

**February 26, 2013
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

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

ABSENT WITH NOTICE: Andy Rodenhiser

ABSENT WITHOUT NOTICE:

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

Vice Chairman Tucker opened the meeting at 7:00 pm and asked for citizen comments. There were none.

Zoning Bylaw Amendments Discussion:

Commercial V:

The Board is in receipt of a revised draft dated February 20, 2013. This document explained the rezoning of specific parcels from ARII to Commercial V. (See **Attached text and map**)

On a motion made by Chan Rogers and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve this article regarding changes to the Commercial V zoning district boundaries for submission for the town warrant.

Commercial IV:

The Board is in receipt of a memo titled Zoning Map Commercial IV dated February 26, 2013. (See **Attached text and map**).

The Board is looking to revise the zoning district boundary lines for the Commercial IV zoning district such that the district boundaries run with the parcel lines.

On a motion made by Tom Gay and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve this article regarding changes to the Commercial IV zoning district boundaries for submission for the town warrant.

Susy reported that the Board of Selectmen will be having a meeting on Saturday March 2, 2013 at 11:30 am for reviewing the warrant articles for the annual town meeting. She will attend to present/discuss the Board's zoning articles.

Pending Action Deadlines:

The Board is in receipt of document entitled Pending Action Deadlines dated February 26, 2013. **(See Attached)**. It was prepared by Susy to help the Board and her keep track of the action deadlines for various projects before the Board.

PUBLIC HEARING - Tri Valley Commons Site Plan- 72 Main Street:

Vice Chairman Tucker read an opening statement which explained the process for the public hearing along with an introduction of the members. **(See Attached)**

On a motion made by Chan Rogers and seconded by Karyl Spiller-Walsh, the Board voted unanimously to dispense with the reading of the public hearing notice.

The Board is in receipt of the following documentation relative to the Tri Valley Site Plan:

- The official public hearing notice dated February 5, 2013. **(See Attached)**
- Application for site plan and project description submitted on January 18, 2013. **(See Attached)**
- A Development Impact Statement **(See Attached)**
- The Zoning Board of Appeals Special Permit Decision dated January 16, 2013. **(See Attached)**
- A Site Plan review letter from PGC Associates dated February 19, 2013. **(See Attached)**.
- A memo with plan review comments from Tom Holder, DPS Director dated February 15, 2013. **(See Attached)**
- Email communication re: Route 109 Construction Project from Tom Holder, DPS Director dated January 22, 2013. **(See Attached)**
- Traffic Impact and Access Study – Green International Affiliates **(Not attached)**
- Tri Valley Commons Site Plan - Guerriere and Halnon **(Not Attached)**
- A plan review comment memo from Tetra Tech dated February 22, 2013. **(See Attached)**

The Team for the Tri-Valley Commons was introduced.

- Attorney - Joseph Antonellis
- Traffic Consultant - Bill Scully
- Site Engineer - Bob Poxon
- Applicant/developer – Roger Calarese

Attorney Antonellis began the presentation by explaining that Mr. Calarese has a purchase and sale for this property. This will not be an easy site to develop. The applicant has already had two productive meetings with the Design Review Committee.

The applicant received a Special Permit from the Zoning Board of Appeals (for the shopping center use and for a drive-thru facility). The decision has been filed with the Town Clerk. The decision as written creates strict parking requirements and will impact the development. The special permit includes a condition for 188 parking spaces; 157 were shown on the original plan.

The steps moving forward will be completed in three processes. First, the site plan for Tri Valley Commons will be reviewed. Second, there will be two modifications of previously approved site plans - one will be for the Gould's Plaza and one for Dunkin Donuts. The plan references that there will need to be a traffic light.

The applicant proposes to construct a retail shopping plaza comprised of three buildings on the 4.6 acre parcel. The proposed site work includes construction of the driveway, curbing and sidewalks. There will be 157 off-street parking spaces. The plan will include landscaping, lighting, and the installation of a traffic light on Main Street.

It is the goal of the applicant to develop this property in its entirety without phasing the construction.

Engineer Poxon from Guerriere and Halnon explained that the development is for three buildings. The access is off of Rt. 109. The development will include construction of an access road with a signal light. The traffic will flow in and through the main drive. The three buildings will occupy their own separate space. These are isolated parking areas. There will be spaces in the rear for employee parking. There are also spots allocated for deliveries for the building to the right.

The site has a wetland. A retaining wall has to be constructed. The wall will be 24 ft. tall. It will be a segmented block wall with screening.

It was reported that the Goulds, the owner of the adjacent shopping area to the west, have agreed with the placement of the light. The existing entrance to Gould's Plaza will be closed.

This site will be serviced by the town sewer and water. The drainage will be underground. The utility plan was shown. The lighting plan and landscaping plan has been completed. There will be trees, shrubbery and screening against the retaining wall.

The building renderings were shown. They are preliminary and the applicant will be making some modifications. The entrance sign was shown. This is also in the design phase.

The applicant supplied the waiver list. **(See Attached).**

The applicant will install a water line to accommodate future development to connect the road to the adjacent Cassidy to the north. No phasing is being proposed. The site will be developed in entirety.

Traffic Study:

Traffic Engineer Bill Scully began his presentation by explaining that Green International did the traffic study. This study began last winter. The process included collecting data and inventory information. The data was then analyzed.

Since the RT 109 reconstruction design phase is underway, this formed the basis of the Tri Valley Commons work. They have met with representatives of Town staff re: the Route 109 project. We have traded information to make sure plans are consistent and compatible. There will be further meetings with the Goulds to discuss access and driveways.

The Board reviewed a chart which showed a summary of estimated site trips generated. The existing traffic is from the traffic on Rt. 109. The project would allow for full access to the shared access driveway. The proposed access would provide for enough room for left turn and enough room to go into Dunkin Doughnuts. The left turn lane would be marked into the site. There will be a controlled signal for pedestrians. The existing access to Gould's would not be closed entirely. The project will have to be compatible with the 25% design plan for Route 109.

Vice Chairman Tucker expressed concern about the traffic and proximity with Dr. Cooper's office across the street. This has the potential for clustering.

Member Spiller-Walsh agreed with member Tucker that there will be difficulty with right hand turns.

Member Rogers communicated that this was in full compromise with Gould's Plaza for full access. This is consistent with the master plan.

The applicant has integrated their plans with the Route 109 reconstruction plan. The engineers took the 25% design plans and worked from their plans and then went back to them with the layout. The Tri-Valley Commons construction will be ahead of the 109 project.

DPS Director, Tom Holder is also concerned about the queuing, and also the medical building. MASS DOT also has this plan and has agreed to hold the 25% design public hearing in April. The advertising of this will happen within the next few weeks.

Board of Selectmen member Dennis Crowley informed all that MASS DOT does the funding and he does not want Medway to have any obstacles which would hinder the funding. With the design 25% complete, we need to move forward to get to 100% design. He does not want the light and the traffic issues to hold up the Route 109 reconstruction process.

Rt. 109 Committee member Dan Hooper communicated that the Route 109 Committee has not met for several months and this discussion about relocating a proposed traffic signal to this site was being done with staff and representatives and not with the Committee. The Committee has not considered this proposal. He wants to see this in more detail and wants more discussion

about relief for the traffic congestion. The traffic is difficult internally, but there must be a management plan for vehicular traffic.

Resident, Bob Parrella, 27 Broad Acres Farm Road:

Mr. Parrella stated that the citizens do not pay attention to signs that indicate no left hand turn. He indicated that the Town has one chance to correct the traffic situation on this road. He does not want to see paralysis by analysis.

Member Rogers responded that the State has been stonewalling us and we need to get on the TIP list to get this built. We must be approved for traffic signalization.

The 25% design for Route 109 does not show the traffic light in the location proposed by the Tri Valley Commons applicant.

Tom Holder commented that the Town has received more than 100 different comments from Mass DOT about the initial design plan which have driven this process. This takes time and it has many moving parts. The Committee has held numerous meetings with abutters and residents from town. Residents are being heard. MASS DOT has the designs and the only component not solidified at this point is the traffic signal location.

It was suggested that the Planning Board review this separately from what the State is doing. The Tri-Commons project will probably be built first. The design for the center must function independently of the Rt. 109 reconstruction project. What if that project is never funded?

Selectmen Crowley indicated that there needs to be discussion about the water and sewer capacity. We are at our limits. What would the increased flow be on the current system? These numbers need to be reviewed.

Vice Chairman Tucker reminds all that anything that has to do with water comes under the jurisdiction of the Water and Sewer Commission.

Tom Holder indicated that with a project of this size, the developer must submit a letter with a proposed needs assessment. This would need to be copied to all parties.

Susy communicated that the application and plans are submitted to the various departments, but she does not chase down review comments. An action item would be to make sure a letter is written to the Charles River Pollution Control District in relation to the analysis of sewer demand.

Tetra Tech engineer Dave Pellegri indicated that he has met with the various representatives and he continues to look at the Tri-Valley Commons project separate from the Route 109 project. Member Rogers indicated that this has been part of Medway's master plan and should have been addressed earlier than now. We are behind the 8 ball in doing it. The State does control how much water can be taken out. This will need to be resolved.

Planning Consultant Gino Carlucci referenced his memo which was dated February 19, 2013. The items which need further refinement are in relation to the parking plan which proposed 157 parking spaces. The calculations indicate that 156 spaces are required. The plan should also be revised to include bike racks to accommodate eight bicycles. Mr. Carlucci also referenced the light trespass from the site that reaches a maximum of 2.6 foot-candles onto the lot to the west. The last item was in regards to the development sign which is 18 feet high. The maximum allowed is 8 ft per the sign bylaw.

Design Review Committee (DRC) Chairman Matt Buckley communicated that the Design Review Committee had a long and productive meeting with the applicant. The main topic of discussion was the retaining wall. A letter dated February 26, 2013 with a collection of photos illustrating retaining walls was distributed to the Board. (**See Attached**) The DRC would like to see something done to mitigate the appearance of the proposed wall. The severity of what is proposed would be a blight. This area has high visibility. It is the visual gateway and first impression for those coming travelling westbound up to the Medway shopping area. The DRC would like to see a natural buffer and maybe a tiered terrace and an area of planting. The DRC would like to see reduced parking. The various options will be discussed further with DRC.

Susy communicated to the Board that she has spoke with Town Counsel relative to the Zoning Board of Appeals decision and condition for 188 parking spaces. According to Counsel, the PEDB is obligated to make sure the site plan has 188 parking spaces.

The parking will need to be explored further.

Associate Member Hayes wanted to know if we can get further clarity from the Zoning Board of Appeals decision regarding the parking.

Member Spiller-Walsh wanted to know if for future development would there be landscaping considered on the north.

Susan DiIulio, 7 Massasoit:

She wanted to know if there were handicap parking spots.

It was indicated that there will be handicap parking.

The Board is in receipt of an email dated February 22, 2013 from Tina Wright of Memory Lane regarding her concerns about a traffic light at this location. (**See Attached**)

Susy will follow-up with the Police and Fire department before the next meeting.

Public Hearing Continuation

On a motion made by Karyl Spiller-Walsh, and seconded by Chan Rogers, the Board voted unanimously to continue the hearing for Tri-Commons until March 12, 2013 at 8:15 pm.

The focus for the future hearings will be:

March 12, 2013 will be traffic.

March 26, 2013 will be building design and site amenities.

Public Hearing Continuation - Charles River Village Definitive Plan

Present were Paul Yorkis, John Claffey and David Faist.

Vice Chairman Tucker opened the public hearing continuation.

The Board is in receipt of supplemental documents which were entered into the record.

A letter dated February 20, 2013 from Faist Engineering was presented in response to Tetra Tech review letter dated December 21, 2013. **(See Attached)**

A letter dated February 21, 2013 with photographs from Brody Landscaping regarding Neelon Lane trees. **(See Attached)**

A memo dated February 4, 2013 from Paul Yorkis regarding landscape plans. **(See Attached)**

A letter dated February 18, 2013 from Matt Buckley, Chairman of the Design Review Committee. **(See Attached)**

Email Communication dated February 19, 2013 from Susy Affleck-Childs to Town Counsel regarding inquiry from the Charles River Watershed Association and compliance with phosphorous removal standards. **(See Attached)**.

Mr. Yorkis provided a letter dated February 25, 2013 in response to the DRC review letter dated February 18, 2013. **(See Attached)**. He communicated that he had met with the Design Review Committee and it was a very productive meeting. The applicant will have a rendering for the next meeting.

Susy will be meeting with the Affordable Housing Trust next Wednesday, March 6, 2013 to present the applicant's proposal to make a payment in lieu of constructing 2 affordable units on site.

Mr. Yorkis indicated that they did meet with the architect today.

The Board is in receipt of a letter from abutter Ken Bancewicz dated January 28, 2013. **(See Attached)**.

David Faist indicated that the corner at Neelon Lane and Village Street will be widened to a width of 20 ft and then will reduce to 18 ft.

Mr. Bancewicz was present in the audience and indicated that the enlargement will be an improvement to the safety in the area.

It was noted that the DRC and the landscape architect agreed that the sugar maples would be fine and could remain on the plan. Benches will be added at two locations.

A member of the Charles River Tennis Club (Charles River road) wanted to know if there will be stagnant water in the detention ponds, thus creating a breeding ground for mosquitoes.

Engineer Dave Faist communicated that there will be a small shallow stormwater basin for collection of the runoff. There will be a 30% reduction in both the peak flow and volume in comparison with existing conditions. The HydroCad calculations now model the culvert as the primary with the overflow grate and 4” orifices. The outlet control structure will be a 12” RCP.

Abutter Mrs. Diulio 7 Massasoit:

Mr. Diulio wants to make sure that there is no additional water flowing off the site onto Cherokee Lane.

David Faist responded that there will be a trench behind the houses and the overflow pipes will be directing water. This is an 8 inch pipe and 2 foot bed of gravel. The area will be monitored before and during construction.

Member Spiller-Walsh communicated that there was discussion with Design Review Committee about what constitutes cottage style architecture. There were five representations of the cottage style homes included with the special permit. There have been no elevation shown, there are just concept images.

Mr. Yorkis states that the homes have been consistent and nothing has changed. We have represented these as cottage style.

Member Spiller-Walsh asked Mr. Yorkis if the front and side elevations will be provided at some point.

Paul Yorkis communicated that this is unreasonable and inappropriate to ask for this from the applicant.

Susy asked how will you determine what is acceptable when a prospect brings in a house plan. What are the design element standards? She further asked Mr. Yorkis if the architect can develop basic principles and elements.

Mr. Yorkis responds that he would reject doing this. He is in the business of making money. The building is what is important. The building will be consistent with a cottage style home.

Susy asked again how they would define cottage style.

Mr. Yorkis responded that the applicant is in the business of building and making homes for people to buy. If you were to GOOGLE cottage style home, these are represented in similar size, scale and complementary design.

Susy responded that we must have some written parameters since it is a condition of special permit. Elevations must be provided indicating the size and scale.

John Claffey responds that the setbacks will dictate these homes. These homes have always been shown at 1500 square ft.

Member Rogers communicated that the Planning Board cannot do anything to influence the aesthetics of the subdivision. The Design Reviews Committee can provide suggestions or recommendations.

Susy responded that the 1500 square feet size was a minimum size relative to the affordable units. There is no limitation in the special permit regarding the size of the market rate homes.

Member Gay agreed with member Rogers that we are not going to tell people what color their house is going to be and what type of shutters they will have.

Action Deadline Extension:

On a motion made by Tom Gay and seconded by Chan Rogers, the Board voted unanimously to approve the applicant's request to extend the deadline for the Board's action on the Definitive Plan to April 26, 2013.

Meeting Minutes:

The minutes from February 12th and 26, 2013 will be tabled and considered at the March 12, 2013 meeting.

Future Meetings:

The next meetings scheduled are: Tuesday, March 12 & 26, 2013.

Adjourn:

On a motion made by Karyl Spiller-Walsh, and seconded by Chan Rogers, the Board voted unanimously to adjourn the meeting at 11:00 pm.

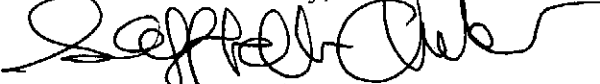
The meeting was adjourned at 11:00 PM.

Respectfully Submitted,



Amy Sutherland
Meeting Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator

ZONING MAP – Commercial V

REVISED Draft – February 20, 2013

ARTICLE : (Zoning Map Revision)

To see if the Town of Medway will vote to rezone the following parcels from Agricultural Residential II district zoning to Commercial V district zoning as shown on a map on file with the Town Clerk and to amend the Medway Zoning Map accordingly.

1.38 acre parcel at 32 Summer Street (Berry's Greenhouse) - Medway Assessor's parcel 56-041

.09 acre parcel at 37 Summer Street (Alexander) - Medway Assessor's parcel 56-017

.67 acre parcel at 35 Summer Street (Alexander) Medway Assessor's parcel 56-018

.42 acre parcel at 33 Summer Street (Notturmo) Medway Assessor's parcel 56-019

.34 acre parcel at 31 Summer Street (PMAM Group LLC) Medway Assessor's parcel 56-020

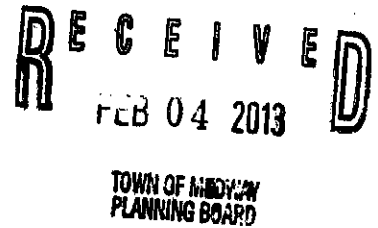
And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

PMAM GROUP LLC
159 MAIN STREET
MEDWAY, MA 02053

February 4, 2013

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



Dear Chairman Rodenheiser:

I am writing you on behalf of PMAM Group LLC.

PMAM Group LLC owns of the property, 31 Summer Street which is currently a single family dwelling.

Our representative Paul G. Yorkis of Patriot Real Estate, Inc. met with the Planning and Economic Development Board last year on behalf of one of his other clients, Berry's Greenhouse.

This letter is a statement of our desire to have our property included in the Commercial 5 Zoning District.

Please feel free to call me with any questions at 508-889-5431.

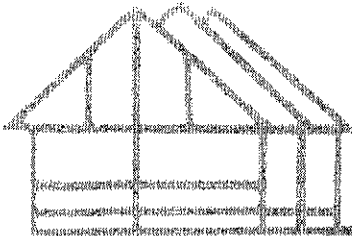
Please contact Mr. Yorkis, 508-509-7860, should you need any specific information to assist in the change of zoning process.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Smith", written over a horizontal line.

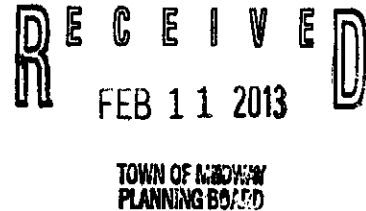
Mark Smith
Member



Berry's Greenhouses, Inc.

Office/Greenhouses: PO Box 130 (32 Summer Street), Medway, MA 02053 Ph: (508) 533-4392 Fax: (508) 533-1277
Boston Flower Exchange, 540 Albany Street, Boston, MA 02118 Ph: (617) 542-9045 Fax: (617) 423-0848

February, 8 2013
Mr. Andy Rodenheiser
Chairman
Planning and Economic Development Board
Town of Medway
155 Village Street
Medway, MA 02053



Dear Chairman Rodenheiser:

I am writing you on behalf of my wife and myself.

We are the owners of the property known as 32 Summer Street where we operate Berry's Greenhouse.

Our representative Paul G. Yorkis of Patriot Real Estate, Inc. met with the Planning and Economic Development Board in indicated we wished to have the property included in the Commercial 5 zoning district.

This letter confirms our desire to have our property included in the Commercial Zoning District.

Please feel free to call me with any questions.

Please contact Mr. Yorkis, 508-509-7860, should you need any specific information to assist in the change of zoning process.

Thank you in advance for your consideration.

Sincerely,

Richard H. Berry
President
508-294-6590

RECEIVED
FEB 21 2013

TOWN OF MEDWAY
PLANNING BOARD

35 & 37 Summer Street
Medway, MA 02053
February 12, 2013

Planning and Economic Development Board
155 Village Street
Medway, MA 02053

To Whom it may concern:

I would be interested in having my property (35 Summer Street and 37 Summer Street) changed from AR to Commercial size. If it could be put in a warrant for the May town meeting.

Thank you,

Mrs. John E Alexander
Mrs. John E Alexander

Susan Affleck-Childs

From: ownyourownlife@comcast.net
Sent: Friday, February 22, 2013 8:08 AM
To: Susan Affleck-Childs
Subject: Notturmo Property Rezoning

RECEIVED
FEB 22 2013

**TOWN OF MEDWAY
PLANNING BOARD**

Medway Planning Board and Economic Development committee,

I would like to let the board know that Francis R Notturmo and Judith A Notturmo of 33 Summer street, Medway Ma. are interested at this time in proceeding to change our property from ART to Revised Commercial 5 property.

I do want the board to know I also have unanswered questions at this time that I hope that DPS can give us answers to, before we are 100% sure that this is right for us.

Francis Notturmo
Judith Notturmo

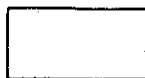
Proposed Expansion of Commercial V Zoning District

Draft Proposal - February 20, 2013

Data from MassGIS and the Town of Medway

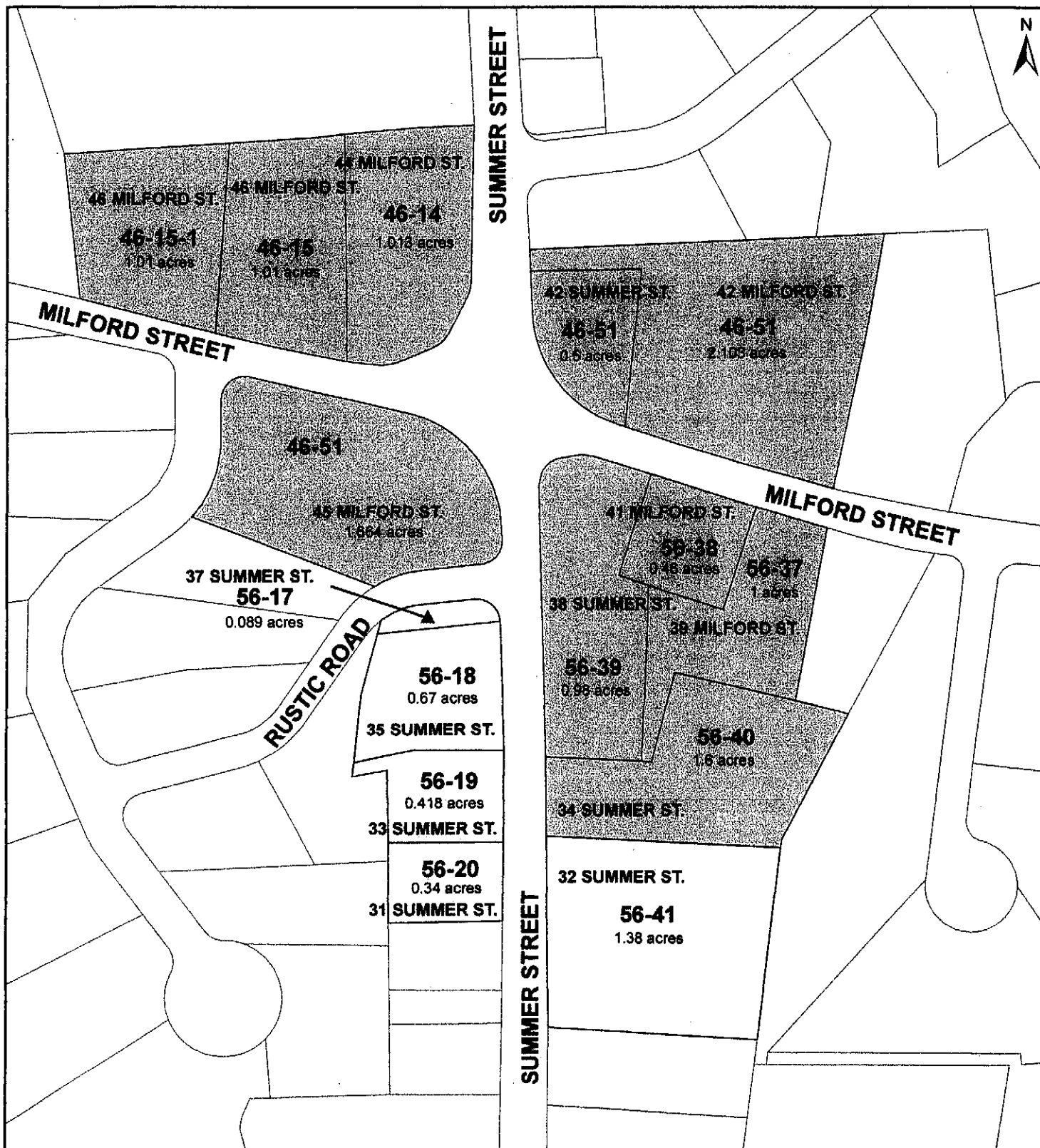


Existing C-V District



Proposed Parcels to be Rezoned from AR-II to C-V

The information on this map is believed to be correct but errors in data entry or transmission may occur. The map is not to be used for legal purposes. The information on this map is subject to change or revision at any time.



