
Renee M. Sistrand

Thomas R. Reardon
Thomas R. Reardon

Kim E. Reardon
Kim E. Reardon

BK 14014 PG 054

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RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
Barry T. Hannon
BARRY T. HANNON, REGISTER

GRANT OF EASEMENTS

Owen Sullivan, Trustee of the Summer Milford Realty Trust u/d/t dated January 20, 1998 and recorded with Norfolk County Registry of Deeds in Book 12408, Page 100 ("GRANTOR") for consideration paid and in full consideration of One (\$1.00) Dollar grants to Speroni's Inc., a duly authorized Massachusetts Corporation, having a usual place of business at Milford Street, Medway, Massachusetts (GRANTEE), and its heirs, successors and assigns, the perpetual right and easement to construct, install, repair, maintain, replace and utilize sewer pipes, lines systems and utilities and the right to enter, pass and repass on foot and with motor vehicles and equipment to effect said purposes in an easement area as shown and depicted as "utility easement" area at the easterly end of Rustic Road, a private way, which area runs between Parcel A and Summer Street and which "Utility Easement" area is set forth and depicted on a plan by C.E.C. Land Surveyors, Inc., entitled "Plan of Land for Speroni Acres in Medway, MA" Owners: Speroni's Inc., Milford Street, Medway, MA and Summer Milford Realty Trust, Milford Street, Medway, MA, dated October 15, 1999 and recorded with Norfolk County Registry of Deeds hereunto (the "PLAN"), to which plan reference is made for a more complete description.

016854

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Parcel A located on southerly side of Milford St

This easement shall forever benefit and run with the land depicted as Parcel A on said Plan and now owned by Speroni's Inc. as more particularly described in Deed from Mary J. Speroni to Speroni's Inc., which Deed is dated December 21, 1973 and recorded with Norfolk County Registry of Deeds in Book 5007, Page 141 (said Lot A being a portion thereof).

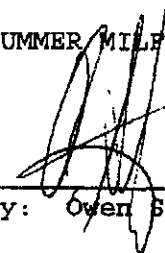
Owen Sullivan, Trustee of Summer Milford Realty Trust ("Grantor"), further grants to Speroni's Inc., and its heirs, successors and/or assigns, the benefit of the rights and easements set forth in a sewer easement from Narducci Corp. to Owen Sullivan, Trustee of Summer Milford Realty Trust, which easement is dated June 21, 1999 and recorded at Norfolk County Registry of Deeds in Book 13574, Page 589 and Sewer Construction and Tie-In Agreement recorded with said Deeds in Book 13574, Page 593.

BK14014PG055

For Grantor's title, see Deed of Speroni's Inc. dated April 6, 1998 and recorded with Norfolk County Registry of Deeds in Book 12408, Page 109 (Being a portion thereof).

WITNESS my hand and seal this 22nd day of February, ~~1999~~ 2000

SUMMER MILFORD REALTY TRUST

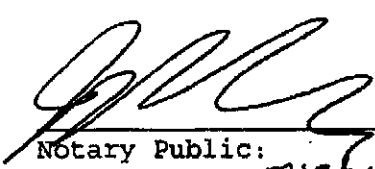

by: Owen Sullivan, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

February 22, 1999 2000

Then personally appeared the above-named, Owen Sullivan, Trustee aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me


Notary Public:

Michael R. Paoline

My Commission Expires:

12/1/2000

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QUITCLAIM DEED

Narducci Corporation, a Massachusetts Corporation, having a usual place of business at 17 North Street, Medway, Massachusetts, for consideration paid of **One Million Six Hundred Seventy Thousand and 00/100 (\$1,670,000.00) Dollars Grants to Dearview Properties, LLC**, a duly organized Massachusetts Limited Liability Company with an address of 26 Rutledge Road, Natick, Massachusetts **WITH QUITCLAIM COVENANTS** the property located in Medway, Norfolk County, Massachusetts described as follows:

See EXHIBIT "A" attached hereto and incorporated by reference.

This sale is not a sale of all or substantially all of the assets of the grantor and is in the ordinary course of business of Narducci Corporation.

For title see Norfolk Deeds Book 11478, Page 306 wherein the premises were granted to Narducci Corp. by error, the true name of the corporation being Narducci Corporation.

Property address: Dearview Meadows, Medway, Massachusetts

IN WITNESS WHEREOF the said Narducci Corporation has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Michael Narducci, its President and Treasurer hereto duly authorized this 17th. day of March, 2000

Narducci Corporation

By Michael Narducci, President & Treasurer
Michael Narducci, President
and Treasurer as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

March 17, 2000

Then appeared the above-named Michael Narducci, President & Treasurer as aforesaid and acknowledged the foregoing to be the free act and deed of Narducci Corporation, before me.

Joseph J. Pruell
Joseph J. Pruell - Notary Public
My Commission Expires: 12/20/2002

CANCELLED
DEEDS
NORFOLK

MAR 1 2000
03/17/00 10:55AM 01
000000 #6138
FEE \$7615.20
CASH \$7615.20

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
Barry T. Hannon
BARRY T. HANNON, REGISTER

024806

00 MAR 17 AM 10:55

EXHIBIT A

The land with buildings thereon, if any, situated in Medway, Norfolk County, Massachusetts, described as follows:

Lots 1 and 2, Parcel A, and the fee in Kingston Lane, all shown on a plan entitled "Definitive Plan of Land - Lot Layout Plan for Dearview Meadows, Medway, Massachusetts, June 9, 1999" Applicants: Narducci Corporation, 17 North Street, Medway, Massachusetts 02053 as amended September 2, 1999, recorded with Norfolk County Registry of Deeds as Plan No. 834 of 1999 in Plan Book 471.

Premises are conveyed subject to all Drainage Easements, Sewer Easements, Buffer Zones, and Notes and Conditions as shown on said plan.

Premises are conveyed subject to a Taking by the Norfolk County Commissioners dated December 23, 1947 for the layout of Summer Street recorded with Norfolk County Registry of Deeds in Book 2734, Page 29.

Premises are conveyed subject to an Order of Conditions issued by the Town of Medway Conservation Commission May 19, 1998 recorded with Norfolk County Registry of Deeds in Book 12568, Page 196.

Premises are conveyed subject to an easement granted by Narducci Corp. to Owen Sullivan, Trustee of Summer Milford Realty Trust dated June 21, 1999 recorded with Norfolk County Registry of Deeds in Book 13574, Page 589.

Premises are conveyed subject to and have the benefit of a Sewer Construction and Tie-In Agreement dated June 21, 1999 recorded with Norfolk County Registry of Deeds in Book 13574, Page 593.

Premises are conveyed subject to a Decision on Request for Comprehensive Permit issued by the Town of Medway Zoning Board of Appeals dated March 17, 1999 recorded with Norfolk County Registry of Deeds in Book 13899, Page 400.

Premises are conveyed subject to an Affirmation Superseding Order of Conditions dated September 17, 1999 issued by the Massachusetts Department of Environmental Protection recorded with Norfolk County Registry of Deeds in Book 13899, Page 420.

Premises are conveyed subject to an Affirmation Superseding Order of Conditions dated November 10, 1999 issued by the Massachusetts Department of Environmental Protection recorded with Norfolk County Registry of Deeds in Book 13899, Page 433.

Memo

To: Susan E. Affleck-Childs, Planning Board

From: Karon Skinner Catrone, Conservation Commission

Date: September 24, 2012

RE: Donation of Open Space parcel at 61 Summer Street

This is to inform you that at the September 20, 2012 Conservation Commission meeting the Medway Conservation Commission unanimously voted to accept a land donation at 61 Summer Street as shown on the Norwood Acres Definitive Subdivision Plan.

Please feel free to contact me at 781-727-0502 if you need any further information.