ZONING MAP – Commercial IV

REVISED DRAFT – February 26, 2013 (8:35 am)

ARTICLE : (Zoning Map Revision)

To see if the Town of Medway will vote to revise the zoning district boundary lines for the Commercial IV zoning district such that all of the land comprising each of the following listed parcels as shown on a map on file with the Town Clerk is included within the Commercial IV zoning district and to amend the Medway Zoning Map accordingly.

Address	Medway Assessor's Parcel ID #	Parcel Size	Current Owner
10 Lincoln	58-162	.9 acres	CMR Investments LLC
8 Lincoln	58-163	.21 acres	Mark & Laura Trombetta
6 Lincoln	58-164	.15 acres	Timothy & Kevin Coakley
2 Lincoln	58-166	.09 acres	Timothy & Kevin Coakley
320 Village	58-165	.3 acres	Loreto & Marilene Galante
6 Norfolk	58-207	.24 acres	Content & William O'Brien
4 Norfolk	58-206	.39 acres	Norfolk Realty Trust c/o John Solari
318 Village	58-205	.27 acres	Town of Medway
316 Village	58-204	.76 acres	Gregory & Lia Marjatta Amante
315 Village	58-106	1.59 acres	Town of Medway (Police Station)
323 Village	58-119	.58 acres	Sosken Realty LLC
325 Village	58-118	.71 acres	Theresa and Timothy Kelley
329 Village	58-117	.54 acres	Catherine Rigney
330 Village	58-139	.35 acres	David and Jennifer Bennett
1 High	58-138	.5 acres	Jon. W. Currivan
5 High	58-137	.12 acres	Sean M. Currivan
7 High	58-136	8276 sq. ft.	Frederick & Alice Tingley
10 High	58-156	.52 acres	Alison Bro
8 High	58-155	.21 acres	MacDonnell Family Trust
2 High	58-153	.09 acres	JDC Realty Trust
324 Village	58-154	3485 sq. ft.	Malcolm & Janis Osborne
9 Lincoln	58-152	.44 acres	Lincoln Street Realty Trust

and furthermore to rezone portions of the following lots which are presently zoned both Commercial IV and Agricultural/Residential II to Agricultural/Residential II exclusively and to amend the Zoning Map accordingly.

19 Guernsey	58-189	.53 acres	Paul & Charlene Coffey
17 Guernsey	58-190	1 acre	Kenneth & Barbara Sullivan
9 High	58-135	.52 acres	Joanne M. Cassidy Living Trust

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Proposed Changes to Commercial IV Zoning District

Draft Proposal - February 25, 2013

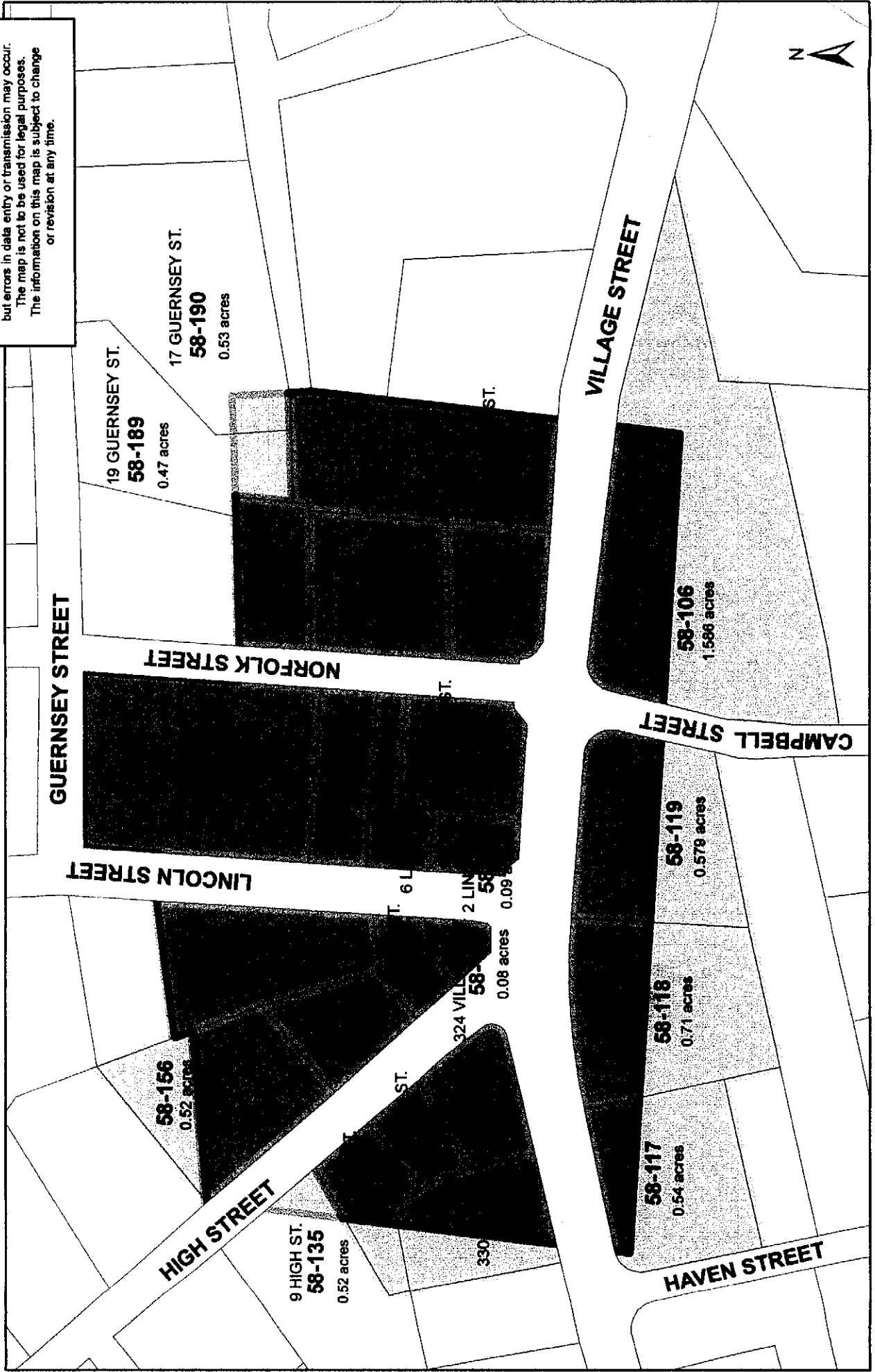
Existing C-IV Zoning District

Proposed Removal from C-IV Zoning District

Proposed Expansion of C-IV Zoning District

Data from MassGIS and the Town of Medway

The information on this map is believed to be correct but errors in data entry or transmission may occur. The map is not to be used for legal purposes. The information on this map is subject to change or revision at any time.



Medway Planning and Economic Development Board
PENDING ACTION DEADLINES

February 26, 2013

CHARLES RIVER VILLAGE DEFINITIVE PLAN

Applicant – Charles River Village LLC (John Claffey)
Official Representative – Paul Yorkis
Engineer – Faist Engineering
Location – 6 Neelon Lane
Application Submittal Date – November 30, 2012

Planning and Economic Development Board must hold a public hearing. The public hearing began on January 8, 2013. The hearing was continued to January 22, February 19 and February 26, 2013. .

February 27, 2013 Planning and Economic Development Board must take action on the application.

(Within 90 days after application is submitted in the case where a preliminary subdivision plan was previously filed) The applicant may make a written request to the Board to extend the action deadline.

TBD

Date by which an appeal must be filed and Town Clerk so notified.
(Within 20 days after the Certificate is filed with the Town Clerk.)

THAYER HOMESTEAD SITE PLAN

Applicant - Town of Medway
Architect – LLB Architects – Drayton Fair
Engineer – Devellis Zrein – Jim Devellis
Location - 2B Oak Street
Application Submittal Date – January 14, 2013

March 20, 2013 Planning and Economic Development Board shall hold a public hearing *(within 65 days of the submission date of the application).* The public hearing may be continued. Public hearing began February 12, 2013 and was continued to March 12, 2013.

April 14, 2013 Planning & Economic Development Board must take action on a major site plan application *(Decision to approve, conditionally approve, and endorse must occur within 90 days after the application is submitted and within 30 days after the public hearing has closed.)* The applicant may make a written request to the Board to extend the action deadline.

TBD

Date by which an appeal must be filed and Town Clerk so notified.
(Within 20 days after the Decision is filed with the Town Clerk.)

HILL VIEW ESTATES DEFINITIVE SUBDIVISION PLAN

Applicant – Christine Price

Engineer – Merrikin Engineering & Colonial Engineering

Location – 32R Hill Street

Application Submittal Date – January 16, 2013

Planning and Economic Development Board must hold a public hearing. The public hearing began on February 12, 2013 and was continued to March 26, 2013.

- April 16, 2013** **Planning and Economic Development Board must take action on the application.**
(Within 90 days after application is submitted in the case where a preliminary subdivision plan was previously filed.) The applicant may make a written request to the Board to extend the action deadline.
- TBD** **Date by which an appeal must be filed and Town Clerk so notified.**
(Within 20 days after the Certificate is filed with the Town Clerk.)

TRI VALLEY COMMONS SITE PLAN

Applicant – Calarese Properties, Inc.

Engineer – Guerriere and Halnon

Location – 72 Main Street

Application Submittal Date – January 18, 2013

- March 24, 2013** **Planning and Economic Development Board shall hold a public hearing** (within 65 days of the submission date of the application). The public hearing may be continued. The Public Hearing is scheduled to begin February 26, 2013.
- April 18, 2013** **Planning & Economic Development Board must take action on a major site plan application** (Decision to approve, conditionally approve, and endorse must occur within 90 days after the application is submitted and within 30 days after the public hearing has closed.) The applicant may make a written request to the Board to extend the action deadline.
- TBD** **Date by which an appeal must be filed and Town Clerk so notified.**
(Within 20 days after the Decision is filed with the Town Clerk.)

**CHARLES RIVER VILLAGE OSRD SPECIAL PERMIT –
MODIFICATION**

Applicant – Charles River Village LLC

Engineer – Faist Engineering

Location – 6 Neelon Lane

Application Submittal Date – February 21, 2013

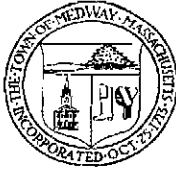
April 27, 2013 **Planning and Economic Development Board shall hold a public hearing** (within 65 days of the submission date of the application).
The public hearing may be continued. The date for the public hearing on the proposed modification has not yet been set. Tentative – March 26, 2013.

May 22, 2013 **Planning & Economic Development Board must take action on a special permit application** (Decision to approve, conditionally approve, and endorse must occur within 90 days after the application is submitted.)
The applicant may make a written request to the Board to extend the action deadline.

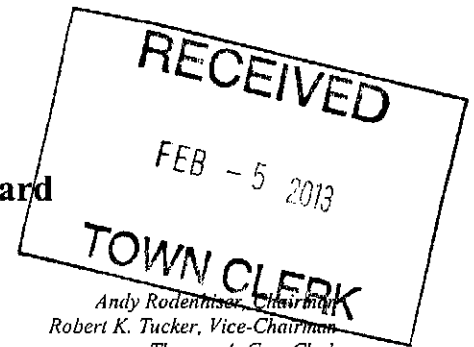
TBD **Date by which an appeal must be filed and Town Clerk so notified.**
(Within 20 days after the Decision is filed with the Town Clerk.)

FORTHCOMING APPLICATIONS

1. Williamsburg OSRD Special Permit and Williamsburg Definitive Plan – MODIFICATIONS
2. Applegate Definitive Subdivision Plan – MODIFICATION
3. Cumberland Farms (southeast corner of Routes 109/126) – Site Plan and Special Permit



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
Matthew Hayes, P.E. - Associate Member

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
NOTICE OF PUBLIC HEARING
Tri Valley Commons Site Plan - 74 Main Street

In accordance with the Medway Zoning Bylaw, Section V. Use Regulations, Subsection C. Site Plan Review and Approval and the provisions of Chapter 40A, Massachusetts General Laws, notice is given that ***the Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, February 26, 2013 at 7:15 p.m. at Medway Town Hall, 155 Village Street to consider the application of Calarese Properties Inc. of Franklin, MA for approval of a major site plan for the development of a retail shopping plaza at 72 Main Street to be known as Tri Valley Commons.*** The application, site plan, drainage report and traffic impact and access study were filed with the Town of Medway on January 18, 2013. The *Tri Valley Commons Site Plan* is dated January 11, 2013 and was prepared by Guerriere & Halnon, Inc. of Milford, MA and Landry Architects of Salem, NH.

The applicant proposes to construct a 34,790 sq. ft. retail shopping plaza comprised of 3 buildings on the 4.6 acre parcel (*Medway Assessors' Parcel 40-51*). Access to the development will be from a proposed traffic signalized driveway from Main Street/Route 109. An ingress and egress with the adjacent Gould's Plaza at 74 Main Street will be provided. Proposed site work includes construction of the driveway, curbing and sidewalks, 157 off-street parking spaces, landscaping, lighting, installation of a stormwater drainage system, and connection to municipal water and sewer systems. The site is located on the north side of Main Street between Charles River Bank and Papa Gino's in the Commercial I zoning district. The property is owned by Mecoba Properties Inc. of Medway, MA. A small portion of the planned driveway is on property owned by NAGOG Knoll Realty Trust of Acton, MA.

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

Andy Rodenhiser, Chairman

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

Tri Valley Commons Site Plan Documents

Public Hearing Notice

Site Plan Application and Project Description

Development Impact Statement – Guerriere and Halnon

Requests for Waivers of Site Plan Rules and Regulations

ZBA Special Permit Decision – January 16, 2013

Site Plan Review Letter – PGC Associates - February 19, 2013

Plan Review Comments – Tom Holder, DPS Director – February 15, 2013

Email Communication re: Route 109 Construction Project – Tom Holder, DPS Director – January 22, 2013

Traffic Impact and Access Study – Green International Affiliates

Tri Valley Commons Site Plan – Guerriere and Halnon

sac - 2-22-2013

NOTE – Site Plan Review Letter from Tetra Tech is forthcoming.

Opening Comments – Bob Tucker
Tri Valley Commons Site Plan Public Hearing
February 26, 2013

Good evening,

We will now open the site plan public hearing for the proposed Tri Valley Commons shopping center. The subject parcel is a 4.6 acre site located at 74 Main Street.

The applicant is Calarese Properties, Inc. of Franklin, MA.

For the benefit of those present in the audience tonight, please be aware that this meeting is being recorded and is broadcast live on Medway local cable access.

I am Bob Tucker, vice-chairman of the Planning and Economic Development Board. I would like to introduce my fellow Board members to you. Karyl Spiller-Walsh is to my right. Chan Rogers and Tom Gay are to my left. Our new Associate Member Matt Hayes is present in the audience.

Chairman Andy Rodenhiser cannot attend tonight's public hearing due to a business conflict. However, we are making an audio recording of the meeting which he will listen to. By doing that and attending all of the other public hearings on this development project, he will be able to vote when that time comes.

Also at the table with us are:

- Gino Carlucci, our planning consultant
- Dave Pellegri, our engineering consultant
- Susy Affleck-Childs, Medway's Planning and Economic Development Coordinator, and
- Amy Sutherland, our meeting recording secretary. Amy takes notes of the entire meeting for the preparation of the official meeting minutes.

The **chronology for the Tri Valley Commons site plan application** is as follows. The application was submitted to the Town on January 18, 2013. It was provided to Gino Carlucci, our planning consultant, to review for compliance with the site plan section of the Medway Zoning Bylaw and the Board's Site Plan Rules and Regulations. It was also forwarded to Dave Pellegri of Tetra Tech Engineering to review for compliance with the technical aspects of the Board's Site Plan Rules and Regulations. The plans were also circulated to Town staff, boards, and committees requesting their review comments.

The public notice requirements for this application have been satisfied. On February 6, 2013, an abutter notice was mailed to all owners of property located within 300 feet of the site. The official legal notice for the public hearing was posted at the Medway Town Clerk's office on February 5, 2013 and was published in the *Milford Daily News* on February 11 and 19, 2013.

May I have a motion to dispense with a formal reading of the official public hearing notice?

Thank you.

I will now describe the ground rules for how tonight's public hearing will proceed.

1. **The applicant will introduce himself and the members of the development team including the engineer, architect and attorney.** They will make a presentation to describe the proposed Tri Valley Commons development.
2. That presentation will be followed by **questions from members of the Planning and Economic Development Board.** The applicant will respond to those questions.
3. Next, the **public will have its opportunity to speak.** If you wish to comment or ask a question, please raise your hand. I will recognize all speakers and responders. When called upon, please come forward to the microphone at the front table. State your name and address so our secretary can have accurate information for the record. You may offer comments, ask questions, or read a prepared statement. If you have a prepared statement, please

provide a copy to Amy. The applicant may then respond to those questions. Any written communications we have received from Medway residents, businesses and property owners will be entered into the public record.

4. After all citizens attending the public hearing have been given the opportunity to speak, we will then **move to any Town staff and representatives of Town departments, boards or committees.** Any written communications we have received from Town staff or other boards will be entered into the public hearing record. If any Town staff are present and wish to speak, they should state their name and which department or committee they represent. They may offer comments, ask questions and make suggestions for improvements. The applicant may respond to those comments.
5. Our planning consultant, Gino Carlucci, has reviewed the proposed site plan and provided a review letter which the Board and the applicant have already received. **Gino will summarize his review comments** which the applicant may respond to.
6. Our engineering consultant, Dave Pellegrini has reviewed the proposed site plan and provided a technical review letter which the Board and the applicant have already received. Dave will summarize his review comments which the applicant may respond to.
7. After that, **we will return to Board members for additional questions, comments and further discussion.**
8. Before we conclude the public hearing for the night, **we will summarize a list of concerns/issues that need further attention. We will also specify any additional information that the applicant needs to provide to the Board.**

Are there any questions on procedure for tonight's public hearing? Does everyone understand these ground rules?

Normally, a public hearing on a project of this nature will take place over 3-4 sessions. Tonight's session will be an overview; we have allocated 1.5 hours for this. At the end of tonight's public hearing, the Board will announce the date, time and location of the next public

hearing. Future public hearings will be more focused. We anticipate there will be individual sessions relating to traffic, building design and site amenities, and stormwater management. You may comment and ask questions at any of the public hearing sessions.

You need to know that we do NOT re-notify abutters regarding future public hearing dates. So please make note of the date and time when it is announced. Susy will post a public hearing continuation notice with the Town Clerk and on the Town's web site. You may call the Medway Planning and Economic Development office at any time to check on the date and time for the next public hearing for Tri Valley Commons.

Please contact Susy if you would like copies of any of the review comments or consultant letters.

As we move through a public hearing process, the plans are usually revised at least once and resubmitted for further review by the Board's consultants. Once all information is gathered and all comments have been received, the public hearing will be closed and the Board will then deliberate.

A draft decision will be prepared and discussed at a PEDB meeting. Usually, the draft decision is revised and then voted upon at a subsequent PEDB meeting. Once signed, the decision is filed with the Town Clerk which commences a 20 day appeal period.

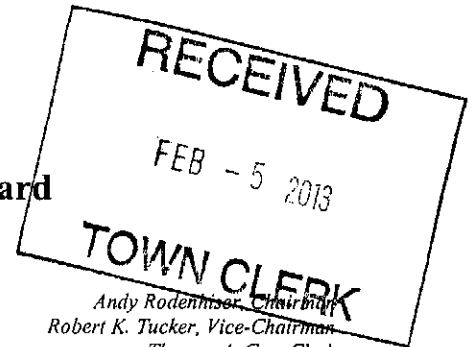
With that, let us begin the public hearing for Tri Valley Commons.

Mr. Calarese, please come forward with your team.

sac – 2/26/2013



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

Andy Rodenhiser, Chairman

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

Application for Review and Approval of a
MAJOR SITE PLAN PROJECT

DEED
JAN 18 2013

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

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

Date: January 18, 2013

The undersigned, being the applicant and the owner of all land included within the proposed site shown on the accompanying plan(s) entitled Tri Valley Commons dated January 11, 2013, prepared by Guerriere & Halnon, Inc. and _____, herewith submits this application and plan to the Medway Planning Board for Review and Approval of a *Major Site Plan Project*.

PROPERTY/SITE INFORMATION

1. Property Location Address 72 Main Street
2. Assessor=s Information Map: 40 Lot: 51
3. Zoning District: Commercial - 1
4. The owner's title to the land is derived under a deed from: Mecoba Properties, Inc. dated _____ and recorded in Norfolk County Registry of Deeds, Book 10850, Page 278 or Land Court Certificate of Title # _____ registered in Norfolk County District Book _____ Page _____.

11. Surveyor: Guerriere & Halnon, Inc.
 Address: P.O. Box 235
Milford, MA 01757
 Primary Contact: Robert Poxon
 Telephone: 508-473-6630 FAX: 508-473-8243
12. Architect: Landry Architects
 Address: 389 Main Street
Salem, NH 03079
 Primary Contact: Rich Landry
 Telephone: 603-890-6414 FAX: 603-894-4358
13. Contractor: unknown at this time
 Address: _____

 Primary Contact: _____
 Telephone: _____ FAX: _____

PROJECT INFORMATION – Type of Project

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

PLEASE CHECK (X) ALL THAT APPLY

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

and which includes one or more of the following:

PLEASE CHECK (X) ALL THAT APPLY

- New Construction* – Construction of 2,500 or more square feet of *gross floor area:
 Building Dimensions: * Gross Square Footage 34,790
- New Construction* – Construction of a new building or addition requiring fifteen (15) or more parking spaces:
 Building Dimensions: * Gross Square Footage 34,790
- _____ *Change in Use* – A change in use of an existing building requiring fifteen (15) or more parking spaces:
 Building Dimensions: _____ Gross Square Footage _____

* See Attached Site Plan

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

Building Dimensions: _____ Gross Square Footage _____

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

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

OTHER PROJECT INFORMATION

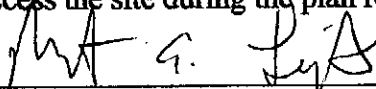
15. *Project Description* as specified in s. 204-3 of the *Site Plan Rules & Regulations*. Please attach a separate sheet fully describing the proposed work. Provide as much detail as possible.
16. *Development Impact Statement* as described in s. 204-3 of the *Site Plan Rules & Regulations*
17. Description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

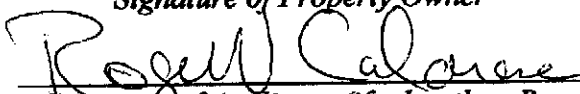
SIGNATURES


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

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

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


Signature of Property Owner


Signature of Applicant (if other than Property Owner)


Signature of Official Representative

1/18/13
Date

1/18/13
Date

1/18/13
Date

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

Building Dimensions: _____ Gross Square Footage _____

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

OTHER PROJECT INFORMATION

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

SIGNATURES

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

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

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

John M... Signature of Property Owner PLAZA

1/17/13 Date

Roger Calarese Signature of Applicant (if other than Property Owner)

1/18/13 Date

Roger Calarese Signature of Official Representative

1/18/13 Date

SUBMITTAL INSTRUCTIONS – Required Submittals

Town Clerk

- One (1) copy of the signed Major Site Plan Project Application form
- One (1) copy of the Project Description as specified in *s. 204-3 of the Site Plan Rules & Regulations*
- One (1) set of Site Plan Documents prepared in conformance with *s. 204-4 and s. 204-5 of the Site Plan Rules and Regulations*
- One (1) copy of stormwater/drainage calculations prepared in conformance with *s. 204-3 3) of the Site Plan Rules and Regulations.*

Planning Board

- One (1) Major Site Plan Project Application form with original signatures plus 15 copies
- Sixteen (16) copies of the Project Description as specified in *s. 204-3 of the Site Plan Rules & Regulations*
- Sixteen (16) copies of the *Development Impact Statement* as described in *s. 204-3 of the Site Plan Rules & Regulations*
- Sixteen (16) sets of the Site Plan prepared in conformance with *s. 204-4 and s. 204-5 of the Site Plan Rules and Regulations.*
- Three (3) copies of stormwater/drainage calculations prepared in conformance with *s. 204-3 3) of the Site Plan Rules and Regulations.*
- One (1) certified list of all abutters and parties of interest as defined in *s. 202-5 of the Site Plan Rules & Regulations.*
- One (1) copy of all relevant approvals received to date from other town boards/ departments/commissions
- List of requested waivers from the *Site Plan Rules & Regulations* with explanation and justification
- Major Site Plan Project Filing Fee – Made payable to the Town of Medway
 - For projects up to 9,999 sq. ft./gross floor area \$ 500 + \$.10/sq. ft.
 - For projects over 10,000 sq. ft./gross floor area \$1,000 + \$.10/sq. ft.
- Major Site Plan Project Plan Review Fee – Made Payable to the Town of Medway
 - For projects up to 9,999 sq. ft./gross floor area \$1,000 deposit
 - For projects of 10,000 sq. ft./gross floor area and over \$2,500 deposit.

NOTE – Gross Floor Area includes the existing building and proposed addition if any, and/or proposed new building.

NOTE – Two (2) separate checks are to be submitted.

**PROJECT DESCRIPTION
"TRI VALLEY COMMONS"**

The site is a 4.6 acre parcel of land located on the northerly side of Main Street (Rt. 109). The site has never been developed and is completely wooded. The site is slightly elevated above the roadway grade of Main Street. Topography of the site slopes from west to east toward a wetlands located within a small drainage swale between the subject property and the property of Charles River Bank. This area flows into an existing culvert within Main Street.

The site will be developed as a retail shopping plaza with 3 buildings totaling 34,790 s.f., and the associated paved parking and access ways. The main access to the development will be from a proposed signalized drive from Main Street (Rt. 109). The proposed signal and access drive will be constructed in conjunction with Route 109 Street Improvement Plans and include an ingress and egress to the adjacent Goulds Plaza. The development will be serviced by municipal water and sewer as well as natural gas. Stormwater runoff will be collected and attenuated on site using a catch basin to drain manhole collection system and two underground detention/infiltration areas.



Est. 1972

**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING
www.guerriereandhalnon.com

G-4653

Milford Office
333 West Street
Post Office 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

DEVELOPMENT IMPACT STATEMENT "TRI VALLEY COMMONS"

Prepared by: Robert J. Poxon, Project Engineer

Traffic Impact

A Traffic Impact & Access Study has been prepared by Green International Affiliates, Inc. and two copies have been submitted.

Environmental Impact

The site is a 4.6 acre parcel of land located on the northerly side of Main Street (Rt. 109). The site has never been developed and is completely wooded. The site is slightly elevated above the roadway grade of Main Street. Topography of the site slopes from west to east toward a wetlands located within a small drainage swale between the subject property and the property of Charles River Bank. This area flows into an existing culvert within Main Street.

Other than the removal of trees, the development of the site as a retail shopping plaza should have no adverse environmental impact both on-site and off-site. The development will be serviced by municipal water and sewer as well as natural gas. Stormwater runoff generated by the development will be collected, stored, recharged and released, all in accordance with Stormwater Management Standards and Best Management Practices. The proposed development will not alter or disturb any wetlands resource areas on or within the vicinity of the site. Building and disturbance setbacks, as required by Medway wetlands bylaws and regulations have been incorporated into the design. A notice of intent will be filed with the Medway conservation commission.

Community Impact

The use of the property is in harmony with other uses in the zoning district. The proposed retail shopping plaza will provide additional tax revenues and increase job opportunities for the community with minimal impact on municipal services.

Parking Impact

The parking for the proposed project will be solely contained within the development. Ingress and egress for the development will be via a new signalized roadway from Route 109 (Main Street). There will be no direct access from the proposed parking fields to Route 109 (Main Street).

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

**IN THE MATTER OF: Calarese Properties, Inc.
Petitioner**

**PROPERTY OWNER: Mecoba Properties, Inc.
70 Main Street
Medway, MA 02053**

OPINION OF THE BOARD

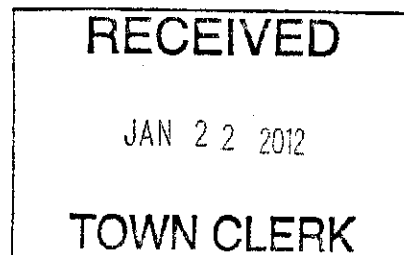
**REQUEST FOR SPECIAL PERMIT
72 and 74 Main Street**

**Hearing: December 19, 2012
Decision: January 16, 2013**

**MEMBERS PRESENT: Joseph Musmanno, Chairman
David Cole, Clerk
Anthony Biocchi
Carol Gould
Arlene Doherty**

THE WRITTEN OPINION WAS DELIVERED ON January 16, 2013

*30 day
appeal
Feb 11, 2013*



OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning By-Law of the Town of Medway, MA, 02053, and Massachusetts General Laws, Chapter 40A, as amended, in which the petitioner, Calarese Properties, Inc. (hereinafter "Calarese"), requests a Special Permit under Section V.G.1.j.6 and .7 of the Zoning By-Law to permit a shopping center with drive-thru at 74 Main Street, Medway. Although the petition relates primarily to 74 Main Street, a small section of the roadway within the development lies with the lot at 72 Main Street (otherwise known as Gould's Plaza).

Hearing

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News on December 7 and 14, 2012. Notice also was sent to all "parties in interest" (including the abutters of both 72 and 74 Main Street) and posted in the Town Hall as required by Massachusetts General Laws, Chapter 40A, Section II.

The Public Hearing was held and closed on December 19, 2012.

Hearing Summary

The applicant appeared at the hearing by Mr. Joseph M. Antonellis, their attorney, and other representatives. Mr. Antonellis explained, referring to the plan submitted with the application, that in addition to the 72 Main Street lot, the application also refers to a small portion of the Gould's Plaza property at 74 Main Street. With regard to control of the 74 Main Street lot, Mr. Lester Gould had signed the application on behalf of the owners of the 74 Main Street lot.

Although the plan submitted with the application is preliminary and is subject to change during the major site plan review which this development must later undergo, it was proposed that Building A on the plan, the most westerly building, would have the drive-thru. A new entrance would be created on the 72 Main Street lot, with a traffic light at this entrance (the developer was already in discussions with the

Commonwealth regarding installation of this light, and had offered to pay for its installation if necessary), and with closure of the existing entrance at 74 Main Street, a driveway between the two lots being provided as shown on the plan. The green areas shown on the plan would be landscaped and control traffic flow, the plan meets the required number of parking spaces for the anticipated uses. The developer already has one anchor tenant and is currently in discussion with several others.

Because of traffic on Route 109, there is a need for drive-up business, the applicant stated, and a couple of possible business uses in the area have not been filled. The proposed use of the lot fits in with the traditional retail use of the area; there would be no "honky tonk" businesses and the proposed businesses are largely service oriented. The provision of one signalized entrance to the two lots at 72 and 74 Main Street rather than two would not be detrimental to the public good, and the proposed development will have updated drainage and storm water handling. There will be no glare or vibration affecting neighboring lots. The applicant would not object to a condition regarding a signalized entrance, but indicated that there might be difficulties in timing due to delays by the Commonwealth in approving lights on a state highway.

Decision

In rendering this Decision, the Board is very conscious that the application for a Special Permit is only the first stage of a multi-stage process required to gain all necessary permits from the Town for the proposed shopping center, and specifically that the proposed shopping center will hereafter be subject to a comprehensive Site Plan Review pursuant to Article V.C of the Zoning ByLaw. Accordingly, having regard to the obligations of courtesy and comity which should exist between the various administrative organs of the Town, the Board has eschewed the imposition of any conditions beyond the minimum which it considers necessary to fulfill its obligations in issuing a Special Permit for a shopping center with drive-thru facility under Sections V.G.1.j.6 and 7, and its concomitant obligation to regulate off-street parking requirements under Section V.G.2.g.3, of the Zoning ByLaw. The Board recognizes that it should not bind the hands of other Town bodies regarding issues such as the exact location of the drive-thru facility, and the locations of buildings and driveways associated therewith, which issues are more appropriately addressed during Site Plan Review, where they can be balanced against

related similar issues and decided with the benefit of expert advice not given to the Board during the hearing on this application for a Special Permit.

Accordingly, the Board recognizes that, in limiting the issues considered in arriving at the present Decision, the Board is leaving related issues for consideration by other Town bodies in later proceedings. Therefore, the Board considers that the aforementioned obligations of courtesy and comity require it to set out these "deferred" issues in order that they be fully considered by other Town bodies during later proceedings relating to this development.

During the hearing on this application, considerable discussion took place regarding the traffic issues associated with the proposed development. The applicant stated that it was already engaged in discussions with the Commonwealth regarding the provision of a traffic light at the proposed exit (as shown on the plan accompanying this Decision) which would serve both the proposed development and the existing Gould's Plaza, with the existing exit from Gould's Plaza being closed. Also, it was stated that it was proposed to alter slightly the exit from the Dunkin Donuts on the opposed (South) side of Route 109 so that this Dunkin Donut exit would face the proposed light. The Board specifically notes for the record that the petitioner offered in writing and in oral testimony to make off-site improvements and would pay for the light if necessary. However, the petitioner recognized that the delays which are often experienced by the Commonwealth in approving traffic lights, it may be difficult to secure the provision of a working traffic light at the time the proposed development is ready for occupancy. Accordingly, the Board respectfully suggests that the Town bodies hereafter responsible for Site Plan Review and other reviews of the proposed development give detailed consideration to the following questions:

(a) Will the proposed provision of a common entrance/exit for the proposed development and Gould's Plaza, with provision of a traffic light at this common entrance/exit, closure of the existing entrance/exit from Gould's Plaza, and realignment of the Dunkin Donuts exit to face the traffic light, offer a satisfactory solution to traffic problems in the immediate area having regard to factors such as (i) the relatively short distance between the proposed light and the existing light at the junction of Route 109 and Holliston Street; (ii) the relatively sharp grade for westbound traffic approaching the

proposed light; (iii) the numerous other exits and entrances on Route 109 in the immediate vicinity, including the right-turn-only exit from Charles River Bank into the westbound lane of Route 109 between the proposed and existing lights; and (iv) the termination, a short distance East of the proposed light, of the center lane of Route 109, and the commencement of the left turn lane from Route 109 East to Holliston Street North?;

(b) If it proves impossible to secure the provision of a working traffic light at the proposed common entrance/exit at the time the proposed development is ready for occupancy, what provisions may be needed to ensure that the proposed development does not cause undue traffic congestion in the immediate area, contrary to Section III.J of the Zoning ByLaw.

The Board makes the following specific finding and determination. The Board *finds* that the proposed use, specifically a shopping center with a drive-thru, is in harmony with the general intent of the Zoning ByLaw for the applicable Zoning District, and with the uses of near-by parcels, and that the grant of a Special Permit for the same would not cause substantial detriment to the public good. (Motion by Mr. Musmanno, seconded by Mr. Biocchi and passed unanimously.) The Board further *finds* that the proposed use meets all the criteria for a Special Permit outlined in Section III.J of the Zoning ByLaw. (Motion by Mr. Musmanno, seconded by Mr. Biocchi passed on a vote of 4-1, with Ms. Doherty opposed.)

The Board hereby *grants* to the applicant a special permit in accordance with Zoning ByLaw Section V.G.1.j.6 and .7 for a shopping center with drive-thru facility subject to the following terms and conditions:

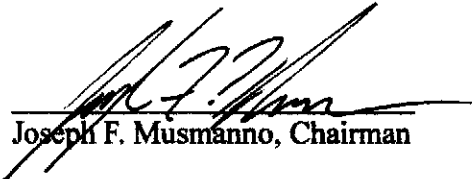
- (1) there be no more than one drive-thru facility on the premises; and
- (2) the required number of parking spaces be no less than 188; not more than 40 per cent of these spaces may be compact spaces.

(The motion was originally made by Mr. Cole and seconded by Mr. Biocchi in a form without explicit conditions. Mr. Musmanno moved, Mr. Biocchi seconded, and the Board passed unanimously a motion to amend by adding the first condition. Mr. Musmanno moved and Mr. Biocchi seconded, a motion to amend by adding the portion of the second condition prior to the semi-colon. Mr. Cole moved and

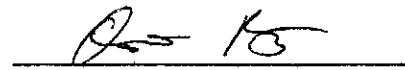
Mr. Biocchi seconded a motion to further amend by adding to the second condition the semi-colon and the text following this semi-colon; this motion to further amend passed 4-1, with Mr. Musmanno opposed. The votes on the motion to add the second condition, and on the main motion to grant the Special Permit with the two conditions aforementioned, were both unanimous.)

The Board hereby makes a detailed record of its findings and proceedings relative to this petition, sets forth its reasons for its findings and decision, incorporates by reference the plan received by it, directs that this decision be filed in the office of the Town Clerk and be made a public record and that notice and copies of its decision be made forthwith to all parties or persons interested.

***IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW,
CHAPTER 40A, SECTION 11 NO VARIANCE, SPECIAL PERMIT OR
CONSTRUCTIVE GRANT OF A VARIANCE TAKES EFFECT UNTIL RECORDED
IN THE REGISTRY OF DEEDS.***


Joseph F. Musmanno, Chairman


David J. Cole


Anthony Biocchi


Carol Gould


Arlene Doherty

PGC ASSOCIATES, INC.

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

February 19, 2013

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

RECEIVED
FEB 20 2013

**TOWN OF MEDWAY
PLANNING BOARD**

Re: **Tri-Valley Commons Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the proposed site plan submitted by Roger Calarese (Calarese Properties, Inc.) of Franklin. The owners are Mecoba Properties, Inc. of Medway and Nagog Knoll Realty Trust of Acton.

The proposal is to construct a retail shopping center with 3 buildings totaling 34,790 square feet, plus associated parking, drainage, landscaping, etc. The plan was prepared by a team including Landry Architects of Salem, NH (architecture), and Guerriere and Halnon, Inc. (civil engineering) of Franklin. The plan is dated January 11, 2013.

The property is located at 72 Main Street in the Commercial I zoning district. I have comments as follows:

Zoning

1. The proposed use is a shopping center with retail and restaurant sites. This is allowed in the Commercial I zoning district, and the proposed development complies with the dimensional requirements of the Zoning Bylaw.
2. The plan proposes 157 parking spaces, including 8 van-accessible handicapped spaces. The plan includes a table illustrating how the number of spaces was calculated to serve the 2 proposed restaurants and retail uses. The calculation indicates that 156 spaces are required. The plan indicates that 44 of the spaces will be compact spaces. Section V. B. 6. (d) (2) allows for compact spaces, but states that the compact spaces shall always constitute a minimum of 50% of the spaces, distributed proportionately, in closest proximity to a facility entrance. The compact spaces are all located in the vicinity of Buildings B, C and D and they are the farthest from those buildings. In fact, 13 of them are located to the rear of those buildings. Also, a bicycle rack to accommodate 1 bicycle per 20 parking spaces is required. Therefore, there should be a rack or racks to accommodate 8 bicycles. The last parking space in the southerly row in front of Building D appears to be problematic.

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 2.6 foot-candles onto the lot to the west, and 2.3 on the Main Street right-of-way. This may be a less of an issue in this case since a common entrance is proposed that would serve the abutting property as well and the spillage onto Main Street occurs primarily at the intersection with the proposed common entrance.
4. A development sign is shown to be 18 feet high where the maximum allowed is 8 feet. It also shows a sign face area of more than 70 square feet (dimensions necessary to calculate the entire total were not provided) and it appears that this would be per side. Section R of the Zoning Bylaw allows a maximum of 60 square feet in total and up to 40 square feet on any one side. Also, the minimum setback is 10 feet from a right-of-way and the proposed sign location appears to be about 3 feet back from the front lot line.

Site Plan Rules and Regulations

3. Section 204.3 A. (7) requires a Development Impact Report. A 1-page report was provided, and a waiver from this requirement is requested.
4. Section 204-5 A requires certain information on the cover sheet of a plan set. The cover sheet is missing the Assessors map and parcel number, a table listing plan revisions, the Zoning district the project is located in and a list of waivers being requested.
5. Section 204-5 B requires a Site Context Sheet. This was not provided. It should be noted, however, that the traffic report does provide a lot of site context information.
6. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. A waiver from this requirement is requested.
7. Section 204-5 D (1) requires that dimensions of buildings be on the plan. The dimensions of Building A were not provided.
8. Section 204-5 D (7) requires that a landscape architect prepare the landscape plan. Landscape details are shown on the site plan, but it was not prepared by a Landscape Architect and a no waiver from this requirement is requested.
9. Section 204-5 D (8) and (9) require an architectural plan with dimensions and details of façade designs of each building including specifications on style, materials and colors from all elevations as well as color renderings of the buildings and signage. With views from public ways and other locations. Color renderings of the front elevations of Building B,C and D as 2 elevations of Building E and F were provided but no elevations of Building A were provided and no views from the new access roadway have been provided.

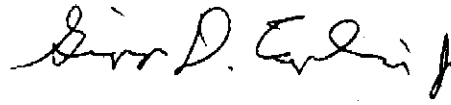
10. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. As stated above, a development sign is shown on the plans but it is not in compliance with Zoning Bylaw. Building signs are also shown in a generic manner along with the acknowledgement that a variance will be needed for an additional sign on the side of a building. Also, a detailed list of sign requirements for tenants was provided that requires compliance with local sign regulations.
11. 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 spillover to an abutting property and Main Street. Also, no information on times of illumination was provided.
12. Section 205-3 A encourages minimizing curb cuts. The proposed project does this by proposing a shared access with the abutting property that will result in at least the reduction of the existing curb cut on the abutting property to an exit-only.
13. Section 205-3 B requires that driveways be set back at least 15 feet from a side lot line. The proposed access road does not meet this but is actually a better and more efficient solution. However, a waiver should be requested.
14. Section 205-3 C requires safe and convenient pedestrian and vehicular access both within the site and between the site and other buildings. Section 205-3 D requires pedestrian-friendly connections and crosswalks with different materials. No pedestrian facilities are provided except for sidewalks directly in front of buildings. No sidewalks or crosswalks between buildings, between the site and the sidewalk along the frontage or to abutting properties are provided.
15. Section 205-6 (A) states that parking “should” be located to the side and rear of the building. This is not an absolute requirement. The parking is located to the side and rear of the buildings as viewed from Main Street and the new access roadway, and landscaping is provided along Main Street and along the new access roadway.
16. Section 205-6 (H) requires “vertical granite curbing or similar type of edge treatment” around the perimeter of a parking lot. The plan proposes a concrete curb and a waiver is requested. The Board can judge whether concrete curb is similar and if so, no waiver would be needed.
17. Section 205-7 requires that snow storage areas be provided. No snow storage areas have been designated on the plan.
18. 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 156 spaces, 26 trees are required. Only 21 are proposed and a row of 23 spaces to the rear of Buildings B, C and D have none.

General Comments

19. A retaining wall with a height of 23 feet is proposed. While the plans indicate that the wall is to be built by others, details on wall construction and aesthetics as well as any proposed mitigation measures should be included as part of site plan review.
20. The Site Grading Plan has Buildings B, C and D labeled as "Phase II." There is no other information indicating phasing.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", written in a cursive style.

Gino D. Carlucci, Jr.

Susan Affleck-Childs

From: Thomas Holder
Sent: Friday, February 15, 2013 1:36 PM
To: Susan Affleck-Childs
Cc: Pellegri, David; David Damico; William Donahue; Jim Smith
Subject: TriValley Commons

Hi Susy – I took a look at the TriValley Commons proposed plans and have the following comments/notes:

1. Update size of water line on Main Street to 12-inch
2. What size are water pipes supplying and within property? Material in Right of Way is Ductile Iron/Cement Lined.
3. How will water and sewer billing be established? Who will hold accounts? I ask this because several building units (tenants) are fed by a single service line (meter)
4. Need to include Town Hydrant specification. Although these will be private hydrants, we still want to standardize for Fire Department ease of use.
5. Will the sewer connection from the development to the existing manhole on Main Street need a drop inlet or will the slope allow for connection at existing invert elevation?
6. Recommend mechanical joint restraint (meg-a-lug or rodded) on any proposed water line caps or plugs.
7. Town may require Control Density Fill on water and sewer trenches in Right of Way.
8. Need more definitive sidewalk plan along Main Street.
9. Need current Traffic Signal Plan along with associated sequencing and phasing plan

Thanks very much for the consideration.

Tom

Thomas Holder | Director
Department of Public Services

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3275

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Susan Affleck-Childs

From: Thomas Holder
Sent: Tuesday, January 22, 2013 4:56 PM
To: Susan Affleck-Childs; Paul Yorkis
Subject: RE: Tri Valley Commons - 72 Main Street

Thanks Susy. So that you know, we are asking MassDOT to consider having project 25% public hearing using the existing design which does not have Tri Valley signal included. The philosophy is that we can have secondary hearing to just discuss impacts of Tri Valley signal once those plans have been finalized. This way we can proceed with hearing process and continued design of the rest of the project.

Thanks.
Tom

Thomas Holder | Director
Department of Public Services

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3275

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From: Susan Affleck-Childs
Sent: Tuesday, January 22, 2013 12:00 PM
To: Thomas Holder; Paul Yorkis
Subject: Tri Valley Commons - 72 Main Street

FYI. We received the site plan application on Friday, January 18th.

First night of the Board's public hearing is February 26th.

Susy

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

508-533-3291

saffleckchilds@townofmedway.org



TETRA TECH

February 22, 2013

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

RECEIVED
FEB 25 2013

**TOWN OF MEDWAY
PLANNING BOARD**

**Re: Tri Valley Commons
72 Main Street
Site Plan Review
Medway, Massachusetts**

Dear Mr. Rodenhiser:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned project. The project includes the construction of five new buildings of an area of 34,790 sf on a 4.6 acre site. The project also proposes to construct 157 parking spaces, a joint driveway entrance/exit (adjoining side property line) and a new curb cut on Route 109. New utility services will be constructed to accommodate the improvements. The stormwater design will consist of catch-basins and manholes that outlet to underground detention basins and then to wetland prior to flowing off-site.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Tri Valley Commons, A Site Plan in Medway, Massachusetts", dated January 11, 2013, prepared by Guerriere & Halnon, Inc, (GHI), Green International Affiliates, Inc. (GIA), Engineering Advantage, Inc (EAI), Signs By Cam (SBC) and Landry Architects (LaA).
- A stormwater management report entitled "Stormwater Report; Tri Valley Commons; Medway, MA" dated January 14, 2013, prepared by Guerriere & Halnon, Inc.

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

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



TETRA TECH

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

1. The site plan shall be prepared, stamped, signed and dated by qualified professionals. (Ch. 200 §204-4(A))
2. The Applicant shall verify if the Planning and Economic Development Board (PEDB) approved the site plan scale of one (1) inch equals forty (40) feet or such other scale that has been approved in advance. (Ch. 200 §204-4(B))
3. The Applicant shall verify all existing and proposed elevations refer to the North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §204-4(D))
4. All site plan sheets shall contain a Board of Selectmen's endorsement signature block and stamp of registered professional responsible for the content of said sheet. (Ch. 200 §204-4(F))
5. Abutter's names and addresses with assessor's reference shall be provided. (Ch. 200 §204-5(B-2))
6. An Existing Landscape Inventory shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. (Ch. 200 §204-5(C-3))
7. Location and dimensions of proposed lot line setbacks and curb radii. (Ch. 200 §204-5(D-2))
8. The Applicant shall provide a Building Layout/Floor Plan. (Ch. 200 §204-5(D-10))
9. The Applicant shall provide an Entry/Exit to Structures. (Ch. 200 §204-5(D-11))
10. Horizontal sight distances on the public way(s) at all entrances in both directions shall be provided (Ch. 200 §204-5(D-14)).
11. Arrows or signs, ground signs, or painted lines on the ground to control the traffic flow may be required. (Ch. 200 §205-3(A-3))
12. No part of any driveway shall be located within fifteen (15) feet of a side property line. (Ch. 200 §205-3(B-2))



TETRA TECH

13. The slope of the paved entrance way shall not exceed two (2) percent for the first twenty-five (25) feet measured perpendicular from the front property lines. (Ch. 200 §205-3(C-1))
14. Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet. (Ch. 200 §205-6(G-2))
15. Pedestrian walkways through parking areas may require protection (barriers or bollards) or may require crosswalk striping. (Ch. 200 §205-6(B))
16. Parking areas are strongly encouraged to have an asphalt surface bituminous concrete surfacing should be a minimum of three and one-half (3½) inches. (Ch. 200 §205-6(D))
17. The site must be designed to accommodate adequate snow storage for snow that is plowed from the paved parking and pedestrian areas. (Ch. 200 §205-7)
18. The total diameter of all trees over ten (10) inches in diameter that are removed from the site shall be replaced with trees that equal the total breast height diameter of the removed trees. (Ch. 200 §205-9(F))

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

19. Contours should be shown on the utility plan, or storm drainage utilities should be shown on the Grading plan. It is difficult to review the drainage design without these items being shown together.
20. Although it appears from the layout of the underground infiltration systems that isolator rows are integrated into the systems, the isolator rows are not detailed on sheets 11 and 12. Isolator rows are required to achieve optimal TSS removal rates for these systems. Additionally, they are required to filter out and isolate the sediments in runoff so that they can be cleaned on a regular basis to ensure long term functionality of the underground system.
21. It appears that several individual drain pipes inlet directly to the stormtech chambers without discharging to an isolator row. Isolator rows can be integrated into the stormtech system at any point in the chamber layout. The stormtech systems should be reconfigured to include isolator rows at all inlets, or the drain pipe configurations should be combined to incorporate one penetration at a single isolator row.



TETRA TECH

22. It appears Stormceptor Units will be used to pretreat runoff from all drainage trunk lines prior to discharging to the infiltration basins. While these water quality units will provide substantial TSS removal rates, it does not appear they are required. Deep sump catch basins discharging to an isolator row alone provide the level of pretreatment required prior to discharging to a stormtech infiltration basin.
23. The roof drains from the proposed roof tops should not be directly connected to catch basins. Catch basin connections promote re-suspension of sediments and fines. Roof drains should be piped to adjacent storm drain manholes.
24. The applicant demonstrates that the peak flow rates have been mitigated for the 2, 10, and 100-year storm events however the runoff volumes were not reported. The Town of Medway requires runoff volumes be mitigated in addition to peak flow rates.
25. The applicant calculates the required recharge volume based on a "C" soil per the NRCS Web Soil Survey, however utilizes an infiltration rate in the calculations for a "B" soil based on actual in situ soils determined from deep test pits performed on site. The required recharge volume should be recalculated based on a "B" soil.
26. The applicant states that the required recharge volume is provided in the bottom stone layers of the subsurface detention areas and lists the volumes as 4,860cf and 5,706cf for basin 1 and 2 respectively, however the HydroCAD storage tables for these basins were not provided to verify the volumes in the stone.
27. The treatment train and %TSS removal rates on the TSS calculation work sheets do not match the rates described in the long term O&M plan. The O&M plan details Street Sweeping and claims no TSS removal credit will be taken; Deep sump catch basins with a 25% removal credit; Stormceptor water quality units with a 50% removal credit; and the below grade infiltration basins with an 80% removal credit. The TSS work sheets provided take a 10% credit for street sweeping, a 25% credit for deep sump catch basins, a 25% credit for Stormceptor water quality units and an 80% credit for below grade infiltration basins. Verify the correct TSS removal rates and reflect them in the O&M Plan.
28. The water quality volume calculations required for Standard #4 state that 6,171cf is required for the development. Please provide the HydroCAD storage tables for the basins to verify the volumes in the stone.



TETRA TECH

29. The calculations for Standard #4 state that 6 Stormceptor 450i units are used in the design. 450i units are Stormceptor catch basin inlets. The details show a Stormceptor models STC450i and a STC 900. The plans should show which model is specified at each location.
30. In the HydroCAD model, the proposed infiltration basins should be modeled as stormtech chambers embedded in a stone volume. As modeled there is no way to verify that the basins detailed in the plan set reflect the basins detailed within the HydroCAD report.
31. In the HydroCAD report, the infiltration rates utilized within each infiltration basin have been input as constant flow rates in cubic feet per second. The Hydraulic Conductivity of 0.52 inches per hour from the Rawls Table discussed within the drainage report should be utilized.
32. A time of concentration (Tc) of 6 minutes for the proposed development has been utilized in the drainage analysis. Typically a minimum Tc of 5 minutes is used. A 1 minute difference should not have much of an impact on the peak flow rates however please explain why this Tc is used.
33. Additional grading information should be added to the plan to the south and east of Building F. It appears that a 164 contour is missing.

The following items were found to be not in conformance with the Town of Medway Water/Sewer Rules and Regulations:

34. Please refer to comments issued by Tom Holder through e-mail correspondence regarding additional sewer/water issues beyond what is provided below.
35. Update the size and location of the existing water main in main street (See Tom Holder's comments.)
36. The regulations state that a Lebaron #LT-102 M&E style cover should be used and a different type is shown on the plans.
37. An aluminum splash plate is required for the interior drop connection.
38. Please verify that existing water pressures in the area are sufficient for the proposed use. Coordinate fire flow testing with the water department as necessary.



TETRA TECH

39. Add crushed stone around bottom of hydrant for drainage. (See Tom Holder's other comments about hydrant requirements).

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

40. There is very little information regarding the improvements proposed within the Route 109 right-of-way. Additional information is provided to clarify scope and limits of the proposed improvements. For example, there is a proposed sidewalk shown but not specific information provided, grading is shown within the road but there are no pavement improvements, etc.
41. There is a note in the Special Permit that states that the traffic light may not be installed prior to the development being completed. If the traffic report indicates that a light is necessary then the light will need to be installed prior to construction completion. This item will be addressed further in the traffic report review comment letter to be issued independently.
42. There is an existing path which looks like a cart path through the existing site. Could you identify what the path is currently used for or what it has been used for in the past?
43. If the proposed access drive is installed as shown between the Papa Gino's and Tri Valley Common properties, modifications will be required on the Papa Gino's site including reduction in parking, etc. How is this being permitted and could it impact the Tri Valley Commons design?
44. The proposed design extends beyond the westerly project limits. Please identify what easements are being obtained on the plans.
45. The limits of the existing stone wall removal should be shown on the plan.
46. Please identify where there is one way traffic proposed on-site. There is a Do Not Enter pavement marking which is confusing.
47. Is there loading proposed in the rear of Buildings B, C, and D? If so will that conflict with pedestrian movements from the adjacent parking stalls? Who is intended to park in the proposed stalls behind Buildings B, C, and D?
48. Does Building B require handicap stalls in front of the building?
49. Are all of the sidewalks on the site proposed to be cement concrete?



TETRA TECH

50. Why is all of the compact car parking in one area? Will there be sufficient parking near Buildings B, C, and D for larger vehicles.
51. Who is intended to park in the stalls to the east of Building F? Will the pedestrian movements conflict with the loading activities?
52. Please identify the width of the concrete walks adjacent to the buildings. If there is not curb in front of these walks what is to prevent the cars from extending onto the walk and restricting the width creating a non-accessible path?
53. The Special Permit states that there shall be no less than 188 parking stalls yet this plan proposes 157.
54. Interior striping and signage should be shown on the site plans.
55. There does not appear to be adequate pedestrian access from Route 109 onto the site. This will be evaluated further in the traffic review.
56. Is the proposed retaining wall shown accurately? If there is a substantial height the proposed batter on the wall may reduce the area within the site from what's shown.
57. Please provide additional detail for the treatment at the top of the proposed wall. There appears to be guardrail proposed on top of the wall but the detail shows it offset, and the detail shows a fence on the wall but it's not identified on the plan.
58. It appears that the plan proposed to modify grading around the north side of the existing basin on the west side of the property. Will this impact the capacity of the basin?
59. Please provide additional grading in front of Buildings E and F. It appears that runoff is directed onto the sidewalks as currently designed.
60. Are the existing contours along Route 109 shown accurately? The existing sidewalk appears to be higher than the roadway in the field compared to what's shown on the plans. Additionally, there is insufficient existing grading provided within Route 109, and the proposed grades within Route 109 do not tie out to existing contours.
61. We would recommend the installation of an additional sewer manhole between SMH 2 and Building C.



TETRA TECH

62. Provide proposed pipe materials and sizes for all utilities. (see Tom Holder comments).
63. Approximate locations of private utilities should be provided.
64. Verify with the Department of Public Services that sufficient pressure and capacity is available for the proposed sewer and water infrastructure.
65. Size of proposed roof drains should be provided.
66. Identify connection methods for proposed water connections to main.
67. Is any vegetative screening desired along the northern property line?
68. If existing stone wall is designated to remain adjacent to Route 109, please show it on the proposed landscaping plans.
69. Are you going to be able to see the proposed landscaping on the eastern side of the retaining wall from the roadway?
70. Please verify what the "V" symbol is on the lighting plans in front of the fixtures adjacent to Route 109.
71. The erosion control in front of the southeast corner of the proposed retaining wall should be modified to account for the proposed landscaping.
72. The Applicant should provide bearings and distances on property lines.
73. The Applicant shall verify that the handicap parking spaces surface slope does not exceed 1:50.
74. The Typical Vertical Granite Curb does not match the Town of Medway Vertical Granite Curb detail (CD-12).
75. A Drop Connection detail is provided on the plans. Please identify where the drop connection is to be utilized.
76. There are two bituminous concrete pavement (heavy duty and regular) details provided on the plans. Please identify where each one is being used.
77. Please provide Flared End Section detail.
78. Please provide a sewer/water crossing detail.



TETRA TECH

79. Please provide water service and trenching details.
80. The roadway cross section does not seem to be an accurate representation of what is proposed at the site.
81. We recommend the use of 4-inches of dense graded crushed stone on top of 8-inches of gravel below the proposed pavement in lieu of 12-inches of gravel. Therefore the overall depth of proposed material remains the same.
82. It's unclear where PVC and HDPE pipe details are to be utilized since materials are not specified on plans.
83. Identify where the "Private Utility Trench" detail is to be utilized. There is a note stating that the pipe can be water, sewer, drain, or force main which would make the detail conflict with others and be inaccurate.
84. Provide separate trenching detail for work within Route 109 (see Tom Holder comments)
85. The Applicant shall provide handicap ramp information within the walkways as necessary.
86. An elevation drawing should be provided for the east facing façade of the building that is positioned perpendicular to Main Street.
87. An elevation drawing should be provided for the free-standing building with the drive-thru at the front of the site.

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,

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

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

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street JAN 18 2013
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Sectio 205-6 (G) Parking Stalls, 3) a & b
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	a) Car spaces/stalls shall be 10 feet by 20 feet b) Wheel stops are required at the head of each car stall where a space/stall abuts a walkway
What aspect of the Regulation do you propose be waived?	10' X 20' spaces and the installation of car stops.
What do you propose instead?	9' X 18' full size and 8' X 15' compact spaces and no wheel stops
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Proposed space sizes are in conformance with Section 5 B 6 d of the Zoning By-Laws. Proposed walkways adjacent to parking spaces are of sufficient width to not require curb stops.
What is the estimated value/cost savings to the applicant if the waiver is granted?	The smaller spaces allows for the construction of less pavement and reduces construction cists.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Yes, less impervious area and more green space.
What is the impact on the development if this waiver is denied?	More pavement, rduced green space, and possible reduction in building area.
What are the design alternatives to granting this waiver?	none
Why is granting this waiver in the Town's best interest?	Creates less pavement and more green space.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	none
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	none
What is the estimated value of the proposed mitigation measures?	
Other Information?	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Hainon, Inc.
Date:	

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

**Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations**

Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 205-9 (F) Tree Replacement
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The total dia of all trees over 10" in dia that are removed from the site shall be replaced with trees that equal the total breast height dia of the removed trees.
What aspect of the Regulation do you propose be waived?	Waive tree replacement.
What do you propose instead?	plant trees as part of a comprehensive landscape design.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The site is a mature wooded area surrounded by developed land. The required tree replacement would be excessive for the proposed type of development.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Tre replacement costs.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The allowance of tree plantings in accordance with the proposed landscaping design plan will create a more appealing site.
What is the impact on the development if this waiver is denied?	Could result in too dense plantings and and future sight problems.
What are the design alternatives to granting this waiver?	Comprehensive site landscaping design.
Why is granting this waiver in the Town's best interest?	Town will not be affected.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Comprehensive lanscaping with 20% of the site undisturbed.
What is the estimated value of the proposed mitigation measures?	
Other Information?	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, Inc.
Date:	
Questions?? - Please contact the Medway PED office at 508-533-3291.	

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations

Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street JAN 18 2013
Type of Project/Permit:	Major Site Plan Project
<i>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</i>	Section 205-6 (H) Vertical Granite Curb
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Parking area shall be bounded with vertical granite curb or similar type of edge treatment
<i>What aspect of the Regulation do you propose be waived?</i>	Waive use of vertical granite curb.
<i>What do you propose instead?</i>	Install vertical concrete curb with vertical granite at entrance from 109.
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	Vertical concrete curb is less expensive and more readily available.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Savings in material cost and cost of installation.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	None, the perimeter would still have vertical curbing.
<i>What is the impact on the development if this waiver is denied?</i>	Increase construction cost.
<i>What are the design alternatives to granting this waiver?</i>	The use of vertical granite curb throughout the development.
<i>Why is granting this waiver in the Town's best interest?</i>	No impact to the Town.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	Vertical granite curb will be installed at the roundings of the entrance from route 109.
<i>What is the estimated value of the proposed mitigation measures?</i>	
<i>Other Information?</i>	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, Inc.
Date:	1/16/2013

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

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations

Complete 1 form for each waiver request

JAN 18 2013

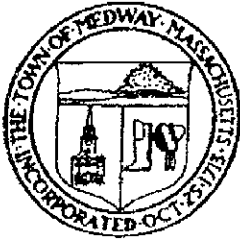
Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-3 Planning Board Submittals Sub-section A. 7) Development Impact Statement sections: b-Environmental Impact Assessment, c-Community Impact Assessment, d-Parking impact assessment.
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	
What aspect of the Regulation do you propose be waived?	Except for a traffic study, waive submittal of the Development Impact Stmt.
What do you propose instead?	Impacts are reflected on proposed Site Plan
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Based on the location of the proposed development, the existing surrounded uses, and that the proposed use is allowed in the Commercial I Zone, the statement would appear unnecessary.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Engineering fees.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Has no impact to the development
What is the impact on the development if this waiver is denied?	No impact on the development
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	No impact to the Town
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None are required
What is the estimated value of the proposed mitigation measures?	None
Other Information?	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, inc.
Date:	1/16/2013

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

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations

Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS JAN 18 2013
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-5.C.3 Existing Landscape Inventory
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	An existing landscape inventory shall be prepared by a Professional Landscaped Architect.
What aspect of the Regulation do you propose be waived?	Waive requirement for Existing Landscape Inventory.
What do you propose instead?	20% of the property will remain undisturbed.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The site is being developed as a retail shopping plaza. All the trees in the development area are proposed to be removed. The inventory of these trees would create an unnecessary expense to the applicant
What is the estimated value/cost savings to the applicant if the waiver is granted?	Landscape Architect fees
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The approval of the waiver would not result in an improvement to the design, just eliminate an unneeded step in the submittal process.
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	It will not affect the Town
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Extensive proposed plantings and landscaped areas and retention of 20% of the existing vegetation.
What is the estimated value of the proposed mitigation measures?	Unkown
Other Information?	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Hainon, Inc.
Date:	1/16/2013
Questions?? - Please contact the Medway PED office at 508-533-3291.	
7/8/2011	



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street
Medway MA 02053
508-533-3291
drc@townofmedway.org

February 26th, 2013
Medway Planning and Economic Development Committee
Re: Tri Valley Commons
74 Main St
Medway, MA 02053

RE: DRC CONCERNS RE: TRI VALLEY COMMONS SITE PLAN REVIEW

Dear Members of the Medway Planning and Economic Development Committee,

On Monday, February 25th, the DRC met with Roger Calarese of Calarese Development, along with the team of engineers, and landscape design professionals, to review the proposed site plan and building designs for Tri Valley Commons. The DRC has the following concerns regarding the site plan and building design for Tri Valley Commons as proposed and presented at our February 25th meeting, and offers the following comments and recommendations regarding the proposed building and site plan to-date:

The high visibility of the 26' versa-lock retaining wall, mostly at the southeast corner of the parcel is a major concern. As the visual gateway to the new 109 redevelopment area, this will be the first impression and should be carefully planned as such. The natural buffer provided by the existing wooded-area between Charles River Bank, to the East, and the new development, is mostly deciduous, with minimal buffering effect and is not sufficient to provide relief from the enormity of the proposed structure. Thus the corner is a potential visual blight to the district, and should be mitigated using not one, but a combination of the following methods:

- ❖ **Change of surface material, i.e. stamped- concrete, or stone veneer.**
- ❖ **Implement a structural change to soften the bulk of the wall, such as a tiered, terraced, or cutout design at the corner. This will enable further landscape design.**
- ❖ **Planting more mature evergreen trees.**
- ❖ **Planting scheme for the chain-link fence at the top of the wall, i.e. Rose of Shannon.**

Design Review Committee Members

Matthew Buckley, Member & Chairman
Julie Fallon, Member & Vice Chair

*Karyl Spiller-Walsh Planning Board
Liaison*
Rod McCleod, member
Bruce Hamblin, Associate Member

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

The DRC recommends that the parking spaces to the rear/East of building F, be removed if possible, to allow for more leeway in the design and construction of the wall at this corner.

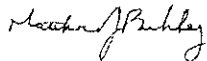
The DRC began a discussion of suggestions for esthetic improvements for the architecture. It is our goal to achieve a design that is both sympathetic to the surrounding area and the architecture of the town.

Suggestions include:

- ❖ **Rooflines that are varied.**
- ❖ **See actual materials and colors for the metal roof.**
- ❖ **The building in the back section of the property contains a middle section that is approx. a 15-foot setback, this is a perfect opportunity to vary this from the left and right storefronts. Use of different materials or colors.**
- ❖ **The DRC would like to see all four sides of the structures, as at least two of the three structures on the property will be visible from all sides from the beginning of the project. The third structure currently abuts the golf course, but may be visible in the future.**
- ❖ **The DRC would like to see options for surface materials for the building.**

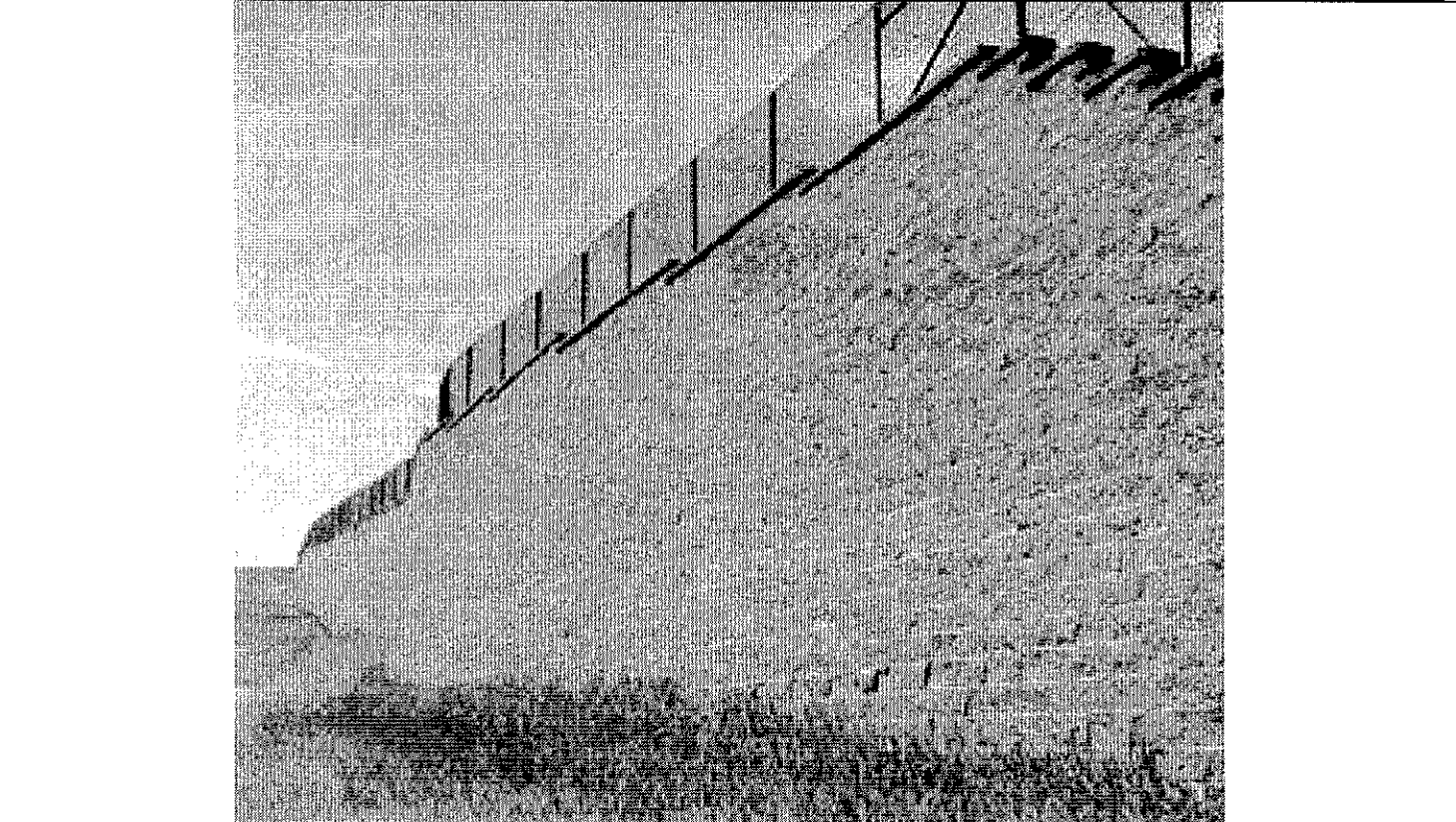
The DRC awaits elevation views and buffers for the proposed wall and any modifications as well as any architectural renderings. These views should include various sides of the buildings including four side views for the stand alone buildings. Additionally a lighting and signage scheme, with particular attention paid to the entryway lighting and traffic light as it conforms to the large Rte 109 corridor. Included here are images that reflect the concept of this large wall, along with some suggested techniques to buffer the stark, non-indigenous block wall proposed.

Sincerely,

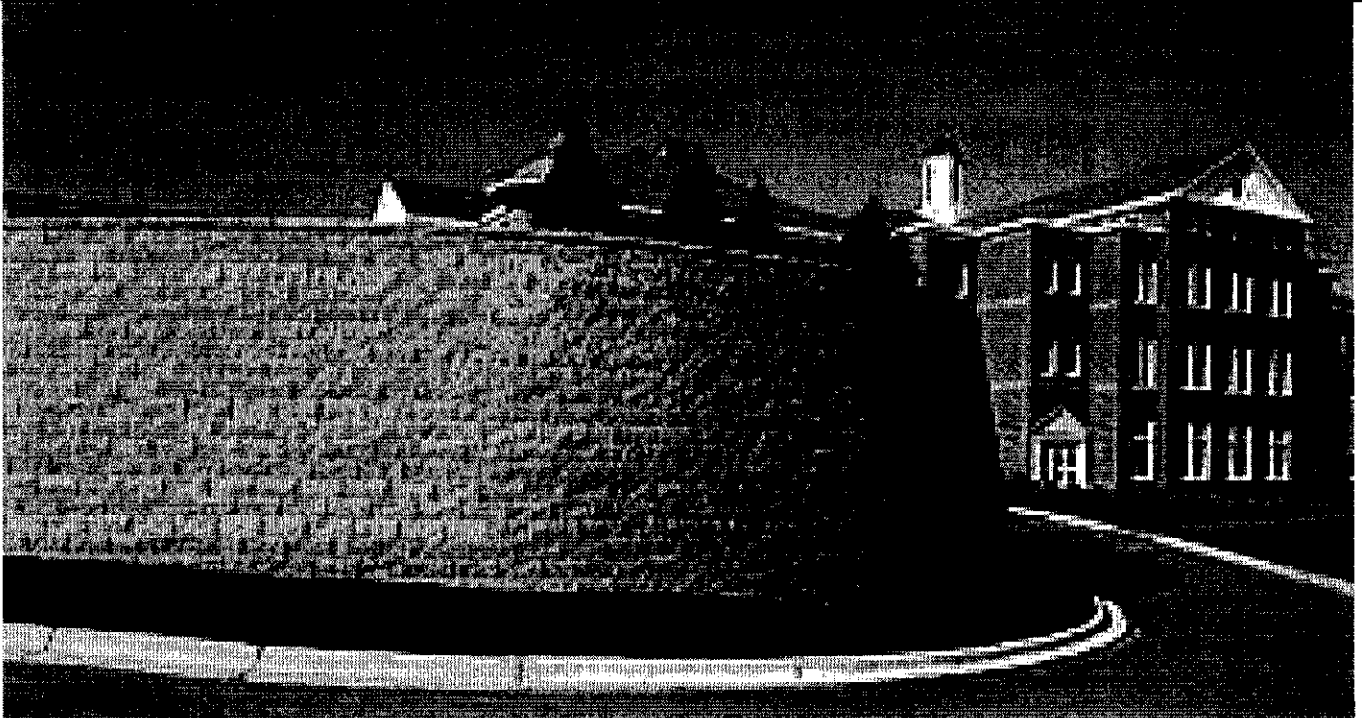
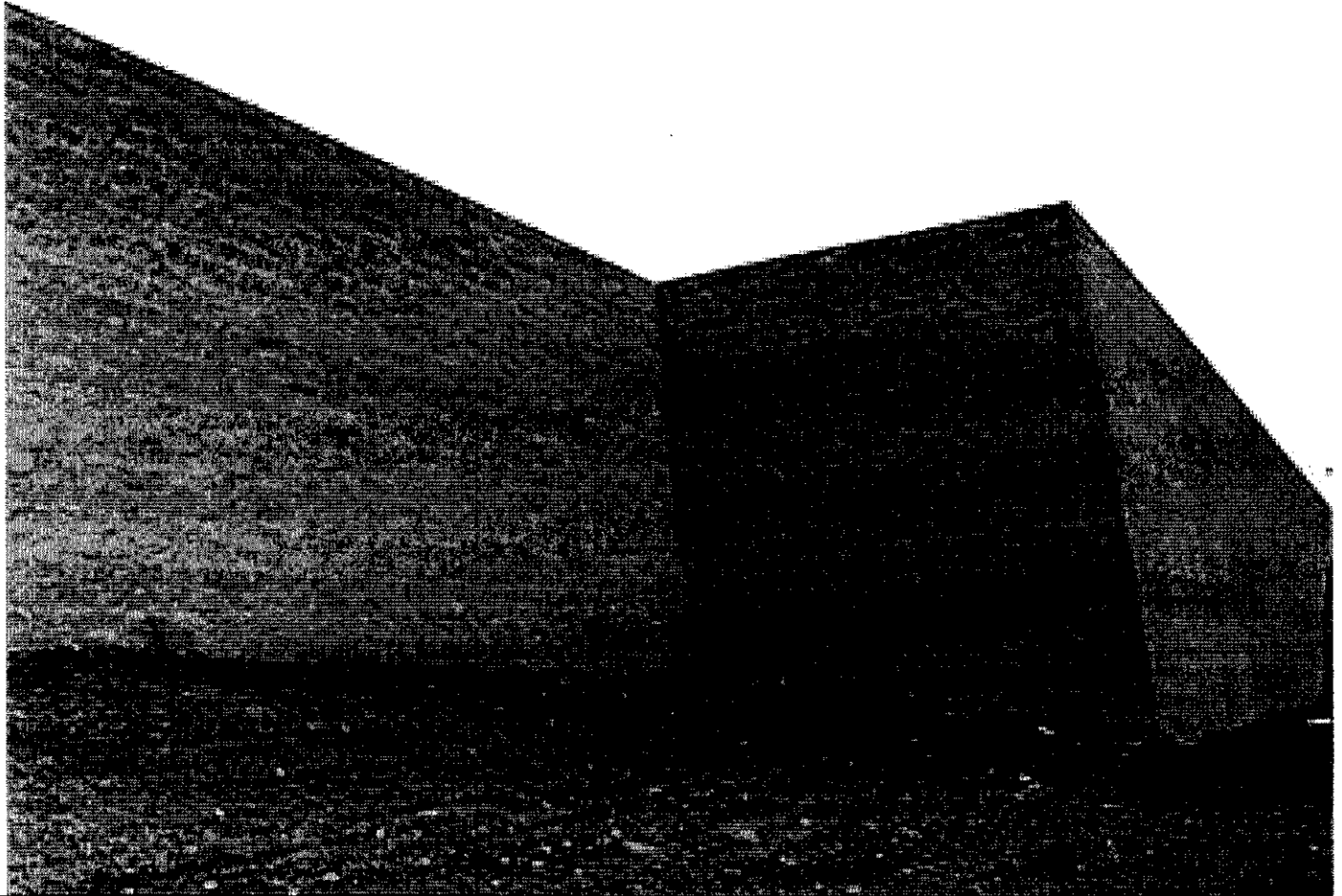


Matthew Buckley
Chairman

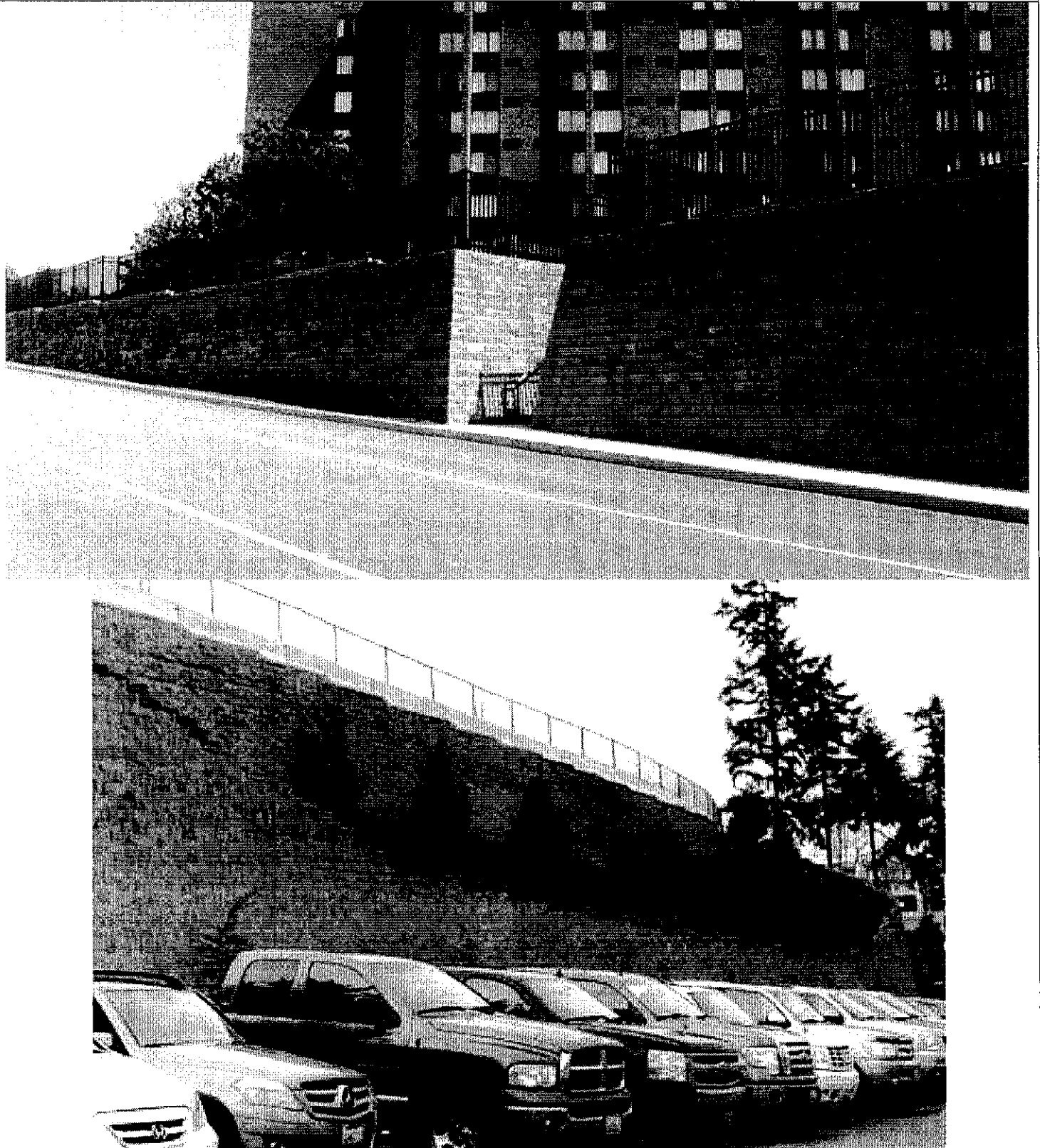
1. Segmental Block Wall - If each of these wall units is a standard height at 8"H, this wall is about 18'H (7' shorter than the proposed at TV). Decreasing height similar as T-V proposal along Main St.



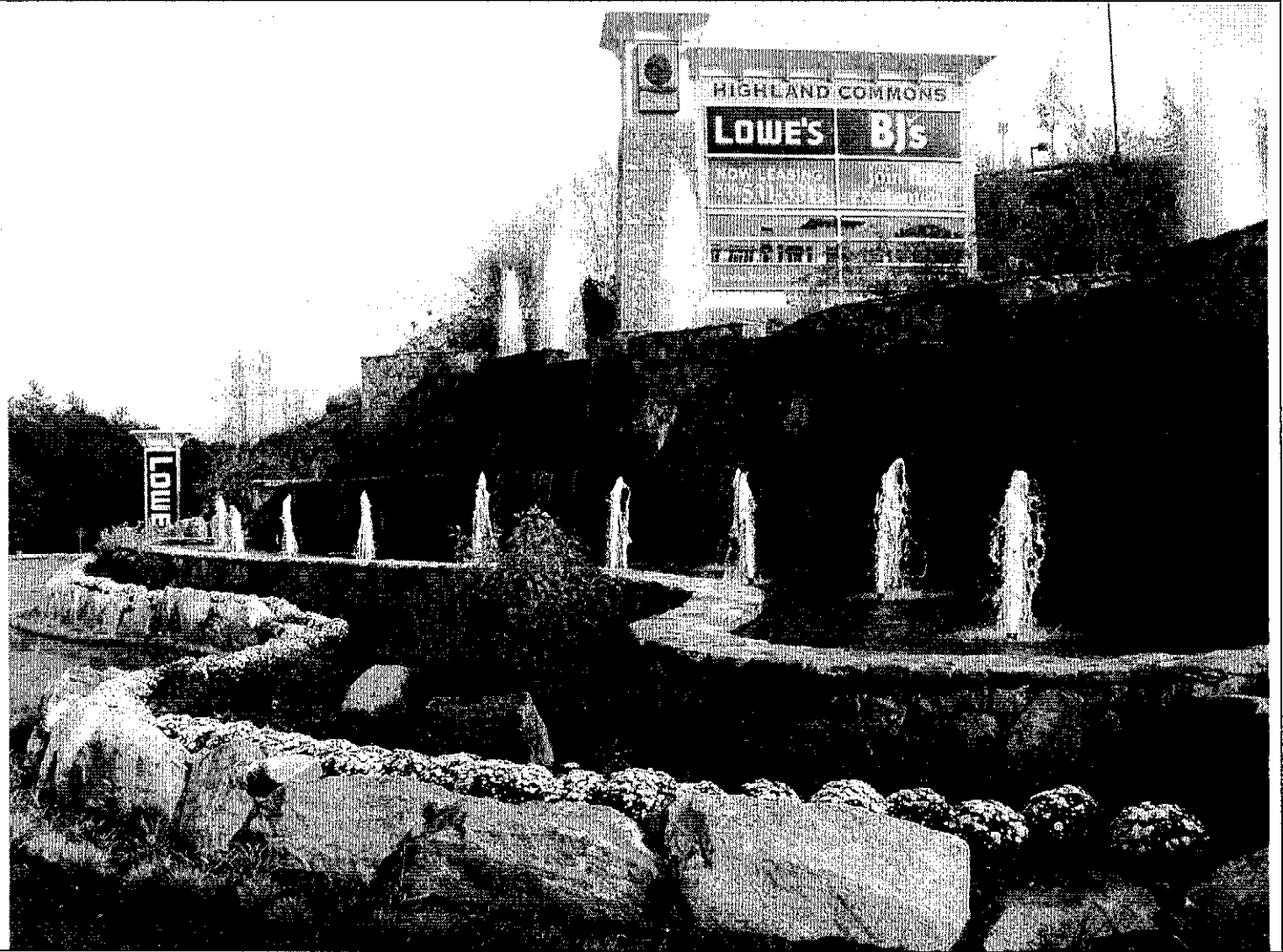
2. Segmental Block Wall - This demonstrates the wall angularity proposed at the outside, SE wall corner for the T-V project.



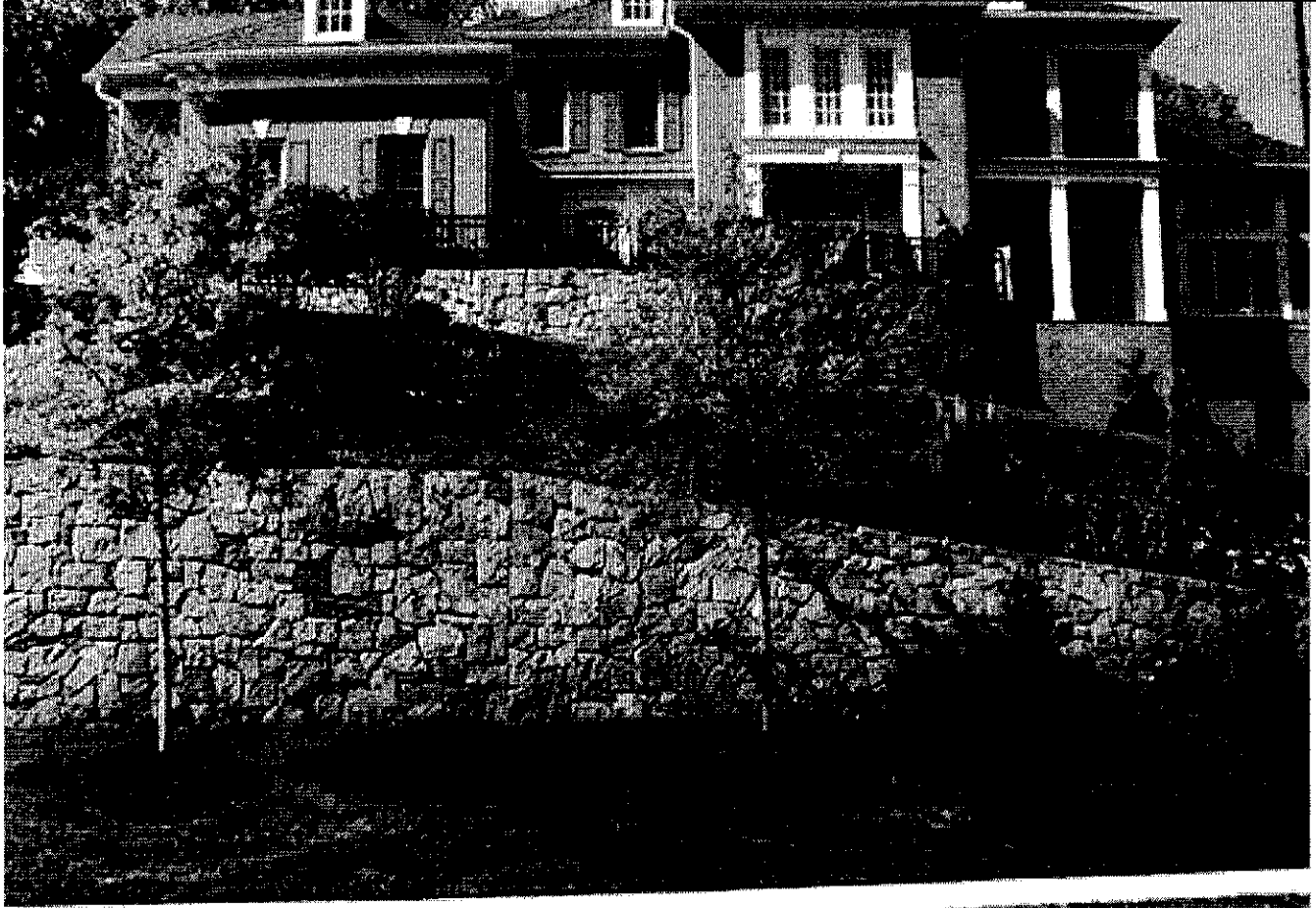
3. Segmental Block Wall - Another approx. 18'H (at its max. and decreasing) wall example abutting a sidewalk



4. Highland Commons Entry Wall & Fountains (Berlin/Hudson, MA line) - Clearly a massive set of structures that introduce what is slated to be an intense retail center less than 1/4 mile from Rt 495 on Rt. 62 in what was a rural setting. Lowes and BJ's are already opened with much more development expected. Walls in the entrance drive are segmental block walls; at least 25'H and I believe terraced. The delta in elevations here is about 25-30' but across 40-50 horizontal feet, not including grass area. Note back of BJ's bldg. behind sign.



5. Precast and engineered concrete walls, veneered with stone - Note vertical "seam" in stone; wall units may have been engineered and built off-site then crane-placed and co-joined onsite atop foundations. Total height from sidewalk may be 25'H between grade changes across perhaps 40' of horizontal distance. Difficult to imagine something this palatable being proposed but there are options if leveled land mass isn't held to such a premium.



Susan Affleck-Childs

From: Tina Wright [Tina.Wright@tbrassociates.com]
Sent: Friday, February 22, 2013 12:41 PM
To: Susan Affleck-Childs
Subject: RE: Tuesday, February 26, 2013 Medway PEDB Mtg Agenda

Yes, please.

Tina Wright



the benefits resource

14 Ross Avenue
Suite 200
Millis MA 02054
P 508 376 4570
F 508 376 4577
C 508 735 7711

www.tbrassociates.com

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From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Friday, February 22, 2013 12:29 PM
To: Tina Wright
Subject: RE: Tuesday, February 26, 2013 Medway PEDB Mtg Agenda

Tina,

Thank you for the note.

Would you like me to formally enter your comments into the record during the public hearing?

Susy

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

508-533-3291

saffleckchilds@townofmedway.org

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From: Tina Wright [mailto:Tina.Wright@tbrassociates.com]
Sent: Friday, February 22, 2013 12:18 PM
To: Susan Affleck-Childs
Subject: RE: Tuesday, February 26, 2013 Medway PEDB Mtg Agenda

Susy, I am out of town next week.

I do have one concern I would like to note: I thought I read that there would be a traffic light installed with this development.

Is this light in conjunction with the traffic study and part of the solution for that area.

If not my hope would be to defer any decision until the traffic situation is addressed in total,

Maybe adding travel lanes within the shopping plazas and having one central light.

Thanks.

Tina

Tina Wright



the benefits resource

14 Ross Avenue

Suite 200

Millis MA 02054

P 508 376 4570

F 508 376 4577

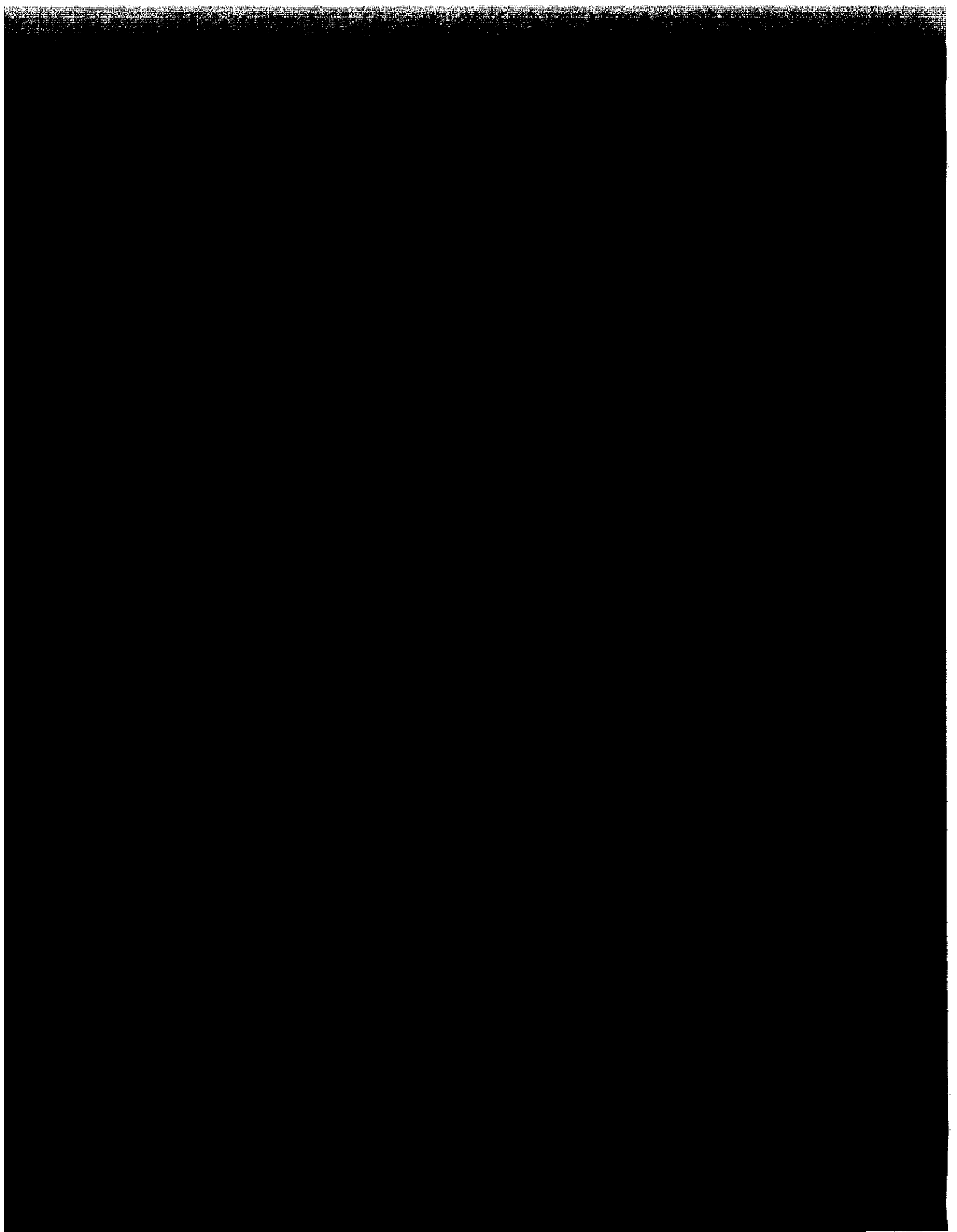
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Wright.Tina@Princor.com

Please do not leave instructions for trades or transactions as they cannot be executed.

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, February 22, 2013 10:13 AM
To: Alison Slack ; Allison Potter; Amy Sutherland; Amy Sutherland; Andy Espinosa ; Ann Sherry ; Barbara Saint Andre ; Bob Ferrari; Chief Tingley; Claire O'Neill; Cynthia Wall ; Dave Pellegrini; David Damico; David Travalini; Dennis Crowley ; Doug Havens; Doug Havens ; Fran Hutton Lee; Gino Carlucci; Jeff Watson; Jessica Strunkin; John F. Emidy; John Foresto; Karen Kisty; Karon Skinner-Catrone; Mark Cerel ; Matthew Buckley; Melanie M. Phillips; Mike Heineman ; Missy



FAIST ENGINEERING, INC.

67 Hall Road - Sturbridge, MA 01566

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

R E C E I V E D
 FEB 21 2013

February 20, 2013

TOWN OF MEDWAY
 PLANNING BOARD

**Re: Responses to Tetrattech Rizzo Comments on “Charles River Village” – Medway, MA
 OSRD Definitive Subdivision Plan**

Dear Mr. Rodenhiser:

Faist Engineering (FE) is in receipt of comments from Tetrattech, dated December 21, 2012 regarding the above referenced project.

Enclosed for your review are the revised **Definitive Plans for the “Charles River Village-OSRD” project, revise date February 15, 2013.** We are providing each of Tetrattech’s comments along with our technical responses reflecting the changes shown on the enclosed plans as follows:

Section 5.0 Procedures for Submission, Review and Action on Definitive Subdivision Plans:

1. *A Development Impact Report shall be submitted (Ch. 100 § 5.5.11)*

Response:

Section 5.5.11 – Form F Development Impact Report is not listed on OSRD Definitive Plan Submittal Checklist Form C-5.

The Form F -Development Impact Report, date July 28, 2010 was already provided to the Planning Board as part of the Special Permit Application approved March 30, 2011.

2. *An ANRAD determination from the Medway Conservation Commission shall be submitted. The applicant has requested a waiver relating to the OSRD by-law for this item, but an additional waiver may be required to address this requirement. (Ch. 100 § 5.5.11)*

Response:

Applicant is requesting a waiver from Section T.5.(A) of the OSRD Regulations. Form F (Section 5.5.11) was provided as required during the Special Permit process (see Comment 1).

3. *The plan shall show all property lines and building within five hundred feet (Ch. 100 § 5.7.4)*

Response:

See expanded “locus map” on the Title Sheet depicting all property lines within five hundred feet surrounding the project based on available Town of Medway Assessor’s mapping.

4. *Horizontal benchmarks should be provided (Ch. 100 §5.7.4)*

Response:

Horizontal benchmarks are now shown (See Sheets 2, 5, 7, & 8 of 16).

5. *Please explain how existing trees were selected to be shown on the plan individually (Ch. 100 §5.7.6)*

Response:

Trees with an estimated diameter greater than 12-24" in diameter are shown within or in close proximity to development area based on survey field locations.

6. *The locations of minimum lines of building setbacks shall be shown on the plans (Ch. 100 §5.7.14)*

Response:

15' Sideyard setback and 30' OSRD Open Space Building setback lines are shown on "Definitive OSRD Layout Plan" Sheet 4 of 16, revise date February 15, 2013.

7. *Topographic information should extend a least 20 feet beyond the property boundaries. (Ch. 100 §5.7.21)*

Response:

Sheet 3 of 16 "Existing Conditions" and Sheet 5 of 16 "Grading and Drainage Plan" show topographic information extending approximately 20 ft. beyond the property boundaries in the vicinity of the proposed "Development Area". In areas where there will be no proposed work (open space parcel) topographic information is limited to within the property boundaries.

8. *Long term Operation and Maintenance Provisions shall be shown on the plan (Ch. 100 §5.7.23)*

Response:

General Note #8 referencing the "Long Term Operation and Maintenance Plan" is shown on the Title Sheet 1 of 16.

9. *An independent drainage system to collect and discharge subsurface runoff from the foundation perimeter drains shall be shown on the plans. (Ch. 100 §5.7.23 (f))*

Response:

Note 8) on "Grading and Drainage Plan" Sheet 5 of 16 states: "All foundation basement elevations are required to be set a minimum of 6" above seasonal high groundwater. Foundation drains as required by the Building Inspector are to discharge to daylight and not to subsurface drainage structures."

This is the same note approved for the Williamsburg Condominium OSRD project in 2010 by the Medway Planning and Economic Development Board.

10. *The proposed location of street signs shall be shown on the plan.(Ch. 100 §5.7.27)*

Response:

The "Charles View Lane" street sign location is now shown on Sheets 4 and 7 of 16, revise date February 15, 2013.

11. *A note shall be added to the cover sheet indicating that all improvements shall be constructed in accordance with current ADA / AAB requirements. (Ch. 100 §5.7.34)*

Response:

Note #13 is now shown on the Title Sheet 1 of 16.

Section 7 Design and Construction Standards

12. *Dense binder shall be used as the intermediate course. (Ch. 100 §7.9.7(h))*

Response:

See detail revision on Sheet 10 of 16.

13. *There is a vertical granite curbing detail provided on the plans, however it is unclear where it is proposed. There is a waiver requesting the change from sloped granite to bituminous concrete berm. (Ch. 100 §7.6.2 (h))*

Response:

No vertical granite curbing is currently proposed. Detail has been removed.

14. *Catch basins shall not be located within 14 feet of driveways. (Ch. 100 §7.11.2)*

Response:

The close proximity of each proposed housing unit and cluster design layout make it difficult to provide 14 ft. separation between driveways and catch basins. Applicant will request a "waiver" from this requirement (See Title Sheet 1 of 16).

15. *A fire alarm system shall be installed or a sum of money paid to the Town. (Ch. 100 §7.17.1)*

Response:

It is our understanding the Applicant will make a payment to the Town in lieu of installing a fire alarm system.

16. *Proposed monument locations should be provided on the plans (Ch. 100 §7.25.3)*

Response:

See Sheet 2 of 16 - "Property Boundary Survey Plan" by O'Driscoll Land Surveying, Co.

17. *Permanent open space shall be marked by the installation of iron pins with survey caps at each point of change of direction of the property lines and at intervals of not more than 100 feet. ((Ch. 100 §7.25.4)*

Response:

See Sheet 2 of 16 - "Property Boundary Survey Plan" by O'Driscoll Land Surveying, Co.

Storm water Management Design

18. *The FES discharging runoff from Outfall 2S onto Cherokee Lane is conveying concentrated flow overland to an existing pavement gutter line. This could cause potential flooding, scouring and sediment deposition onto Cherokee Lane. More detail should be provided on the drainage network in Cherokee Lane that will be receiving this runoff, in addition to what consideration has been given to the potential for icing flooding, and scouring.*

Response:

Our revised design creates a second small shallow stormwater basin for collection of the runoff from the shared driveway of Units 4 & 5 and the back yard area of Units 2, 3, & 4. This will allow for the settling and infiltration of smaller stormwater events and provide for a 12" outlet pipe under the emergency access path discharging to a swale to be constructed along the southern edge of the Cherokee Lane access path.

Our revised calculations show an estimated 30% reduction in both Peak Flow and Volume in comparison with existing conditions. This provides for less runoff and improves the pathway for runoff to make its way to the Cherokee Lane gutter line by keeping it away from both proposed and existing homes.

19. *The hydraulic connection (12" culvert) between the rain garden and infiltration basin must be modeled to determine if tailwater in the basin will have an effect on the performance of the rain garden. The culvert should be modeled as the primary and the double grate should be a device of the primary.*

Response:

HydroCad calculations now model the culvert as the primary with the double grate as a device of the primary. Tail water in the basin is no longer a concern with the revised 11-Unit OSRD design as the peak 100-year Infiltration Basin #1 elevation = 224.16 is below the rain garden catch basin outlet invert = 224.50.

20. *The hydraulic connection (15" culvert) between the infiltration and the grass swale should be modeled to validate the design of the outlet configuration of the basin. The culvert should be modeled as the primary and double grate and 4" orifices should be devices to the primary. Additionally, on the Grading and Drainage Plan (Sheet 5 of 16) the outlet pipe is labeled as a 15", however the note pointing to DMH 4 labels the outlet pipe as a 12".*

Response:

HydroCad calculations now model the culvert as the primary with the overflow grate and 4" orifices as devices of the primary. Outlet Control Structure outlet pipe will be a 12" RCP (See Sheet 5 of 16).

21. *The 12" pipe connection from CB-6 to DMH-3 as labeled on the Grading and Drainage Plan (Sheet 5 of 16) will cause reverse flow. The invert out of the catch basin should be higher than the downstream manhole connections.*

Response:

CB-6 Invert = 222.61 is higher than DMH-3 Invert In = 221.85 (See Sheet 5 of 16).

22. *The hydraulic grade line from the infiltration basin through FES-3 to CB-4 and CB-5 should be modeled to verify that the flooding within the roadways will not occur during the modeled rain events.*

As designed, stormwater will not be conveyed to the infiltration basin in a free flow condition due to the inlet invert elevations be at or near the bottom of the basin. As designed, the 100-year flood elevation is at 224.99' which equates to only 2 inches below the lowest catch basin rim elevation (225.16) in the subdivision roadway.

The tailwater condition on the inlet pipe will likely increase the hydraulic grade line in the piped system causing flooding within the roadway for the 100-year storm and potentially for the lower frequency events as well. 9.4)

Response:

Our revised design lowers the peak 100-year Infiltration Basin #1 elevation = 224.16. This now provides almost 1 ft. of freeboard to the lowest catch basin CB-4/5 Rim=225.13. (See HydroCAD calculations).

23. *The pre-treatment train of gravel and a 4 foot grass strip does not appear to be adequate. Please provide documentation that this is sufficient to allow a 90% TSS removal rate for the rain garden.*

Response:

MA-DEP Stormwater Handbook – Structural BMPs – Volume 2, Chapter 2, page 25 “Bioretention Areas & Rain Gardens” notes that “To receive 90% TSS removal credit, adequate pretreatment must be provided.....For sheet flow there are a number of pretreatment options. These options include: A grass and gravel combination. This should consist of at least 8 inches of gravel followed by 3 to 5 feet of sod.”

We have used this design successfully in two separate projects completed within the past two (2) years; one in Franklin, MA and one in Woodstock CT. The Woodstock CT project was partially funded by EPA and approved and overseen by the State of CT-Department of Energy & Environmental Protection. Please let me know if you need any additional information.

24. *FES-4 discharges runoff into a propose swale which then directs concentrated flows over an existing path / walkway south of the development. This condition has a potential to erode or wash out the path. Applicant should consider eliminating the swale and pipe the runoff from the detention basin, under the walkway and daylighting the pipe on the existing slope south of the walk way.*

Response:

Upon further discussion with Tetratex, a note will be added to the plan for the “Applicant is responsible to monitor this discharge location during and following construction. In the event there is visible erosion of surface soils in the vicinity of the proposed trail resulting from the stormwater discharge at FES-4, the Applicant will be responsible to provide and construct a properly engineered solution to prevent long term erosion of this area.”

In addition, a small level spreader is being proposed at the property line in the south east corner of the property. This will allow for a small 12-18” depth plunge pool type area to accept overflow runoff from Basin #1 outlet and the roof drain infiltration trench for Units 7-9. As noted above, this area will need to be monitored to insure adequate erosion control is achieved.

This will also be noted in the Project's NDPES Construction Stormwater Pollution Prevention Plan (SWPPP) required as part of a separate permit through the United States Environmental Protection Agency (EPA).

25. *The proposed design is increasing the slope adjacent to the Charles River Tennis Club which will increase velocity of runoff to that site. Please investigate the impact of this modification.*

Response:

An infiltration trench is proposed along the rear of Units 5 & 6 to mitigate runoff from these homes and their rear yards. In addition, a 16 ft. undisturbed strip of land will remain between the development area and the Charles River Tennis Club property line. We believe this will promote infiltration and not cause an increase to runoff velocity in this area. (See Sheet 5 of 16– Grading and Drainage Plan).

26. *The proposed design appears to direct runoff towards the property owned by Mrs. Kramer where the pre-conditions did not. Please modify the proposed contours as necessary to ensure that additional flow is not directed to that property.*

Response:

Contours along the stone wall are modified to direct surface runoff towards the proposed Stormwater Basin #2 and away from the Kramer property (See Sheet 5 of 16).

Charles River Village – Special Permit Conditions Response Letter

27. *The response to condition #5 states that the walking path will be maintained as a walking path. Please clarify what will be done and by whom. (Condition #5)*

Response:

The walking path will be maintained by the Applicant and subsequently by the future condominium association upon election of association officers. The path will be maintained to ensure there are no obstructions and debris will be removed as necessary.

28. *The response to condition #6 states that the bench and light post specs will be added to the definitive plan. I don't see specs or layout of any benches. (Condition #6)*

Response:

One (1) bench will be provided within the level area surrounding the central stormwater basin and one (1) bench near the proposed tree plantings as shown on the revised "Landscape Plan" (Sheet 14 of 16) based on input received at the February 4, 2013 Design Review Committee Meeting.

29. *Condition #8 requires a 15-foot visual buffer along the perimeter of the developable area. Please verify whether this exists along the northern property line and between the path and the proposed houses (Condition #8)*

Response:

We believe this requirement is satisfied, see Landscape Plan (Sheet 14 of 16), revise date February 15, 2013.

30. *The response to condition g) states that the existing trees along Neelon Lane have been evaluated by the applicant's consultants. Does this include evaluating the impact of the roadway widening on the tree / roots, etc. ? (condition g)*

Response:

Applicant is providing a separate letter by S.G. Brody Landscaping relating to this comment.

Charles River Village – OSRD Waiver Worksheet

31. *The applicant is asking for a waiver for the design of the proposed private utilities, however the private utilities appear to be included in the design plans. (Waiver 5.7.19)*

Response:

An approximate schematic layout of the proposed utilities are shown, however the final design by the each respective utility company will not be complete until the Applicant receives all necessary project approvals from the Town of Medway.

Town of Medway Water / Sewer Rules and Regulations

32. *There shall be three (3) valves at every roadway intersection (Article V – Number 5).*

Response:

Three (3) valves and tees for the proposed water service connections at Charles River Road and Village Street are now shown on Sheet 7 & 8 – Plan & Profile.

33. *There shall be a gate valve for every hydrant. (Article V – Number 5)*

Response:

A gate valve is noted for every hydrant and a detail provided on Sheet 13 – Detail Sheet 4.

34. *The gravity sewer chimney detail should include a “Y-Branch” and stopper. (Sewer Chimney Detail). 100 §7.19.4)*

Response:

Plan revision (See Detail Sheet 11 of 16).

Items not in conformance with good engineering practice or requiring additional information:

35. *Please be prepared to identify at the meeting the specific location of the canoe launch area as identified on the Locus Plan (Sheet 1).*

Response:

Please note that the “canoe launch” is as shown on the Town of Medway Assessor’s Map which is used for locus. There is no known canoe launch and none are proposed for this project.

36. *The waiver request for 7.9.6 should have a (b) added for specificity. (Sheet 1)*

Response:

Plan revision as noted (See Sheet 1 of 16).

37. Please provide soil and groundwater information for the wells and test pits shown on the plan. There is some information provided in the Stormwater Management Report, however we'd like to review the information not utilized for stormwater design as well if possible (Sheet 3).

Response:

Copies of Daniel A. O'Driscoll's soil testing field notes are provided as Attachment #1 for your review.

38. There is a label which identifies the width of the bituminous sidewalk proposed within the emergency access drive as three (3) feet (there's also a similar label on Sheet 5). This conflicts with an adjacent label and other notation on the other sheets identifying the width as four (4) feet. .

Response:

Sidewalk width is 4 ft (See Sheet 5 of 16).

39. The bit. Sidewalk proposed within the emergency access drive does not appear to be ADA compliant (steep slopes). Please identify whether or not this sidewalk is intended to be, and/or required to be ADA compliant. (Sheet 4).

Response:

Sidewalk will be 4 ft. in width, with a cross slope = 1.5% and constructed at a grade not to exceed 5% in accordance with ADA and Massachusetts AAB regulations.

40. With no sidewalks and berm in front of the driveways, the development will have no accessible routes. This comment is not intended to state that an accessible route is required for the private development; however we would like to identify this to the board. (Sheet 4)

Response:

Comment Noted (Also See #39).

41. Is there going to be any parking proposed for the public access to the open space ? I thought the previous plans had included this. (Sheet 4) on 212.50.

Response:

March 30, 2011 Charles River Special Permit Planning and Economic Development Board Decision, page 19 Conditions of Approval – OSRD Concept Plan Modifications # 2.b. states "Remove any reference to public parking in the Open Space Parcel at the end of Neelon Lane and on Massasoit Street."

42. It appears that there are no proposed improvements to the existing bituminous concrete surface of Neelon Lane. We recommend that this be inspected to verify the integrity of existing pavement. The widening of the existing street appears important to the viability of this development, and we would like to understand how the roadway will be widened if there are no improvements propose to the existing roadway..

Response:

Neelon Lane will be reconstructed to the same standard as the OSRD private driveway / roadway. A note to this affect is shown on Sheet 7 – Plan & Profile.

43. Please identify the locations of all bounds/rods proposed. (Sheet 4).

Response:

See Comment # 16, #17

44. *It appears based on the proposed grading that the erosion control needs to be modified slightly to provide room to transition the grades from proposed to existing (Sheet 5).*

Response:

Plan Revision (See Sheet 5 of 16).

45. *Is there any signage proposed/required for open space? (Sheet 5).*

Response:

There is no signage proposed or required to the best of our knowledge based on our review of the March 30, 2011 Special Permit Decision.

46. *The 229 contour near station 0+00 appears to be sheeting water away from the low point of the rain garden. (Sheet 5).*

Response:

Low point = 228.2 less than 229.

Directional flow arrows are shown along with a note for clarity (See Sheet 5 of 16).

47. *Please identify how the drainage on Neelon Lane is collected and if there are any existing drainage issues within Neelon or at the collection point. (Sheet 5).*

Response:

There are no existing drainage structures on Neelon Lane. The existing roadway grade is relatively flat with the existing slope varying between 0.005 ~ 0.016. Most of the roadway runoff flows along the right gutter line in a northerly direction towards Village Street. There are some existing localized areas of broken pavement but we did not observe any evidence of long term ponding within the Neelon Lane right-of-way. Neelon Lane runoff discharges to the Southern gutter line of Village Street continuing to flow further downhill along Village Street to the West.

48. *A 227 contour within the roadway appears to be frozen. (Sheet 5).*

Response:

Comment Noted .

49. *The LP designation at CB 2 & 3 does not appear to be accurate, unless there is a high point between that location and CB 4 & 5. If there is a high point, the adjacent 226 contour may need to be modified. (Sheet 5).*

Response:

There is a high point of 227 +/- between the two sets of catch basins. Grading is now modified with spot grades to clarify (See Sheet 5 of 16 "Grading & Drainage" & 7 of 16 "Plan & Profile").

50. *Will the proposed FES-4 erode the slope or walking path? If so maybe the line should be daylighted after the path. (Sheet 5).*

Response:

(See Comment #24)

51. *Where is FES-5 discharging? It appears to be discharging within the gravel emergency access path. If so, erosion may be an issue. (Sheet 5).*

Response:
(See Comment #18)

52. *Please identify the slope of the sidewalk at the property line within the emergency access path. It appears to slope significantly at the property line. If that is not the intent, the limits of transition grading should be shown. (Sheet 5).*

Response:
(See Comment #39~40)

53. *Please identify how the private utilities will be brought to the site. It appears that they currently run overhead and then will be brought below ground via a proposed utility pole at the southern property line adjacent to the emergency access. (Sheet 6)*

Response:
(See Comment #31)

54. *Please add a note that Y connections shall be utilized for all sewer services. The services shown on the plan appear to be coming into the main at angles greater than allowed (Sheet 6).*

Response:
Note #15 is added to Sheet 6 of 16 "Utilities Plan" noting that "Wye connections shall be utilized for all sewer services."

55. *Please verify the method for tapping the existing water main in Village Street. I assume by the notes a tapping sleeve will be utilized. (Sheet 7).*

Response:
A 10" x 8" x 10" Tee with 3-way water gate cluster will be used to connect into the Village Street water main, based on our January 15, 2013 meeting with the Medway DPW and Water Department (See Sheet 7 of 16 – Plan & Profile).

56. *The cut within Village Street may want to be more rectangular in shape depending on the width of the cut required for the tap itself. This should be coordinated with DPW and include on the final plans. (Sheet 7).*

Response:
Comment noted (See Sheet 7 of 16 – Plan & Profile).

57. *Do we know where the existing utility services are located for the Hoffman property? (Sheet 7)*

Response:
Service locations for the adjacent Toivonen & Sanderson (formerly Delvecchio / Hoffman) #9 Neelon Lane property are currently unknown. Contractor is required to contact DIG-SAFE prior to construction.

58. *Do the existing water services / valves for any of the existing houses on Neelon Lane require replacement? (Sheet 7)*

Response:

Each water service connection will be replaced from the new 8" water main with new 1" copper piping to the curbstop. New curbstops will also be provided for each existing connection. (See Sheet 7 of 16)

59. *There appears to be an existing gas line within Neelon Lane. Is this utilized by the houses on Neelon? It doesn't appear that gas will be utilized within the proposed development, but please verify. (Sheet 7)*

Response:

It is our understanding that the OSRD project intends to utilize natural gas. Not all of the houses on Neelon Lane currently utilize natural gas and the gas main is only marked part way onto Neelon Lane. Final design and location of the gas service will be the responsibility of the local gas utility.

60. *Please verify the existing conditions of the existing SMH within Cherokee Lane where the plan proposes a connection. Is it sufficiently sound structurally to accept a core or connection ? (Sheet 8)*

Response:

The existing SMH appears to be sufficiently sound structurally to accept a new connection. The Applicant and a representative of the Town of Medway Water/Sewer Department also inspected this manhole on Friday January 18, 2013 and did not note any problems or issues that we are aware of.

61. *There are two existing water services designated for replacement on Cherokee Lane. Is one of those for House #3? (Sheet 8)*

Response:

Yes. A new curbstop and connection from the curbstop to the proposed 8" water main will be provided for each of the existing homes on Cherokee Lane.

62. *Please identify the proposed method for connecting to the existing water line in Charles River Road.*

Response:

An 6" x 8" x 6" Tee with 3-way water gate cluster will be used to connect into the Charles River Road water main, based on our January 15, 2013 meeting with the Medway DPW and Water Department (See Sheet 7 of 16 – Plan & Profile).

63. *Please verify with the Department of Public Services that there is sufficient capacity in the existing water and sewer lines within Charles River Road to accept the increased flows. (Sheet 8)*

Response:

The Applicant and a representative of the Town of Medway Water/Sewer Department also inspected both manholes located on Cherokee Lane and Charles River Road on Friday January 18, 2013 and did not note any problems or issues that we are aware of.

-- Applicant will address water service capacity directly with the Town of Medway Water Department. --

64. *Please verify that Cherokee Lane will not be utilized for construction access / egress. (Sheet 9)*

Response:

Cherokee Lane will "not" be utilized for construction access / egress, with the exception of the work required to install the water main and sidewalk/gravel emergency access path.

65. *Can we modify the 12" of subgrade material proposed below the new pavement to be 4-inches of dense grade crushed stone overlaying 8-inches of gravel borrow? This is not required per the regulations, however we feel it performs better at little to no additional cost. (Sheet109)*

Response:

Plan revision, See Sheet 10 of 16 "Detail Sheet -1".

66. *Please verify the surface treatment for the emergency access path. It is labeled as "12' Wide Gravel Access w/ Sidewalk" however it shows 3-inches of loam and seed for surface treatment. Is it intend to remain gravel or grass? If grass is the intent, why does the depth of loam vary from that utilized within the development ? (Sheet 10)*

Response:

See revised detail "Sheet 10" based on our discussions with the Applicant.

67. *Please confirm with the Conservation Commission what stone is recommended for the construction entrance. We feel that the 2-inch stone proposed is too small, and that a 3 to 5-inch stone may be more appropriate. (Sheet 10)*

Response:

Detail is revised to show 3"~5" stone (See Sheet 10)

68. *Please add a detail for the patch in Village Street. This will require different material than a typical pavement patch. (Sheet 10)*

Response:

A note is added to Sheet 7 of 16 noting the method of pavement patching within Village Street will utilize flowable fill (See Sheet 7).

69. *A hydrant detail should be added to the plan. (Sheet 11)*

Response:

A hydrant detail is added to Detail Sheet #4 (See Sheet 13).

70. *A water service detail should be added to the plan. (Sheet 11)*

Response:

A water service detail is added to Detail Sheet #4 (See Sheet 13).

71. *Please verify the intent of the "Utility Trench Detail". It states that it applies to the private utilities as well as water, however there is an independent detail already provided for private conduit. If the detail is for water only please label as such.*

Also, confirm with DPS what material is preferred for backfill over water pipe. The detail shows sand but I don't believe that is preferred by the town. (Sheet 11)

Response:

The detail is the same as used for previous projects and sand is allowed as backfill based on our January 15, 2013 meeting with DPS and the Water Department (See Sheet 11).

72. *Is there enough existing vegetation to act as screening along the northern property line and between the public access trail and the back of the proposed buildings. (Sheet 14)*

Response:
(See Comment #29)

73. *Is the light pole proposed the same as those installed at the Williamsburg development ? If so, have there been any complaints/issues since installation? (Sheet 15).*

Response:
Yes, the lighting is the same as proposed for the Williamsburg development. It is our understanding that there are no current issues with the lighting at Williamsburg based on discussions with Paul Yorkis of the Williamsburg Condominium Corporation. One neighbor complained about the light and a representative from Tetrattech confirmed the light did not exceed the approved design criteria.

Please call me with any questions or comments at (508) 864-6802. Thank you.

Sincerely,



David T. Faist, P.E.
Principal Engineer

cc. Charles River Village, LLC, c/o P. Yorkis

ATTACHMENT #1

5/10-8A	10:30					
0'-10" A	L	10YR 3/2	CRUMB			
10"-17" Bw	SL	10YR 5/8	MASSIVE			
17"-34" C	SL	2.5Y 6/3	10% GRAV.			
34"-78" Cd	SL	10YR 5/4	20%			
No H ₂ O		COMPACT /	LOOSE OUT OF TILL			
MOTTLES @ 36"	10YR 5/8	ESHGW				
COMPACT TILL						
5/10-6A	11:45					
0'-8" A	L	10YR 3/2				
8"-26" Bw	SL	10YR 5/8				
26"-36" C	SL	10YR 6/3	10% GRAV.			
36"	SL	7.5YR 5/6	10% GRAV.			
		COMPACT				
		SUBANG COBBLES				
MOTTLES @ 28"	10YR 5/8	ESHGW				
COMPACT TILL		No H ₂ O				

5/10-4A	12:40					
0'-8" A	L	10Y 3/2	CRUMB			
8"-19" Bw	SL	10YR 5/8	MASSIVE			
19"-36" C	SL	2.5Y 6/2	10% GRAVEL			
36"-95" Cd	SL	10YR 5/6	20% GRAVEL S/A COBBLES COMPACT			
MOTTLES @ 32"	10YR 5/8	ESHGW				
COMPACT TILL		No H ₂ O				
5/10-2A	2:05					
0'-8" A	L	10YR 3/3	CRUMB			
8"-24" Bw	SL	10YR 5/8	MASSIVE			
24"-54" C	SL 2.5Y 5/2		10% GRAV.			
54"-87" Cd	SL 2.5Y 5/3		COMPACT 20% GRAV.			
		10YR 5/8 MOTTLES	VERY MOIST @ BOT.			
MOTTLES @ 32"	10YR 5/8	ESHGW				
No H ₂ O		SLEEPING @ 7'				



145C Main Street
Medway, MA 02053
508-533-4486

RECEIVED
FEB 22 2013

TOWN OF MEDWAY
PLANNING BOARD

Dear Mr. Andy Rodenhiser
Chair
Planning and Economic Board
Town of Medway
155 Village Street
Medway, MA 02053

2/21/2013

Dear Mr. Rodenhiser

I have been asked to prepare this letter by Paul Yorkis on behalf of the developer of Charles River Village.

I have examined the trees on the east side of Neelon Lane and have examined the photographs the Mr. Yorkis is providing to the design review committee on February 4, 2013 and are included in this letter.

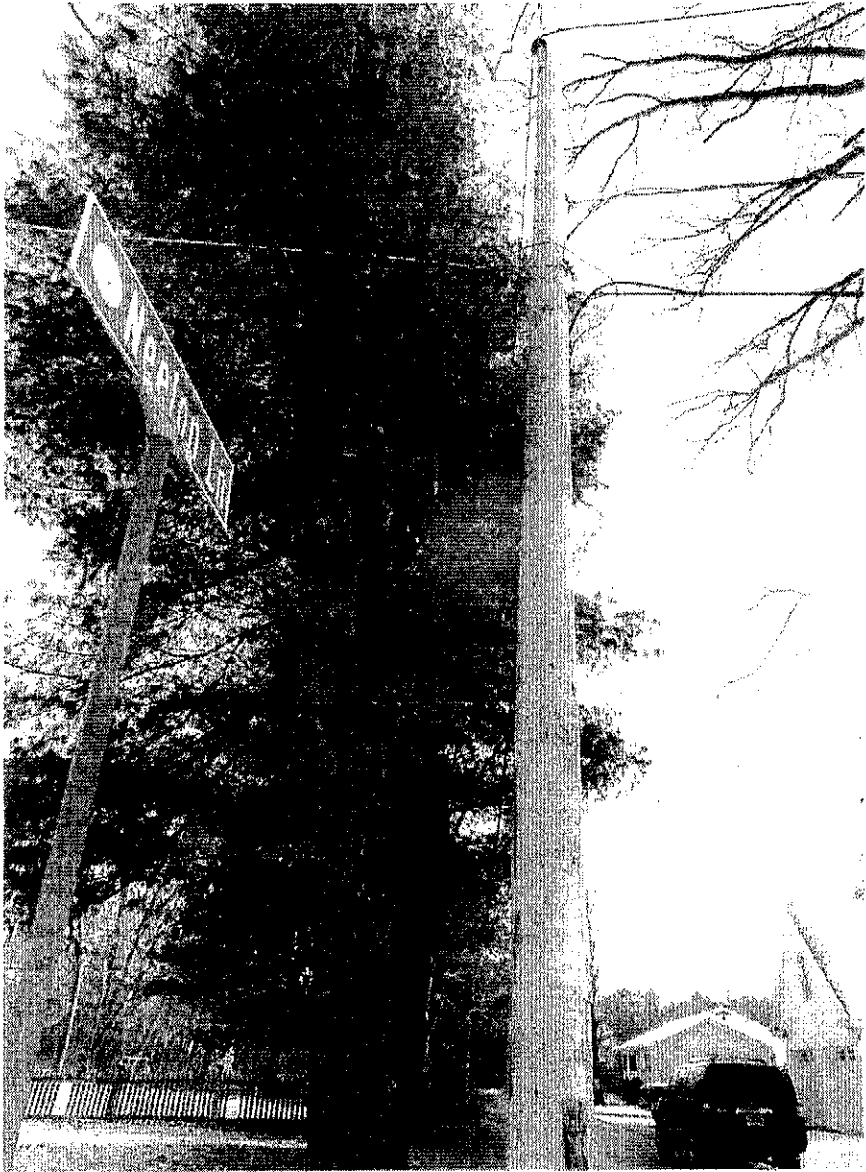
It is my professional judgment that the trees on the east side of Neelon Lane as shown in the photographs marginal in terms of their health. They have been pruned on the West side at different times and many of the remaining branches on the west side will most likely be pruned by the utility company as they currently pose a potential problem.

It is my understanding that roadway will be excavated and that the Planning and Economic Development Board has asked the applicant to minimize the damage to the root structure of the trees.

Please be advised that I have been retained by the applicant to be available during the road construction process to prune the roots that may be exposed as a result of the construction. I emphasize that although I will do all I can on behalf of the applicant, as I have mentioned, the trees are in marginal condition

Sincerely,

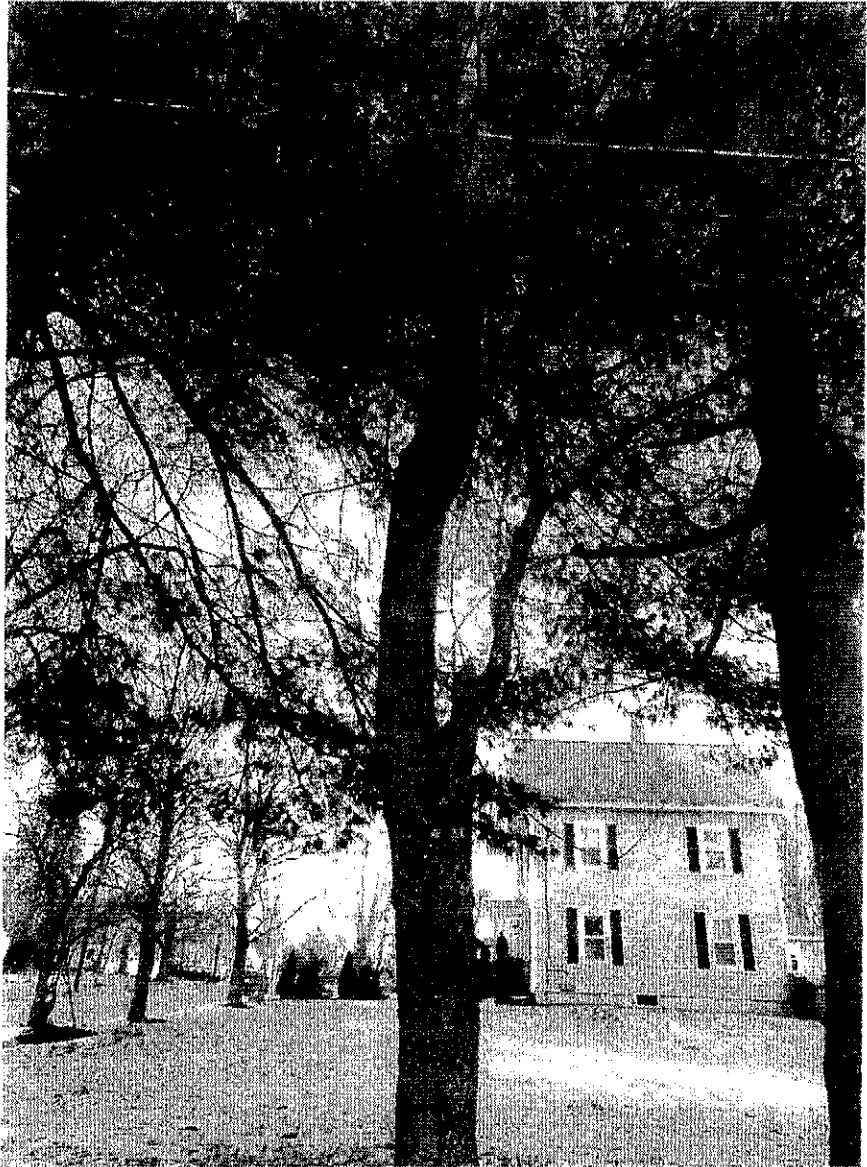

Steven G. Brody

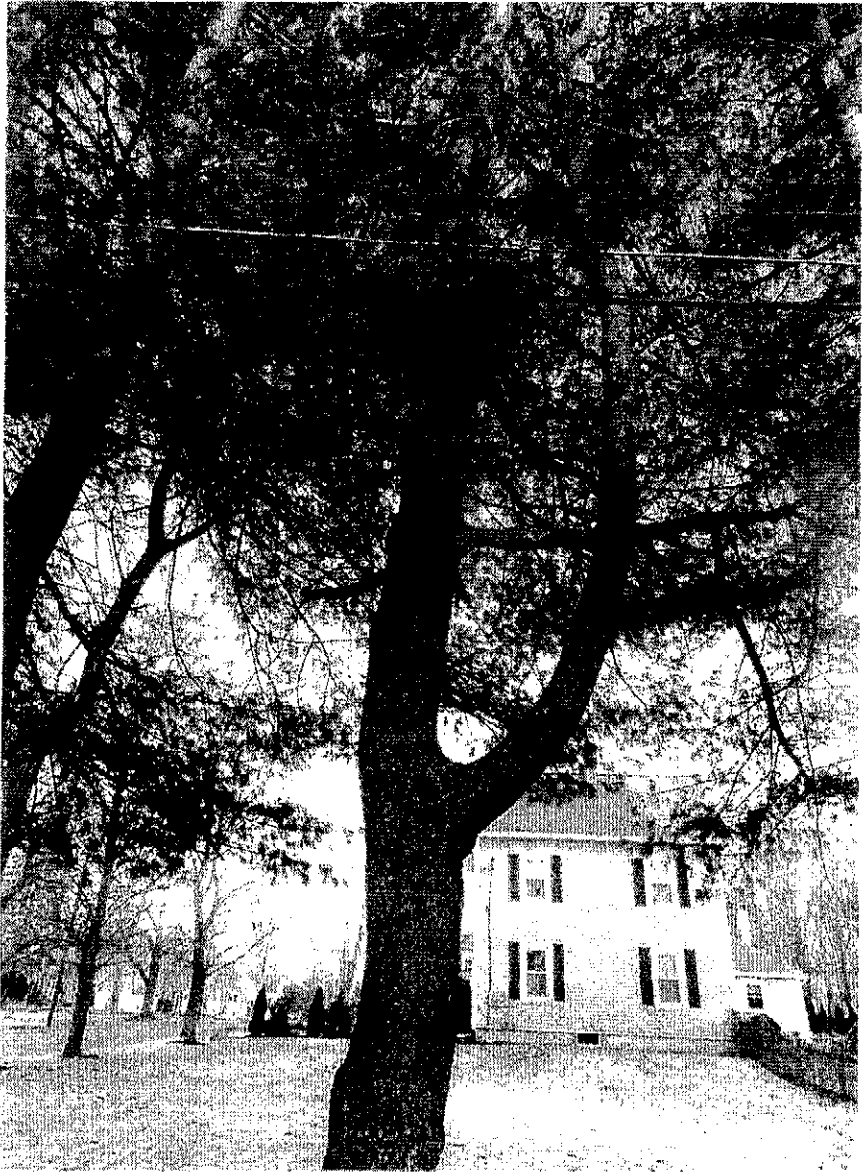




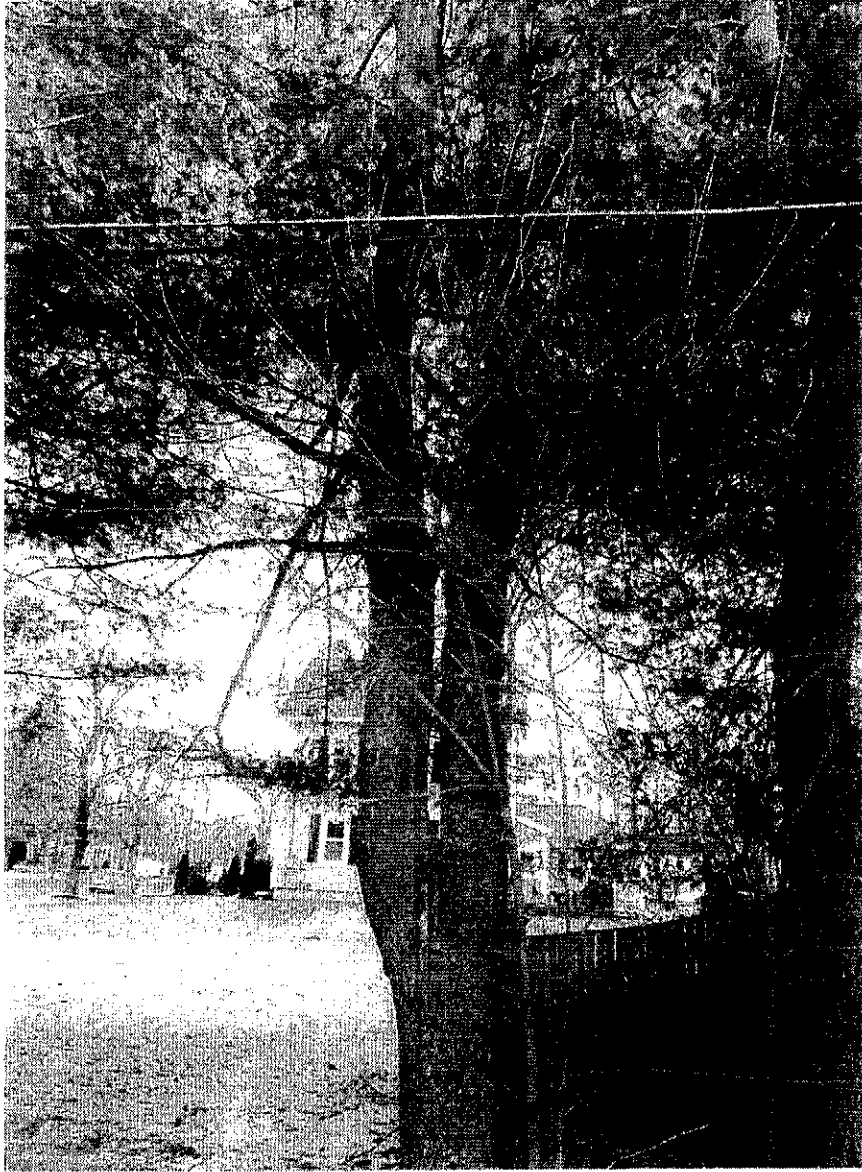


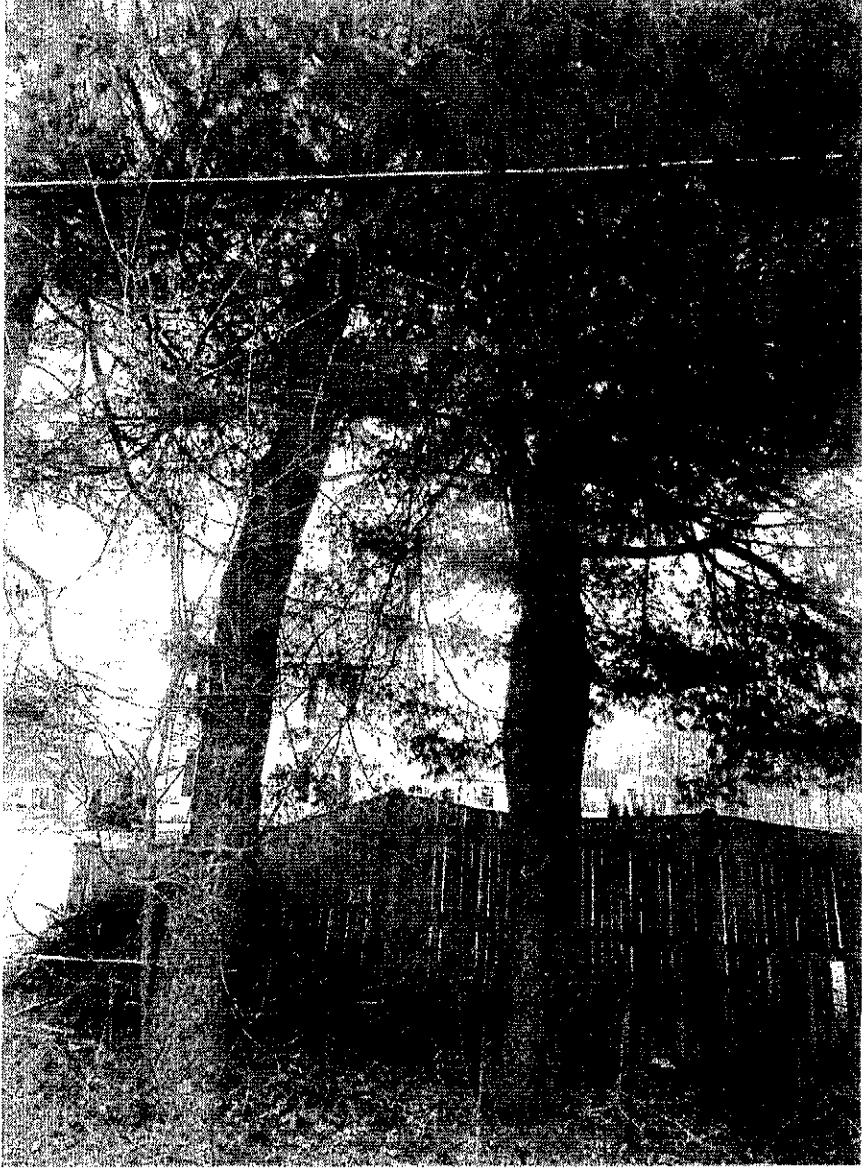


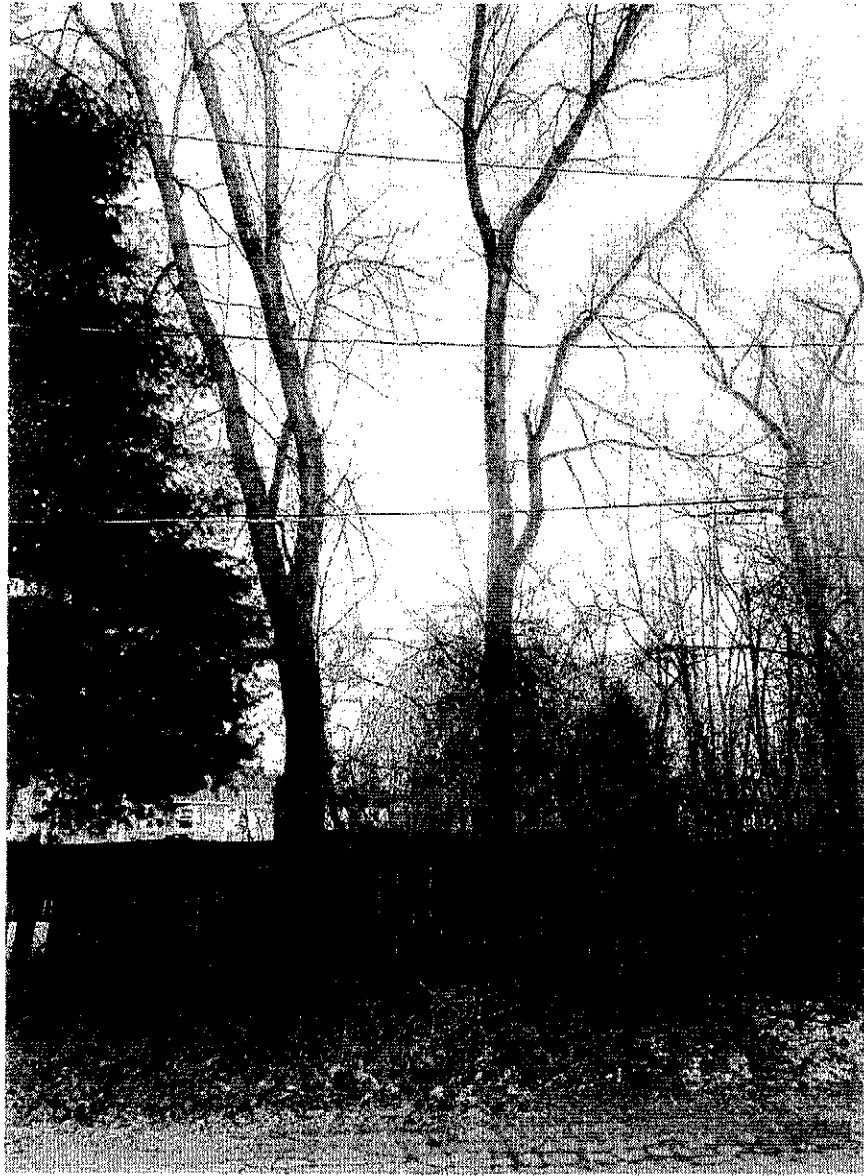












TO: Members of the Design Review Committee of the Planning and Economic Development Board

FROM: Paul G. Yorkis, Applicant Representative for Charles River Village Definitive Subdivision Plan

DATE: February 4, 2013

RE: Landscape Plans for Cottage Style Buildings

RECEIVED
FEB 22 2013

Attached please find six (6) color photographs.

**TOWN OF MEDFORD
PLANNING BOARD**

The first three (3) are from the Williamsburg Condominium OSRD. The second three (3) are from the Village at Pine Ridge Condominium OSRD. These photographs were taken today specifically for this meeting.

They are supplied to the DRC to show the type of planting that will be done for each of the eleven (11) buildings at the Charles River Village OSRD. Please note that each building has a distinct footprint and the landscape plan for each building will be developed to consider the front of the building and how the building relates to adjacent buildings.

The Applicant's desire is to make sure that the plantings fit the building and as the attached photographs demonstrate, fit the size of the building and the features of the building.

Please note that one of the photographs from the Village at Pine Ridge shows plantings around utility boxes. While there is no requirement in the regulations to install this type of planting, it is the Applicant's intention to install appropriate plantings that will not interfere with the function of the utility boxes and will not interfere with the underground cables.

No invasive plants will be used. Steve Brody, from SG Brody Landscaping will be assisting the applicant in the final plant selection based upon the design of each building.

I will be happy to respond to any questions and thank you in advance for your consideration.



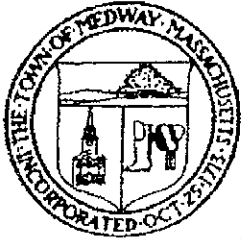












Town of Medway
DESIGN REVIEW COMMITTEE

155 Village Street
Medway MA 02053
508-533-3291
drc@townofmedway.org

February 18, 2013

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

RECEIVED
FEB 18 2013

**TOWN OF MEDWAY
PLANNING BOARD**

RE: DRC RECOMMENDATION FOR CHARLES RIVER VILLAGE SUBDIVISION PLAN

Dear Mr. Rodenhiser,

Thank you for referring the site plan and building design for Charles River Village to the Medway Design Review Committee (DRC). We met with John Claffey and his agent Paul Yorkis, as well as civil engineer David Faist, on Monday February 4th. At the meeting we reviewed the proposed subdivision, and landscape plan for Charles River Village. They have proposed the following:

- 11 free-standing cottage-style units, which are single-family dwelling condominiums. They are to feature vinyl siding, and architectural shingles.
- The road layout will feature an entrance from Neelon Lane, leading to a turnaround area where mailboxes will be located, and a continuing roadway loop along which the 11 dwellings will be located.
- The initial turnaround area will feature a rain garden as storm water management.
- The 2nd, larger loop will act as further storm water management, and will feature a low-impact design, which will not remain wet, but will feature a grassy center that will be maintained, surrounded by plantings outlined in the landscape plan.
- Of the (11) dwellings, (10) are to be "custom", i.e. final plan choices are to be made by the client, from a selection provided by the builder.
- Of the dwellings, (1) will be decided upon and built by the applicant as a show-house, to demonstrate the aesthetic and potential to interested purchasers.
- There will be at least 5 different structure types amongst the 11 homes.
- Buffers will be created with consideration for the existing abutters, including a 96' white vinyl fence, and numerous evergreen plantings.

Design Review Committee Members

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

*Karyl Spiller-Walsh Planning Board
Liaison*
Rod MacLeod, member

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

The DRC offers the following comments/recommendations regarding the proposed architectural designs:

IT IS IMPORTANT TO NOTE THAT ALL ARCHITECTURAL ELEVATIONS SUBMITTED FOR REVIEW WERE ONLY SUGGESTED FORMS AND NOT ACCURATE IN ANY WAY. THE DRC IS UNABLE TO PRODUCE A RECOMMENDATION ON THIS IMPORTANT ASPECT OF THIS SPECIAL PERMIT.

The applicant made attempts at describing the “style” of home to be built but could not supply accurate elevations for review or record. Several times the applicant confirmed that they do not know exactly what they will build, or what it might look like. This is an exceptional condition.

The DRC understands the unique nature of the proposed site and that the developer is attempting to employ a newer technique, with built-to-order homes. For several hours the DRC attempted to glean the exact nature of the architecture, but to no avail. We discussed with the applicant the styles and features we recommend for these buildings. The applicant has proposed to produce language that would outline the nature of the structures. The DRC still awaits this letter. Perhaps from this, after review, the DRC could produce a recommendation.

The concept of build-to-order is a highly desirable solution for future developments and the DRC feels it could improve the aesthetic and viability of Medway with good planning and review. However, a careful set of guidelines would need to be established to ensure the proper execution of such communities. Medway could become a leader by successfully outlining this method, but until then, green lighting this technique, without review, could set a troublesome precedent.

The DRC is encouraged that the applicant has shown a great deal of thoughtful planning and design, but good intentions do not satisfy our review. As a Committee, we are apprehensive that this permit be allowed to go forward without a strong provision for further review.

Some specific comments are:

- The DRC feels that the provided non-specific elevations are inadequate and we are unable to produce a recommendation from these generic drawings.
- The elevations are small sketches that may be in a cottage style, however they are not indicative of what will actually be built.
- The applicant has indicated that there will be at least (5) different house styles built - None of the provided sketches outline elevations that feature garages, while all of the proposed buildings on the site plan show garage footprints.
- The applicant has indicated that they will choose and build the first dwelling. The DRC feels that it is reasonable and necessary to review, at a minimum, that chosen design and plans for that dwelling.

The DRC offers the following comments/recommendations regarding the proposed Landscaping Plan:

- The rain garden at the smaller, entry loop is an excellent low-impact way to approach storm-water management. Black-eyed-susan, Winterberry, and other indigenous species, as outlined in the landscaping plan, are both appropriate and attractive varieties to use in this application.
- Provide for a maintenance plan for this planting area, as overgrowth, and weeds could deter from its aesthetics and effectiveness. Consider making it part of the condo-association's purview, since a landscape maintenance plan will be needed for the rest of the parcel anyway.
- The second loop features a large grassy center, which should be maintained as a mowed area when dry, not left overgrown. This will provide a lawn area that could be utilized by the neighborhood.
- The landscape plan for the second loop is attractive, but would benefit from a large tree at the west end like a Sugar Maple, rather than a Paper Birch. The removal of all existing trees in the initial construction phase will leave a void of any focal points. Paper Birch is a small and spindly variety, while a Sugar Maple will one day provide a centerpiece to the entire development.
- A large tree will also provide an ideal location for the recycled-material bench that you have proposed, and we suggest situating it by that tree.
- The existing cart path should be maintained as a useable walking path, but a bench in this spot may provide a space for loitering rather than a desirable use, which is another reason why a bench should be situated amongst the development itself.
- Utility boxes should be screened with shrubs as described.
- Landscaping around the homes is appropriate as described, but further plantings should be considered between the structures, as none are proposed thus far.
- The 96' white vinyl fence, together with evergreens, is an appropriate way to buffer the pre-existing home on the North side of the development.
- Overall, the landscaping plan is well thought out and in keeping with low-impact design.

The applicant indicated they would consider these suggestions and move ahead. They are welcome to return to a future DRC meeting for further conversation regarding Charles River Village and are asked to contact the Medway Planning and Economic Development office at 508-533-3291 if they would like to schedule another appointment with the DRC.

Sincerely,



Matthew Buckley
Chairman

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Tuesday, February 19, 2013 3:54 PM
To: Barbara Saint Andre
Cc: Suzanne Kennedy
Subject: Charles River Village development - applicability of Upper Charles TMDL

Hi Barbara,

Please review the email trail below. I wanted to pass this along to you with a request for your review and some guidance to the PEDB. FYI . . . I have also asked Tetra Tech, the Board's consulting engineer, if he knows anyone in particular at Mass DEP that we should consult.

The next public hearing on Charles River Village is actually on 2/26/2013, not tonight.

Susy

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

508-533-3291

saffleckchilds@townofmedway.org

Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record.

The information in this e-mail, including attachments, may contain privileged and confidential information intended only for the person(s) identified above. If you are not the intended recipient, you are hereby notified that any dissemination, copying or disclosure of this communication is strictly prohibited. Please discard this e-mail and any attachments and notify the sender immediately.

From: Pellegri, David [mailto:david.pellegri@tetrattech.com]
Sent: Monday, February 18, 2013 8:47 AM
To: David Faist; pgyorkis@aol.com
Cc: Susan Affleck-Childs
Subject: FW: Upper Charles TMDL

Guys,
I want to keep you up to speed with an issue that has arisen on Charles River Village and may come up tonight. As you may know, Kate Bowditch from the Charles River Watershed Association reached out to Susy following the first hearing for the Charles River Village project and asked her if the applicant is complying with the phosphorous regulations. Susy asked me about this and I had a discussion with Dave F.. Both Dave and I agreed that to the best of our knowledge there are no phosphorous regulations in place that would apply to this project. I then followed up again with Kate and we had the exchange below.

As you will see by my responses below, I still don't feel that there are regulations requiring you to comply with the current TMDL's associated with the Charles. When I receive the information she refers to below I'll forward to you for

your interpretation, however she's on vacation this week. Until I receive anything definitive the best that I can offer the board is to say that "the CRWA recommends that the applicant comply with the phosphorous removal requirements outlined in a document prepared by DEP (which a Tetra Tech office in Virginia actually wrote)". I personally could not formally recommend that stance yet. I would however recommend that you identify how you are addressing phosphorous with your current design. I believe there is phosphorous removal included in some of the BMP's like rain gardens and the other infiltration devices that you employ in your stormwater design.

Thanks,
Dave

From: Pellegri, David
Sent: Wednesday, February 13, 2013 9:02 AM
To: 'Kate Bowditch'
Subject: RE: Upper Charles TMDL

Thanks Kate. If you could send me the appeal that contains the references that would be great! No rush.
Thanks again,
Dave

From: Kate Bowditch [<mailto:kbowditch@crwa.org>]
Sent: Tuesday, February 12, 2013 4:25 PM
To: Pellegri, David
Subject: RE: Upper Charles TMDL

Hi Dave-

CRWA has taken the position (and DEP and MEPA have generally accepted the position) that once a TMDL has been finalized and WLAs assigned, projects in the TMDL area that need to comply with MA WQS and SW standards also have to comply with the TMDL. There's decent language in DEP's stds as well as the permits and I can send you a recent (successful) appeal for a Superceding Order of a Cambridge Con Comm permit that CRWA wrote with all the references etc. if you need it. In that project, the Con Comm originally found the project only needed to comply with the TMDL to the max ext prac. But we appealed and the project was redesigned to fully comply, with DEP issuing a superceding order. For projects that don't go through Con Comms (like the Medway one) it may be a little trickier since they may not need to comply with the SW stds. But if the planning board expects full compliance with the sw stds then compliance with the TMDL is included.

Hope that helps-
Kate

From: Pellegri, David [<mailto:david.pellegrini@tetrattech.com>]
Sent: Tuesday, February 12, 2013 3:58 PM
To: Kate Bowditch
Subject: RE: Upper Charles TMDL

Thanks a lot Kate. I'm still confused by one thing. As I understood, there were currently draft regulations in the works from DEP requiring several communities (Franklin, Milford, and Bellingham I believe) to reduce phosphorous loads through specific steps and practices. I don't believe those regulations have been finalized yet. Without the finalization of those draft regulations, it was my understanding that there was no specific regulation requiring applicants to reduce the phosphorous loads. Is that true? Basically where I'm stuck is that I understand the TMDL has been established, but my understanding was that there were no specific regulations forcing the applicant to reduce their loads or implement plans to reduce loads. Am I mistaken by this? Are there regulations in place requiring the phosphorous removal? Obviously based on the TMDL I can strongly recommend that the applicant implement phosphorous removal techniques but if I am to require the applicant to do so, I want to point to specific regulations.

Thanks, your help is greatly appreciated.
Dave

From: Kate Bowditch [<mailto:kbowditch@crwa.org>]

Sent: Tuesday, February 12, 2013 3:15 PM

To: Pellegri, David

Subject: Upper Charles TMDL

Hi Dave-

Thanks for your call and glad for your help on P control on this project.

Here's the link to the UC TMDL:

<http://www.mass.gov/dep/water/resources/ucharles.pdf>

Current DEP site is:

<http://www.mass.gov/dep/water/resources/tmdls.htm#charles>

Also, just hot off the presses is the USGS Street Sweeping study, which is the basis for EPA's proposed SS credits towards P removal:

<http://pubs.usgs.gov/sir/2012/5292/>

A little light bedtime reading!

Kate

Kate Bowditch

Director of Projects

Charles River Watershed Association

190 Park Road, Weston, MA 02493

781-788-0007 ext. 227

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2238 / Virus Database: 2639/5599 - Release Date: 02/12/13

Ken & Terri Bancewicz
223 Village Street
Medway, MA 02053

January 28, 2013

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

RECEIVED
FEB 04 2013

TOWN OF MEDWAY
PLANNING BOARD

Re: Charles River Village – Neelon Lane Intersection
Proposal by John Claffey for Open Space Residential Development

Dear Mr. Rodenhiser,

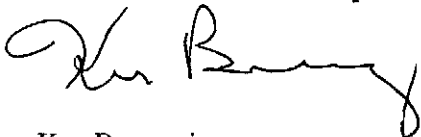
I continue to have safety concerns regarding the intersection of Village Street and Neelon Lane. The existing conditions simply do not allow the intersection to function properly. Vehicles eastbound on Village Street attempting to turn onto Neelon Lane cannot negotiate the turn without encroaching into the exit travel lane. When a vehicle is exiting Neelon Lane, an eastbound entrant must stop on Village St. until the lane is clear. I can attest that the need to stop can be abrupt depending on the speed of the exiting vehicle. Neighborhood tolerance and community acceptance of the intersection is based largely on the low frequency of use imposed by four residential units.

The Town of Medway should take every opportunity to improve road safety when circumstance provides and I see opportunity within the proposal for Open Space Residential Development of Charles River Village.

I recognize that the intersection depicted by the applicant in the current proposed layout does reflect what was agreed to and approved by the planning board during the initial public hearings. I do not however believe that it is in the best interest of the community for the plan to move forward as drawn. The American Association of State Highway and Transportation Officials (AASHTO) have design standards that should be employed in this situation. The applicant had presented a design that addressed the AASHTO standards but it was rejected at the hearing. I am attaching a copy of the design in hopes that it will be reconsidered.

The hazards associated with the Neelon Lane/ Village Street will only be exacerbated by the addition of 11 homes on Neelon Lane. I ask the board not to under estimate the dangerous condition that exists and to take whatever measures are necessary to insure AASHTO design standards are met.

Sincerely,



Ken Bancewicz

Cc: Mr. Paul Yorkis

Ken & Terri Bancewicz
223 Village Street
Medway, MA 02053

RECEIVED
FEB 04 2013

TOWN OF MEDWAY
PLANNING BOARD

January 28, 2013

Mr. Paul Yorkis
Representative – Charles River Village
159 Main Street
Medway, MA 02053

Re: Charles River Village – Neelon Lane
Proposal by John Claffey for Open Space Residential Development

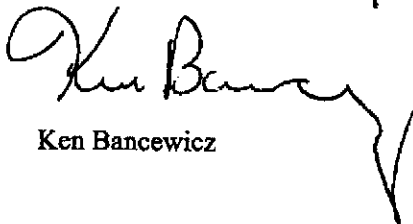
Dear Mr. Yorkis,

The plan for Charles River Village calls for a no parking sign to be placed on a portion of my property at 223 Village Street adjacent to Neelon Lane. I do not want the sign there and would appreciate any effort you can make on my behalf to have it eliminated. I know the sign is well intentioned, but it creates unnecessary hardship for me.

Parking in the location has never been a problem in the past as current state regulation prohibits parking within 20 feet of an intersection. Furthermore, the sign is proposed in a statutory right of way and would impede access to my property to which I have become accustomed. It is also a visually undesirable element which would be in close proximity to my home.

Thank you for your consideration.

Sincerely,



Ken Bancewicz

Cc: Medway Planning and Economic Development Board

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

2/26/13
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

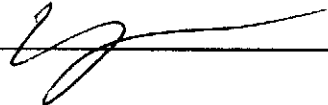
Scenic Road Work Permit

for the development project known as: Charles River Village

to the following date: April 26, 2013

Respectfully submitted,

Name of Applicant or official representative: PAUL G. YORHIS

Signature of Applicant or official representative: 

Date approved by Planning and Economic Development Board: 2-26-2013

New Action Deadline Date: 4-26-2013

ATTEST: 
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

rec'd 2-26-13

PATRIOT REAL ESTATE



159 Main Street
Medway, MA 02053
Tel: 508-533-2292
Fax: 508-533-2295
www.patriotrealestate.com

February 25, 2013

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

RE: Charles River Village, Design Review Committee Letter of February 18, 2013

Dear Mr. Rodenhiser:

I am writing to respond to the letter from Design Review Committee (DRC) Chairman Matthew Buckley's letter of February 18.

As you know during the special permit application process, the applicant represented to the Planning and Economic Development Board (PEDB) that the subdivision would consist only of "cottage style" homes and different plans were presented and were included in the board's affirmative decision granting the permit.

The PEDB in the decision noted that the applicant needed to meet with DRC to discuss the house plans and other aspects of the subdivision as part of the definitive plan approval process.

We have met with the committee and the letter from Chairman Buckley generally reflects the discussions that took place at the meeting.

The applicant was asked by the DRC to be more specific about the house plans and accurately noted that the plans to not provide "all architectural elevations."

The applicant's approach from the beginning is to ensure the PEDB and DRC that the subdivision would have homes of consistent "cottage style" design and of consistent scale to one another.

The DRC notes in the letter that custom building homes, "...is a highly desirable solution for future developments and the DRC feels it could improve the aesthetic and viability of Medway" but also notes they would need to establish guidelines.

The applicant feels strongly that no board or committee should dictate designs but only provide guidance and the applicant feels strongly that the committee meeting was a positive meeting and the member of the DRC did provide guidance to the applicant.

The DRC on page 2 at the bottom the DRC indicated four specific concerns relating to the house styles.

To address the concerns, the applicant has taken the following measures:

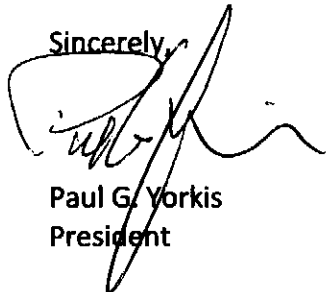
1. Retained the services of Anson Courtright, AIA
2. Selected a plan that was included in the approved special permit design and will have a set of elevations for the plan showing the garage within seven (7) days and will be happy to meet with the DRC to share the plans. This home will be the model home if the PEDB approves the definitive subdivision plans
3. It is important for the PEDB and DRC to recognize that applicants are not in a position to purchase house plans or to have house plans prepared simply to have them reviewed knowing they may never be built.
4. The applicant's preparation of a set of plans for the model is a demonstration of good faith of the applicant's intention. It makes no sense financially to develop a subdivision that will not be successful. The complimentary design of each of the to- be-built homes is a critical part of the success of the subdivision and the applicant has the ability and experience to ensure that the designs are in fact complimentary to one another and consistent in style.

We will be happy to discuss the above approach with the members of the PEDB.

On page 3 of the letter, recommendations are made relating to landscaping. The applicant agrees with the suggestions with one exception, the maintenance of the plantings in the rain garden being the responsibility of the association. The rain garden will be located in the public right of way and should not be the responsibility of the association.

Thank you for your consideration.

Sincerely,



Paul G. Yorkis
President