RECEIVED
SEP 25 2012

TOWN OF MEDWAY
PLANNING BOARD

Ideas for Discussion and Review Relating to Permitting and Development in Medway

Prepared by Paul Yorkis for 8/21/12 Medway Economic Development Committee Meeting - Updated 9/5/2012

Sign Regulations - ZBL	Sign technology is changing. Signs need to be of sufficient size to be seen. Figure out a way to help businesses have effective signs. Factor - size, flexibility in shape- how do we assess what comprises a sign?
Site Plan Review - ZBL	Make it simpler for smaller projects where there is an existing building already on the site.
	Specific recommendation - Eliminate the need for hiring a landscape architect to produce a landscape plan except for large projects. Concern is about financial impact on an applicant. The desire is to fit the requirement for professional services to the relative scale of project.
Fees	Look at all of the application/filing fees (PB, Conservation, BOH, Water/Sewer to see if the fees that are being charged are appropriate in terms of the amount and the actual cost of providing the
Parking Regulations - ZBL	Use SWAP Study to overhaul the parking requirements on a formula basis and to add parking for motorcycles, bicycles and to reflect customer's ability to walk to the site; It is OK to have parking lots jammed from time to time; goal is to encourage the reduction of parking and the increase in allowable building area
Drainage - Rules and Regulations	Encourage Medway to conduct a full analysis of the Town's drainage regulations across the board in comparison with other towns. Are Medway's drainage requirements overly rigorous. Medway exceeds state standards. IT would be beneficial for all development sites if the scale and size of drainage systems could be reduced with no impact on resultant water quality.
PB Requirement for ANRAD	Concerned about cost of preparing an ANRAD to the applicant. If the development site is such that the distance is more than 100 feet from a delineated wetland, why require an ANRAD? Changing this could serve as a time saver and provide cost savings to the applicant and speed up the permitting process.
Setback Requirements - ZBL	Recommend review of all setback requirements in all zoning districts. Bringing the buildings closer to the street and sidewalk creates a more friendly environment, may reduce site disturbance near environmentally sensitive areas, may create more buildable commercial and industrial space and would encourage parking behind commercial and industrial buildings as opposed to in front of. There is flexibility with an OSRD project, but is not an option for conventional subdivisions in AR1 and AR2.
Duplex by Right	Recommend changing the ZBL to allow for 2 family structures by right.
Accessory Family Dwelling Units	Recommend changing the ZBL to allow for accessory family dwelling units by right.
Mixed Use Option	Explore the exploration of a mixed use development option - mixed use means commercial, residential (detached, duplex and apartment style) and office
Outdoor Dining	Recommend changing the ZBL to allow for outdoor dining

**Request for Extension of Deadline
for Action by the
Medway Planning & Economic Development Board**

25 SEPT 2012
DATE

The undersigned Applicant (or official representative) requests an extension of the deadline for action by the Planning and Economic Development Board on the application for:

ANR (Approval Not Required/81P Plan)

Preliminary Subdivision Plan

Definitive Subdivision Plan

Site Plan Approval

Scenic Road Work Permit

for the development project known as: NORWOOD ACRES

to the following date: 26 OCT 2012

Respectfully submitted,

Name of Applicant or official representative: WAYNE E MARSHALL

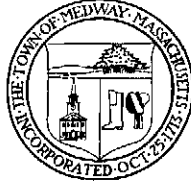
Signature of Applicant or official representative: Wayne E Marshall

Date approved by Planning and Economic Development Board: 9-25-12

New Action Deadline Date: October 26, 2012

ATTEST: Susan E. Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



DRAFT

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

PLANNING & ECONOMIC DEVELOPMENT BOARD
2013 MEETING SCHEDULE

The Planning & Economic Development Board generally meets on the second & fourth Tuesday evening of each month at 7:00 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The dates for the Regular meetings for 2013 are as follows:

January 8 and 22, 2013
February 12 and 26, 2013
March 12 and 26, 2013
April 9 and 23, 2013
May 14 and 28, 2013
June 11 and 25, 2013
July 9 and 23, 2013
August 13 and 27, 2013
September 10 and 24, 2013
October 8 and 22, 2013
November 12 and 26, 2013
December 10, 2013

Special meetings and site visits will be scheduled as needed.
Some meetings may be rescheduled due to summer vacations and holidays.

Meeting agendas are posted outside the office of the
Town Clerk on the Friday morning before the following Tuesday night meeting

Agendas may also be viewed online at www.townofmedway.org

Most meetings are televised live on Medway Cable Access – Channel 11.

SEP 13 2012

Date: September 13, 2012

TTR Project No.: 127-21583-12008

Change Order No. 1

TOWN OF MEDWAY
PLANNING BOARD

1 Grant Street
Framingham, MA 01702

Tel: 508-903-2000
Fax: 508-903-2001

Project: Medway-Forwood Acre Subdivision-Plan Review

Name: Susy Affleck-Childs

Company: Town of Medway Planning and Economic Development Board

Change Order Description: Additional Meetings and Review

NEED FOR EXTRA SERVICE:

Additional coordination and review is required for the above mentioned project due to the complexity of the sewer issue that arose during the review process. The original proposal submitted to the Client by TT provided assumptions for the number of meetings/hearings, and the number of reviews required to complete the project. These assumptions are included in the itemizations below.

DESCRIPTION OF TASKS:

1.1- Additional Meetings and Hearings- The original proposal included the participation in three meetings/hearings with the Medway Planning and Economic Development Board (PEDB) to discuss this project. At this time we have already attended five meetings and anticipate the attendance at 1 additional meeting. Assuming 3 additional meetings @1 hour/meeting@\$160/hour=\$480 .

1.2 - Additional Site Visit-The original proposal included one site visit to investigate existing conditions. The sewer conditions required one additional site visits to investigate the line from summer street through the site . Assume 1 additional site visit @ 1hour/visit@\$160/hour= \$160

1.3 - Additional Review-The sewer issue required review of casement documents and additional plans to digest the sewer issue associated with the project that was not intended in our original proposal . Assume 1 additional hour of review @\$160/hour= \$160

Change Order 1 Total - \$800

CHANGES TO THE CONTRACT PRICE:

Contract Summary

Original Contract Amount = \$4,111

Change Order 1 = \$800

Adjusted Contract Amount = \$4,911

CHANGES TO THE COMPLETION DATES:

We are prepared to begin work immediately upon authorization and receipt of a signed change order.

As confirmation of your authorization to provide these services and as approval of the budget, please execute and return one copy of this agreement for our records.

TETRA TECH

By:



David R. Pellegri, P.E.

Senior Project Manager

AGREED AND ACCEPTED FOR:

THE TOWN OF MEDWAY.

By:


Susan Affleck-Childs-
Medway PEDB Coordinator

Date:

Date

Approved

by PEDB:

1 Grant Street
Framingham, MA 01702

Tel: 508-903-2000
Fax: 508-903-2001

TOWN OF MEDWAY
PLANNING BOARD

Date: September 13, 2012

TTR Project No.: 127-21583-12009

Project: Medway-Bay Oaks Subdivision-Plan Review

Change Order No. 1

Name: Susy Affleck-Childs

Company: Town of Medway Planning and Economic Development Board

Change Order Description: Additional Meetings and Review

NEED FOR EXTRA SERVICE:

Additional coordination and review is required for the above mentioned project due to the complexity of a number of issues including the safety and drainage questions that arose during the review process. The original proposal submitted to the Client by TT provided assumptions for the number of meetings/hearings, and the number of reviews required to complete the project. These assumptions are included in the itemizations below.

DESCRIPTION OF TASKS:

1.1- Additional Meetings and Hearings- The original proposal included the participation in three meetings/hearings with the Medway Planning and Economic Development Board (PEDB) to discuss this project. At this time we have already attended six meetings including 5 hearings and 1 safety meeting. We are assuming that we will NOT be required to attend future hearings for this project. Assuming 3 additional meetings @1 hour/meeting@\$160/hour=\$480

1.2 - Additional Site Visit-The original proposal included one site visit to investigate existing conditions. The drainage conditions required multiple site visits to investigate abutter claims. Assume 1 additional site visit @ 1hour/visit@\$160/hour= \$160

Change Order 1 Total - \$640

CHANGES TO THE CONTRACT PRICE:

Contract Summary

Original Contract Amount = \$4,111

Change Order 1 = \$640

Adjusted Contract Amount = \$4,751

CHANGES TO THE COMPLETION DATES:

We are prepared to begin work immediately upon authorization and receipt of a signed change order.

As confirmation of your authorization to provide these services and as approval of the budget, please execute and return one copy of this agreement for our records.

TETRA TECH

By:



David R. Pellegrini, P.E.

Senior Project Manager

AGREED AND ACCEPTED FOR:

THE TOWN OF MEDWAY.

By:

Susan Affleck-Childs-
Medway PEDB Coordinator

Date:

Date
Approved
by PEDB: