

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

BOARD MEMBERS PRESENT: Andy Rodenhiser, Karyl Spiller-Walsh, Bob Tucker, Chan Rogers, and Associate member Matthew Hayes. Member Tom Gay participated remotely via speakerphone.

ABSENT WITH NOTICE:

ALSO PRESENT: Susy Affleck-Childs, Planning and Economic Development Coordinator
Amy Sutherland, Meeting Recording Secretary

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Planning Consultant Report:

Claybrook II:

Consultant Pellegri provided the revised and signed street acceptance plans for Claybrook II subdivision.

Planning and Economic Development Coordinator's Report:

- Cumberland Farms will be on the agenda for April 23, 2013 for a pre-application discussion. The Design Review Committee will have them on the agenda for April 22, 2013. Cumberland Farms is looking at the Medway Gardens site at the southeast corner of Routes 109 and 126.
- The Board of Selectmen reviewed the zoning bylaw amendment articles submitted by the PEDB for the annual town meeting.
- The Economic Development Coordinator, Claire O'Neill provided a presentation last week at the Medway Business Council. She did a fantastic job. Mr. Calarese also presented on Tri Valley Commons.
- There will be another forum on Oak Grove which will take place on Thursday, April 11, 2013 at the Medway Library at 7:00 pm.

- There will be a meeting sponsored by MAPC medical marijuana medical issues. This meeting will take place in Framingham. Susy is planning on attending.
- Starbucks is looking to have a drive thru. Karen Johnson met with Susy Affleck-Childs and John Emidy. This will need approval from the Zoning Board of Appeals. The site plan will need modification.

PUBLIC HEARING CONTINUATION - Hill View Estates Definitive Subdivision Plan – 32R Hill St:

The Board received the following documentation relative to 32R Hill Street:

- Variance decision dated September 25, 1994 from the ZBA (**See Attached**)
- Confidential email communication dated March 15, 2013 from Town Counsel regarding 32R Hill View Estates.

The Chairman communicated that member Gay was participating in the meeting by speakerphone. The approved remote participation request form dated March 26, 2013 was entered into the record. (**See Attached Remote Participation form**)

Susy Affleck-Childs communicated that a resident had come forward to ask about the variance granted in 1994 by the ZBA. The language of that variance decision indicates that only one single-family home could be built on the lot. Susy referred this question to counsel for an opinion.

Tony Biocchi was present as the official representative of applicant Christine Price. He indicated that he had not seen the opinion from town counsel but he has researched this a lot. He wanted to know why this issue is coming to the table now. The variance was referenced when the ANR plan was prepared a while ago. The Board has looked at this variance a couple of times and the planning consultant looked at it too.

Susy stated that there had been a direct inquiry from a resident and we needed to follow-up. She knew the Board would want an opinion from Town Counsel so she went ahead and sought that.

Consultant Carlucci responded that when he looked at the ANR plan the old variance was not relevant since an ANR is no approval required. That is different from a subdivision.

Tony responded that he was told by the Board to do an ANR and that is what was put forth. Why was this not raised initially? He has five different legal opinions in regards to the variance on this property.

Member Rogers noted that the variance is for only one house due to the frontage and the driveway will only serve one house.

The Chairman recommended that Tony present a letter to the Board as evidence of his position relative to the Zoning Board of Appeals variance decision.

Tony asked if his attorney can talk to Town Counsel.

Susy recommended that the applicant put something in writing from their attorney and then the Board can move forward from there and would refer to Town Counsel.

Member Gay does not want to get into a position where we set a precedent. He wants to make sure all things are in order. He is in support of what the Chairman recommends relating to getting written documentation.

The Board recommends that Mr. Biocchi come back in with documentation.

Request for Extension of Deadline for Action:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve the applicant's request to extend the deadline for Board action for the Hill View Estates Definitive Subdivision Plan to December 31, 2013.

Continuation Date of Public Hearing:

On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to continue the public hearing for Hill view Estates to April 23, 2013 at 7:15 pm.

Tony will provide information to the Board prior to the April 23rd meeting

Street Acceptance – Discussion on FY 14 priorities

Susy provided an updated matrix (3/26/2013) relative to the various subdivisions which need street acceptance. She will be meeting with the Board of Selectmen on

April 1st to discuss the FY 2014 Street Acceptance priorities. She will put forth a proposal for money needed to pursue this process.

On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to recommendation and request for funds to address Azalea Drive, a portion of Cedar Farms Road, Fern Path and a portion of Howe St.

It was noted that Consultant Pellegri had already prepared a punch list for Azalea.

PEDB Meeting Minutes

March 12, 2013:

On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted to approve the minutes from the March 12, 2013 meeting.

PUBLIC HEARING CONTINUATION - Tri Valley Commons Site Plan – 72 Main St – Calarese Development:

The public hearing for Tri-Valley Commons site plan was reopened.

The following documents were entered into the record.

- Remote participation request form dated March 19, 2013 from member Thomas Gay. He will be participating by speakerphone in this meeting. **(See Attached)** It was approved by Chairman Rodenhiser on March 20, 2013.
- Review memo from PGC Associates dated March 26, 2013 regarding the revised site plans dated March 19, 2013. **(See Attached)**
- Email from Tina Wright of 2 Memory Lane dated March 26, 2013 relative to the retaining wall. **(See Attached)**
- Memo from PGC Associates dated March 26, 2013 relative to primary points from the Design Review Committee meeting on March 25, 2013. **(See Attached)**
- Email from Matthew Buckley dated March 26, 2013 regarding 3/25/13 Design Review Committee meeting including computer generated images of the proposed retaining wall. **(See Attached)**
- A review letter from Tetra Tech Rizzo dated March 26, 2013 regarding the applicant's response letter dated March 21, 2013. **(See Attached)**

- Letter dated March 19, 2013 from Bob Poxon of Guerriere and Halnon regarding proposed alternative parking calculations. **(See Attached)**
- Confidential email from Town Counsel dated March 5, 2013.
Mullins Rule Certifications: **(See Attached)**
 - Andy Rodenhiser re: February 26, 2013 public hearing
 - Bob Tucker re: March 12, 2013 public hearing
 - Tom Gay re: March 12, 2013 public hearing
- Letter dated March 19, 2013 from Bob Poxon of Guerriere and Halnon in response to February 19, 2013 letters from PGC and Tetra Tech. **(See Attached)**
- Letter from Paul Yorkis on behalf of the Route 109 Committee dated March 21, 2013 regarding traffic signal location. **(See Attached)**
- Versa –Lok Mosaic retaining wall product information. **(See Attached)**
- Revised Tri Valley Commons Site Plan dated March 19, 2013.
- Landscape Section and Plan by Green International dated March 25, 2013. **(See Attached)**
- A letter from Friel Realty received March 26, 2013. **(See Attached)**

Attorney Joe Antonellis was present along with applicant Roger Calarese and engineer Bob Poxon. He began the presentation by explaining that there were revisions made to the site plan and wall structure. He noted that the team had met with the Design Review Committee last night.

Bob Paxon explained that the significant change was making the retaining wall smaller. The height of a portion of the wall is now 11 ft. There will be a planting area. Some of the trees will remain undisturbed. There will be tall vegetation to buffer the six foot chain link fence.

Member Tucker wanted to know how far it is from the edge of the retaining wall to the building. He was seeking clarity about the slope of the parking area.

Mr. Poxon responded that the distance from the edge of the wall to the building is 50 ft. The minimum slope is 2%. The plans have been revised based on the previous review comment letters. There has also been the creation of pedestrian walkways between the buildings. The number of parking spaces has been reduced to 134 spaces. There is more of a defined tenant base. The required parking with the expected tenant mix would be 142.

The applicant will need to seek an amendment for the special permit from the ZBA to adjust the parking requirement.

Attorney Antonellis stated he understood that would be necessary and would want to get a recommendation from the Planning Board before doing so.

Member Rogers indicated that the Board is currently revising the Zoning Bylaw as they relate to parking. He noted the developer entered into an agreement to have a joint entrance with the Gould's.

Susy recommended that Consultant Carlucci evaluate the information provided by Mr. Poxon as it relates to the parking.

Mr. Calarese communicated that he spoke with the auto part business he has signed. There are approximately 100 cars a day and 9 customers an hour. This is very low usage.

Member Tucker would like this information provided in written format.

Member Gay stated he prefers less parking to reduce the hard landscape. He would like to know the reasoning of why the Zoning Board of Appeals wanted the higher parking number indicated in the decision. There must be a reason behind that decision. The Board needs to know this.

Tony Biocchi, a member of the Zoning Board of Appeals communicated that the Zoning Board of Appeals was not aware of any lease agreements when the special permit decision was before them. If the information about the tenants was disclosed, this would help if they come in front of the ZBA again.

Mr. Antonellis responded that they did not have the tenant information at that time.

Mr. Poxon responded that he has addressed all but 14 of the 84 comments from the consultants' review letters. The remaining issues are minor and can be addressed directly with the consultants. In regards to parking, the compact spaces have been eliminated and the parking has gone from 157 to 134 spaces. This is 30% reduction. Tri Valley Commons went to the Design Review Committee meeting last night and showed them the renderings. A landscaping plan for the retaining wall was shown and it contains a lot of greenery and will be natural. The existing stone wall will be removed due to the grading. There will be mature trees and of a height that will

screen the wall. There will be landscaping lighting on the front of the property which will be soft and subtle.

The stormwater drainage will go into two separate basins. The sewer will go into a manhole system. The gas will come in from Main Street and branch off into the individual buildings.

The Chairman wanted to know where the water utility ends.

Mr. Poxon indicated beyond the hydrant at Gould's Plaza.

Chairman Rodenhiser responds that looping that would be a benefit for all and encouraged them to contact the Medway DPS for a recommendation.

The next topic was the discussion of the retaining wall. Mr. Poxon explained that this will be segmented versa-lock block wall. It will be the Mosaic design. There will be no excavation needed to construct the wall. The wall will have rounded edges. The buildings will be one story with added decorative features on the top. The DRC has asked that they soften the portion of the wall of the building on the west. The roof material will be PVC roof or thermal plastic. The top of the roof will be cranberry red. The samples will be shown to DRC. Some of the roof lines will be adjusted. There will be dumpster areas. Those are noted on the plan. There will be enclosures and fences with privacy slats.

Susy wants more language relative to the specificity of the dumpsters. She recommended that the applicant look at the dumpsters at Medway Commons.

Member Rogers communicated that some of the property is restricted due to wetlands.

Mr. Poxon communicated that there will be an acre of land which will be left undisturbed.

Member Spiller-Walsh communicated that the woodland is transparent since some of the trees are wispy. She explained that she took a car ride on Holliston Street and looked diagonal and could see through the woodland to almost where Papa Gino's is located. Her concern is with the proposed buffering effect and the fact that you can see through it.

Member Gay responds that while one may see through the trees, a wall might correct some of the problems with the buffer which are suggested.

Member Hayes questioned why couldn't the one way be changed to allow two-way traffic?

Mr. Poxon indicated that the width is narrower and would need to be widened. He will look at this.

Matthew Buckley from Design Review Committee provided an overview presentation of some computer generated images of the wall that the DRC had prepared. (**See Attached.**) The wall is the big concern, but the Committee was pleased with the revised renderings of the façade elevations shown at last night's DRC meeting. He indicated the wall is still 31 feet tall as depicted in View #1. The wall will be earth tones.

These images have been shared with the applicant.

Attorney Antonellis disagrees with what has been stated. The wall is not 265 ft. tall. 265' is the land elevation.

Juli Riemenschneider, the landscape architect from Green International responded that everything shown by the Design Review Committee is misrepresented. This is in relation to the View #1 and View #2. The scale is also a misrepresentation.

Member Rogers responds that this is not helping and is a misrepresentation.

Mr. Calarese responds that we were asked to come through with a drawing and we did what you asked.

Member Spiller-Walsh responded that the wall will be massive and huge. She recommended that all drive by the site and envision the three sided view of the wall.

The landscape architect suggested that ivy could grow up the walls as a buffer for the wall.

Member Spiller-Walsh wanted to know how PEDB members feel about the wall.

Member Tucker wants to get all the information and then will digest it. The natural colors do help the wall.

Member Rodenhiser likes the realistic attempt at screening. This site is difficult. The developer is making efforts to make this work and we are fortunate that we can work together to get something that could be beautiful and beneficial to both the applicant and the town.

Member Spiller-Walsh responds that another alternative is a smaller development.

Mr. Calarese responds that is not an alternative. We have put together what makes sense financially. This is a huge investment. This needs to make economic sense.

Resident Jeffrey Youst, 22 Sunset DR.:

Mr. Youst expressed his concern about the enormous wall and the setbacks for it. He feels there must be a layering. He also references that the Bylaw requires a certain amount of landscaping.

Dan Hooper communicated that there is no other structure in town that is remotely approaching this height. This is the only thing he is struggling with at this point. The rural character of the town is going to change.

Bob Parella responded that we are not looking at the facts. The pictures provided by the Design Review Committee are a total misrepresentation. The land cannot be developed without the wall.

Mr. Poxon reminds all that this is a Commercial District. It is Rt. 109.

Economic Development Coordinator, Claire O'Neill responded that this is an infill development. The master plan of the town talks about increasing the commercial tax base. This type of development has great promise for the tax base in town.

Chairman Rodenhiser agrees that this is part of the Town Master Plan which includes increasing the commercial development. He would like to see this project happen with all the improvements. Hopefully, the older shopping center on Route 109 will then provide upgrades.

Member Spiller-Walsh responds that the Medway Shopping Center/Plaza screams for rehabilitation. We have to be careful that we do not take new project casually,

but it must be thought out in great detail since this is what we will view for many years to come. We have one chance to do this right.

Mr. Paxon explained that the wall will be built first; then the plantings will go in before the wall is completely constructed. The buffering will be there before the whole wall is put up.

Abutter, Jim Cassidy:

Mr. Cassidy has a concern about the water that will come from the site and the fact that this could create a wetland in the future.

Mr. Paxon responded that the flow will not go uphill (toward the Cassidy property) based on the land contours.

Consultant Pellegri recommended adjusting and bending the rip rap around to the south to provide a berm.

Bob Paxon agreed that this would be added.

Susy referenced the mitigation measures on page 28 of the Zoning Bylaw and asks the applicant to provide a total cost of what the development is and including all site improvements.

There was a suggestion that Dave Pellegri look at the volume going off site. He will also follow-up relative to any conversations have taken place amongst the traffic engineers. It was also recommended to show a limit of clearing on the plan.

Discussion Schedule:

- April 9, 2013: Discussion on Traffic/drainage

Continuation:

On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to continue the hearing to April 9, 2013 at 7:15 pm.

Adjourn:

On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted unanimously to adjourn the meeting at 10:30 pm.

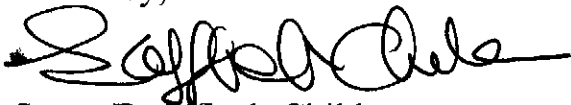
The meeting adjourned at 10:30 pm.

Respectfully Submitted,



Amy Sutherland
Recording Secretary

Edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator

122024

BK 107099454

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COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

IN THE MATTER OF: Michael Curatola
Petitioner

OPINION OF THE BOARD

REQUEST FOR VARIANCE

HEARING: September 7, 1994
DECISION: September 7, 1994

MEMBERS PRESENT: Jan V. Morris, Chairman
David E. D'Amico, Clerk
Stephen J. Reding
Dionne Levasseur
David J. Cole

REGISTERED
NORFOLK COUNTY REGISTER OF DEEDS
DORCHESTER, MA

CLERK
Barry T. Hanlon
BARRY T. HANLON, REGISTER

TOWN OF MEDWAY
RECEIVED

SEP 25 1994

.....A.M. P.M.
TOWN CLERK

20 Day Appeal Day October 18, 1994

THE WRITTEN OPINION WAS DELIVERED ON SEPTEMBER 15, 1994

RECEIVED
SEP 20 11 37

OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway (hereinafter the Board) acting under the Zoning By-Laws of the Town of Medway, MA 02053 and the Massachusetts General Law C40A, as amended, in which the petitioner, Michael Curatola of 4 Curtis Lane, Medway, MA requests a Variance to construct a single family home on Lot #9, Hill Street, Medway, MA 02053

Following the giving of notice as required by law, a public hearing was held on September 7, 1994, in Sanford Hall, Medway Town Hall, Medway, MA 02053

Mr Curatola came before the Board to request relief from frontage requirements for the purpose of building a single family home Lot #9, Hill Street (Map 8, Parcel 16, Medway Assessors Maps) located in ARI consists of 15.73± acres with 115.35 feet of frontage on Hill Street. Frontage requirement for ARJ is 180 feet. The lot had been approved by the Planning Board as a four lot sub-division with the 115 feet of frontage on Hill Street to be used as means of an access/egress and narrowing to some 70 feet wide into the open area. The abutting lot's side property lines run for some 220± feet in length to the open acreage. There is a Purchase & Sale Agreement between the owner and Mr Curatola to purchase the entire 15.73 ± acres. Mr Curatola wishes to build only one single family home which he will occupy, and leave the remaining acreage open. He has no plans to divide the lot in the future. He further stated that in an informal conversation with the Planning Board that they indicated favorability to the one lot, single family home on the large parcel, rather than the four lot sub-division plan

At the hearing three persons spoke in favor of the petition. No one spoke in opposition.

During deliberation, the Board determined that granting of the variance would not cause a detriment to the public good and would not substantially derogate from the intent or purpose of the By-Law. Further, noting that Hill Street is a narrow, winding country road, the one lot, single family home would serve the area more favorably than a four lot sub-division with lesser amounts of traffic flow in and out of the area. Therefore, in an unanimous decision, the Board voted to grant a 65 foot Variance to frontage, (from 180 feet to 115 feet) to allow the construction of a single family home at Lot #9, Hill Street, Medway, MA 02053 subject to the following conditions/restrictions:

1. Only one single-family home to be built on the lot.
2. Said single-family home to be no closer than 35 feet from any abutting property line.
3. A 20 foot wide paved driveway from Hill Street, and centered within the 70 foot access way to allow for snow removal and emergency vehicle access onto the property.

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 any plan or diagram 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

Jan V Morns
Jan V Morns, Chairman

David E D'Amico
David E. D'Amico, Clerk

Stephen J Reding
Stephen J Reding

Dionne Levasseur
Dionne Levasseur

David J. Cole
David J. Cole

Medway, Mass. October 19, 1994

A true copy of the record.

Attest: Charles L. Waite
Assistant Town Clerk

TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053
TEL (508) 533-6059



Town Clerk
Maryjane White

C E R T I F I C A T I O N

I, Town Clerk of the Town of Medway, hereby certify that notice of the decision of the Zoning Board of Appeals of the Town of Medway in the matter of:

.....
Michael Curatola

.....
was received and filed in this office on September 28...19.94,
and no appeal was received during twenty days next after
such receipt and recording of said decision.

Dated at Medway, Massachusetts . October 19.....19.94

ATTEST: *Charlene L. Walter*
Assistant Town Clerk



Town of Medway

Remote Participation Request

I, THOMAS A. GAY (print name), hereby request to participate remotely at the meeting of the MP&ED (Board/Committee/Commission) to be held on 3-26-2013 (date). I certify to the Chair that my absence is the result of one or more of the following factors which make my physical presence unreasonably difficult:

- (1) Personal Illness or Disability
- (2) A Family or Other Emergency
- (3) Military Service
- (4) Geographic Distance (Employment / Board Business)

Explanation: _____

During the meeting, I will be at the following location:

OCALA FLA.
Address

508-341-5174
Phone Number

[Signature]
Signature of Member

3-19-2013
Date

Please sign and return to Chair

Request received by [Signature]
Chair (please print)

3/20/13
Date

Method of Participation speaker phone (e.g. speakerphone)

Request Approved Request Denied*

Andy Rodenhiser
Signature of Chair

3/20/13
Date

Signed form to be appended to the meeting minutes.
*All Denied Requests are Final and Not Appealable.

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

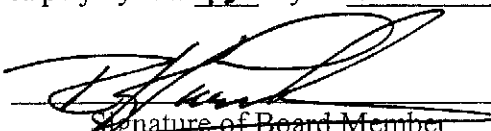
Note: This form can only be used for missing one single public hearing session.
This cannot be used for missing more than one hearing session.

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

1. I am a member of PLANNING & ECONOMIC DEVELOPMENT.
2. I missed a public hearing session on the matter of
Tri Valley Commons
which was held on 3-12-2013.
3. I have reviewed all the evidence introduced at the hearing session that I missed which included a review of (initial which one(s) applicable):
 - a. audio recording of the missed hearing session; or
 - b. _____ video recording of the missed hearing session; or
 - c. _____ a transcript of the missed hearing session.

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

Signed under the pains and penalties of perjury this 19 day of MARCH, 2013



Signature of Board Member

Received as part of the record of the above matter:

Date: 3-19-2013

By: Sophia Chiles

Position: Planng + Eco Dev Coordinator

Town of Medway, Massachusetts

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

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

I, THOMAS A. GAY (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
2. I missed a public hearing session on the matter of

TRI VALLEY COMMONS
which was held on 3.12.2013

3. I have reviewed all the evidence introduced at the hearing session that I missed which included a review of (initial which one(s) applicable):

- a. audio recording of the missed hearing session; or
- b. video recording of the missed hearing session; or
- c. a transcript of the missed hearing session.

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

Signed under the pains and penalties of perjury this 19 day of MARCH, 2013.


Signature of Board Member

Received as part of the record of the above matter:

Date: 3-19-2013

By: S. Affolter Clark

Position: Planng & Eco Dev. Coordinator

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

March 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: Hill View Estates

to the following date: Dec 31 / 13

Respectfully submitted,

Name of Applicant or official representative: Anthony Biocchini

Signature of Applicant or official representative: [Signature]

Date approved by Planning and Economic Development Board: 3-26-2013

New Action Deadline Date: Dec 31, 2013

ATTEST: [Signature]

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

PGC ASSOCIATES, INC.

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

March 26, 2013

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

R E C E I V E D
MAR 26 2013

**TOWN OF MEDWAY
PLANNING BOARD**

Re: Tri-Valley Commons Revised Site Plan

Dear Mr. Rodenhiser:

I have reviewed the proposed revised 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, with a revision date of March 19, 2013 .

The property is located at 72 Main Street in the Commercial I zoning district. The original comments from my February 19 letter are repeated with new comments in **bold** 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. **An issue has been raised as to whether the proposed wall fits the definition of a "structure" and therefore must either meet the setback requirement or be granted a variance from the setback requirement by the ZBA.**
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. **The plan now shows a parking**

calculation requiring 142 spaces and 134 are proposed. The applicant requests that a 30% reduction in the parking requirement from the 188 spaces imposed as a condition of the special permit granted by the ZBA. However, while the Zoning Bylaw provides for the PEDB to grant a 30% reduction from is required in the Zoning Bylaw, in my opinion, that does not authorize the PEDB to alter a specific condition of the ZBA. A Town Counsel opinion also states that the PEDB does not have the authority to alter that condition. The compact spaces have been eliminated so the distribution is no longer an issue and bicycle racks are now provided.

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. **A new photometric plan has been provided. However, the light trespass is roughly the same as the previous plan.**
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. **The sign location now meets the 10-foot setback requirement. However, the size issues still remain.**

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. **The waiver is still 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. **The required information is now on the cover sheet. However, a signature block for the Board of Selectmen is also shown on the cover sheet. While this is a requirement of the Site Plan Rules and Regulations, those rules have not been updated since the responsibility for site plan approval was transferred to the PEDB so the signature block should be eliminated on future plans.**
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. **OK.**
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. **The waiver is still requested.**

7. Section 204-5 D (1) requires that dimensions of buildings be on the plan. The dimensions of Building A were not provided. **The dimensions have been added.**
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. **The Landscape Architect has now stamped the plans.**
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. **Building A is still being designed. The other buildings have also been redesigned and additional tweaks may be occurring.**
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. **As noted above, the development sign still does not comply with the sign bylaw.**
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. **The applicant responds that hours of operation cannot be determined until tenants are finalized, but that no lights beyond midnight are anticipated.**
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. **OK.**
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. **A waiver is now 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. **Pedestrian walkways are now provided and appear to be adequate.**

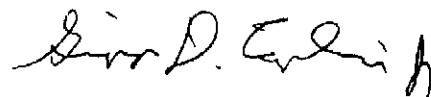
15. Section 205-6 (A) states that parking “should” be located to the side and rear of the building. This is not an absolute requirement. The parking is located to the side and rear of the buildings as viewed from Main Street and the new access roadway, and landscaping is provided along Main Street and along the new access roadway. **OK.**
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. **OK.**
17. Section 205-7 requires that snow storage areas be provided. No snow storage areas have been designated on the plan. **The applicant proposes to remove snow from the premises. A note to that effect has been added to the plans.**
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. **I now count 24 trees that provide shade to the parking area. With 134 spaces, 23 are required. OK.**

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. **The portion of the wall near Main Street has been reduced to about 11 feet and there is heavy landscaping in front of it.**
20. The Site Grading Plan has Buildings B, C and D labeled as “Phase II.” There is no other information indicating phasing. **The applicant explains that this was a typo and has been removed.**

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

Sincerely,



Gino D. Carlucci, Jr.

Susan Affleck-Childs

From: Tina Wright [Tina.Wright@tbrassociates.com]
Sent: Tuesday, March 26, 2013 5:45 PM
To: Susan Affleck-Childs
Subject: Tri Valley Commons

Good evening Susie, I just looked at an illustration of the proposed retaining wall for this project.

I understand they did a similar wall in Milford – however it was not in the center of Milford as this one.

It looks very imposing and not very inviting. It also happens to be on the Main Road in Medway. I can not make tonite's meeting as I am moving my office this week.

I respectfully request that the Planning Board consider how this will look from a commuter and pedestrian perspective coming up or down 109.

It really should enhance the area.

Thanks.

Tina

Tina Wright



the benefits resource

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R E C E I V E D
MAR 26 2013

MEMO TO: Medway Planning Board

FROM: Gino D. Carlucci, Jr.

**TOWN OF MEDWAY
PLANNING BOARD**

DATE: March 26, 2013

RE: DRC meeting of March 25, 2013 re: Tri-Valley Commons

On March 25, 2013, I attended the Design Review Committee meeting with the applicant and engineer for the Tri-Valley Commons project. The primary points of discussion were as follows:

1. The applicant agreed to adjust the design of Buildings B,C and D so that B and D are not symmetrical. Discussed was the idea of replacing the middle elongated dormer on one of the buildings with a third smaller dormer matching the two on each side of the elongated ones.
2. Concern was expressed about the flat roof over Building E. The applicant agreed to consider alternatives.
3. Regarding the landscaping in front of the wall that faces Route 109 and the diagonal corner, the applicant confirmed that mature trees about 20 feet in height (as shown on the elevation provided) would be planted so that the look represented in the drawings would occur from Day 1.
4. Concern was expressed about potential disturbance to the trees in front of the proposed wall facing Charles River Bank. It was acknowledged that more the 2 feet of disturbance (and possibly as much as 10 feet) would be required. The applicant agreed to ask Versa-Lok to design the wall with as little disturbance as possible.
5. Regarding the sidewalk along Main Street, it was suggested that a natural, non-structural stone wall about 2-3 feet in height could enhance the streetscape and soften the look of the Versa-Lok wall. The applicant agreed to consider this idea.
6. There was concern that the proposed Rose of Sharon to be planted in front of the fence along the top of the wall on the eastern side would not provide screening in winter. It was suggested that a second, evergreen species be mixed in, perhaps as every third plant or so.
7. It was suggested that a type of trellis or other flat grid-like feature to decorate the eastern-facing wall of Building F be provided. The applicant agreed to consider this.

8. It was confirmed that the applicant plans to use the "Mosaic" style of Versa-Lok blocks for that portion of the wall facing Main Street and for another 150 feet or so along the easterly facing portion of the wall (to the point where it swings westerly) where it would switch to standard Versa-Lok blocks..
9. The applicant agreed to provide a simulated view of the site from a point on Main Street from roughly the area of the Charles River Bank driveway.
10. The applicant also agreed to further discuss the treatment of the gable roofs on Building F.
11. The applicant stated that he intends to return to ZBA to further discuss the condition for the 188 parking spaces they have imposed on the project in light of the fact that a 150-seat restaurant is no longer part of the plan.
12. In response to the suggestion that the 30-foot aisle in the middle of the site be reduced to 26 feet in order to shift Buildings E and F (and associated parking, wall, etc.) westerly, the applicant's engineer responded that the 30-foot width was definitely needed to accommodate the delivery trucks expected to use the site.

The applicant stated that most of the agreed-upon design changes and supplemental material could not be provided in time for the PEDB meeting this evening, but would be done as soon as possible. The DRC agreed to continue to meet with the applicant to further discuss and refine the design of the site.

Susan Affleck-Childs

From: Matthew J Buckley [matt_buckley2@yahoo.com]
Sent: Tuesday, March 26, 2013 4:12 PM
To: Susan Affleck-Childs
Subject: Re: DRC meeting of 3/25

Susy,
Gino's notes are excellent and cover almost all of the points with the addition of a few other topics and some finer points.

There was discussion about the internal sidewalks that connect the street to the plaza and also the Tr-Valley to Gould's. If this is to be a single entrance for both facilities accommodations should be made to allow pedestrian traffic to move between the facilities

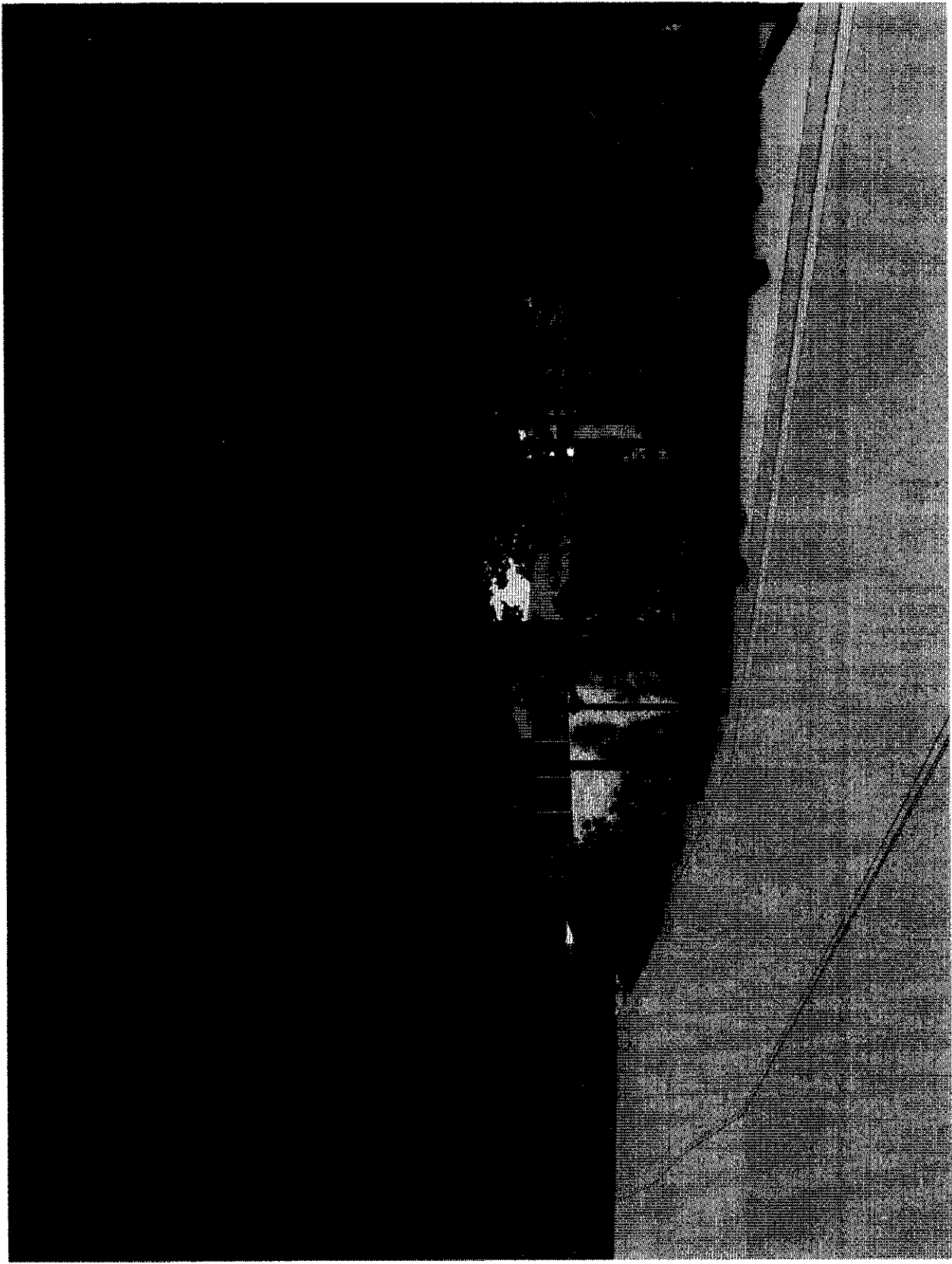
Point 9. on Gino's list could be strengthened. The DRC has asked for views of the wall previously and been provided with a rendering of a only partial view of the west side wall including some of the proposed landscape. The DRC has requested elevations of both legs of the wall including a view that shows a greater portion of the wall that is perpendicular to 109. Concerns were raised over how the landscape buffer terminates and is it adequate to screen the entire portion of the visible wall.

In the discussion of the new height of the wall, some confusion arose about the elevations. The drawings show new wall heights relative to the newly proposed earth mounding. But these heights are in fact still the same relative to road grade and that which will be observed from passers by. In other words, the top of the wall is still 265 feet above sea level, the base of the wall has just been raised. Although a smaller visual portion of wall is present the actual scale of the structure is unaltered. The same amount of sky will be blocked. With the addition of the chain link fence we still have a structure in excess of 30 feet. The west bound approach is uphill and this difference will be increased by at least 20 feet. It is still massive. consideration should be give to lowering the grade not he west side of the plaza to reduce the sensation of mounding or a mesa like structure.

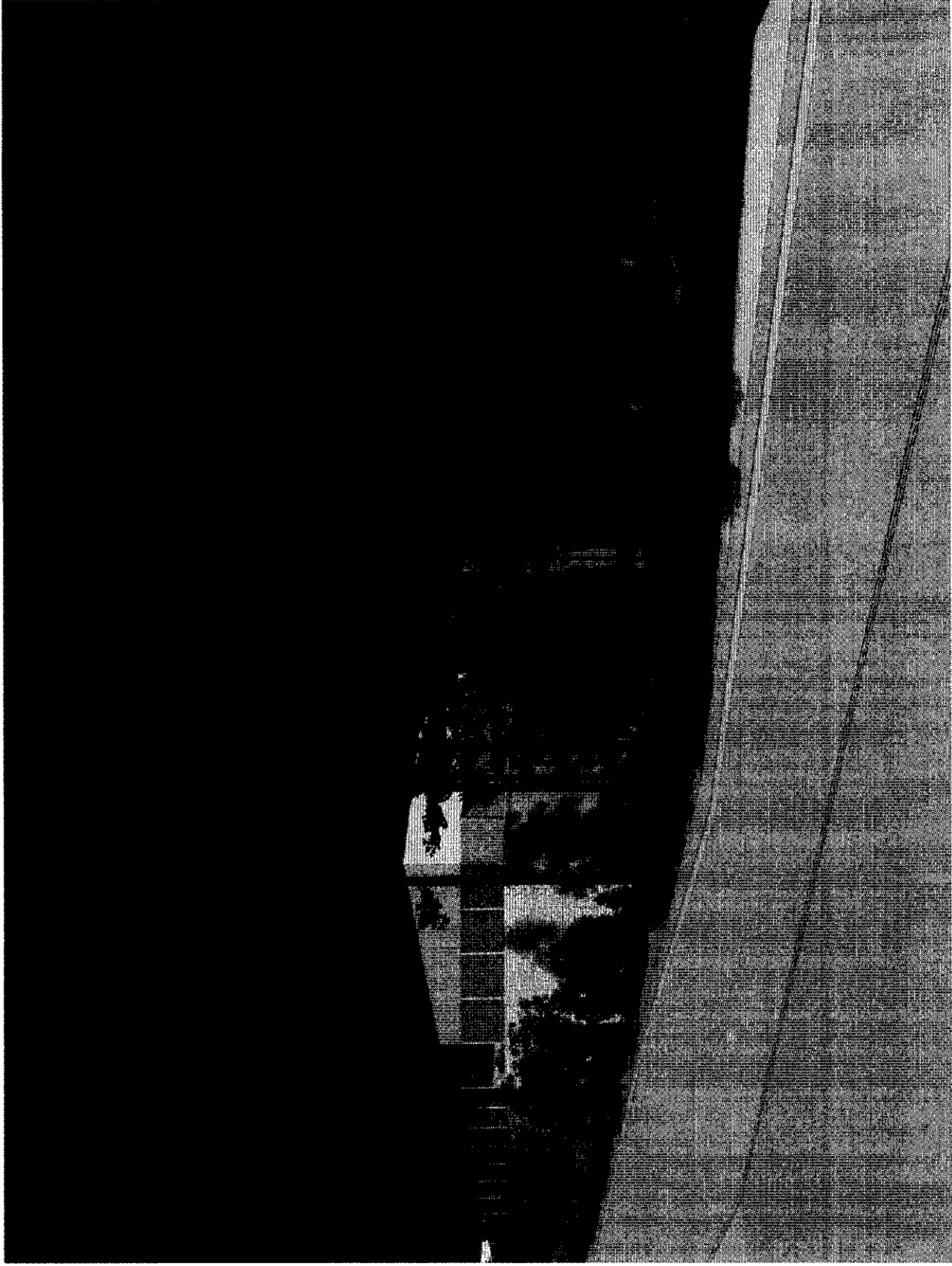
Discussion of the building facades and roofline shapes was extensive. The DRC felt more complete rooflines would help to break the repetition or manufactured look of the buildings. Additionally, the use of varied and appropriate materials would help. The DRC felt the facade of the auto business had a South Western feel with adobe colored materials and a "burnt pepper" roof. These were colors agreed to by the potential tenant, outside of the review process.

A member of our committee Rod MacLeod has provided accurate renderings of the proposed wall. He produced them at his cost from his company Neoscape. Rod collaborated directly with engineer for Tri-Valley to attain the correct files in order to create these drawings.

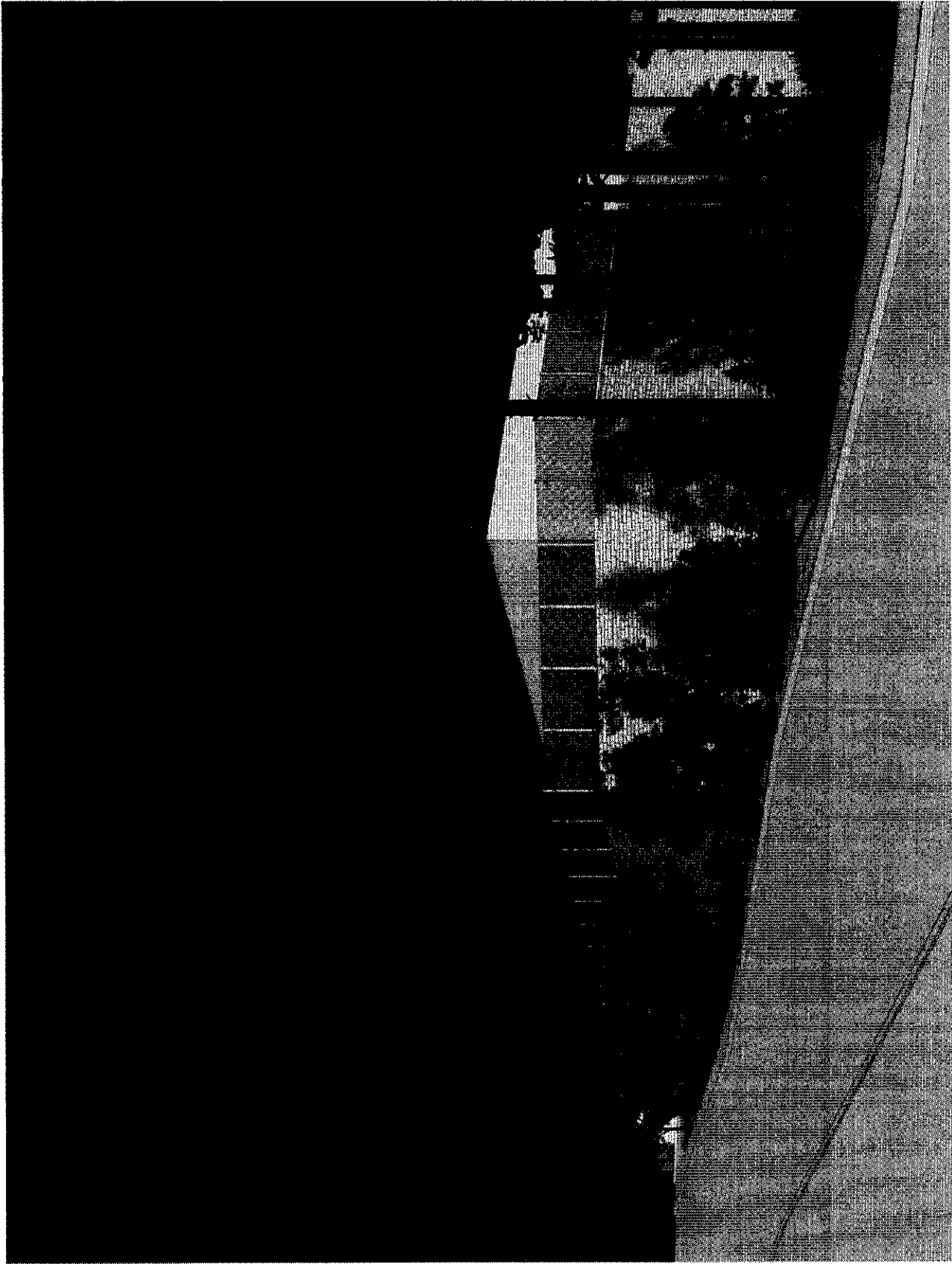
Please Note-These images show a more complete view of how the wall will appear upon approach and should be studied carefully. They portray how massive the structure is and how inappropriate it is this site. This is not a form in keeping with the larger image of Medway that we have been asked to maintain. The landscape will have to be dramatically and permanently altered in a fashion incongruous to anything in our town, for the purpose of providing a platform for retail space. We must ask is this the best usage of this land. Please see attached files.



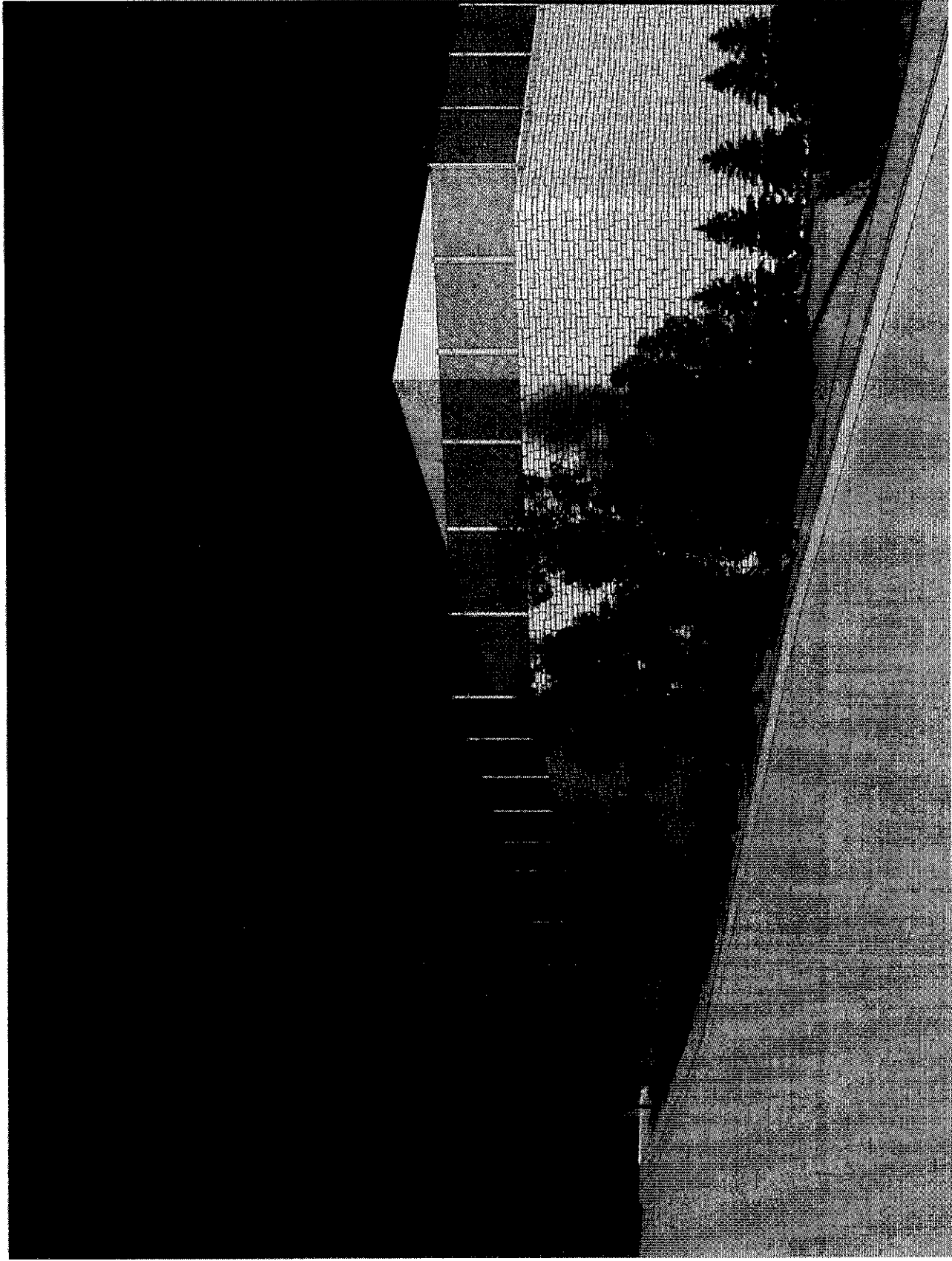
VIEW 1: Route 109 / Main Street, looking west, approaching Tri-Valley Common



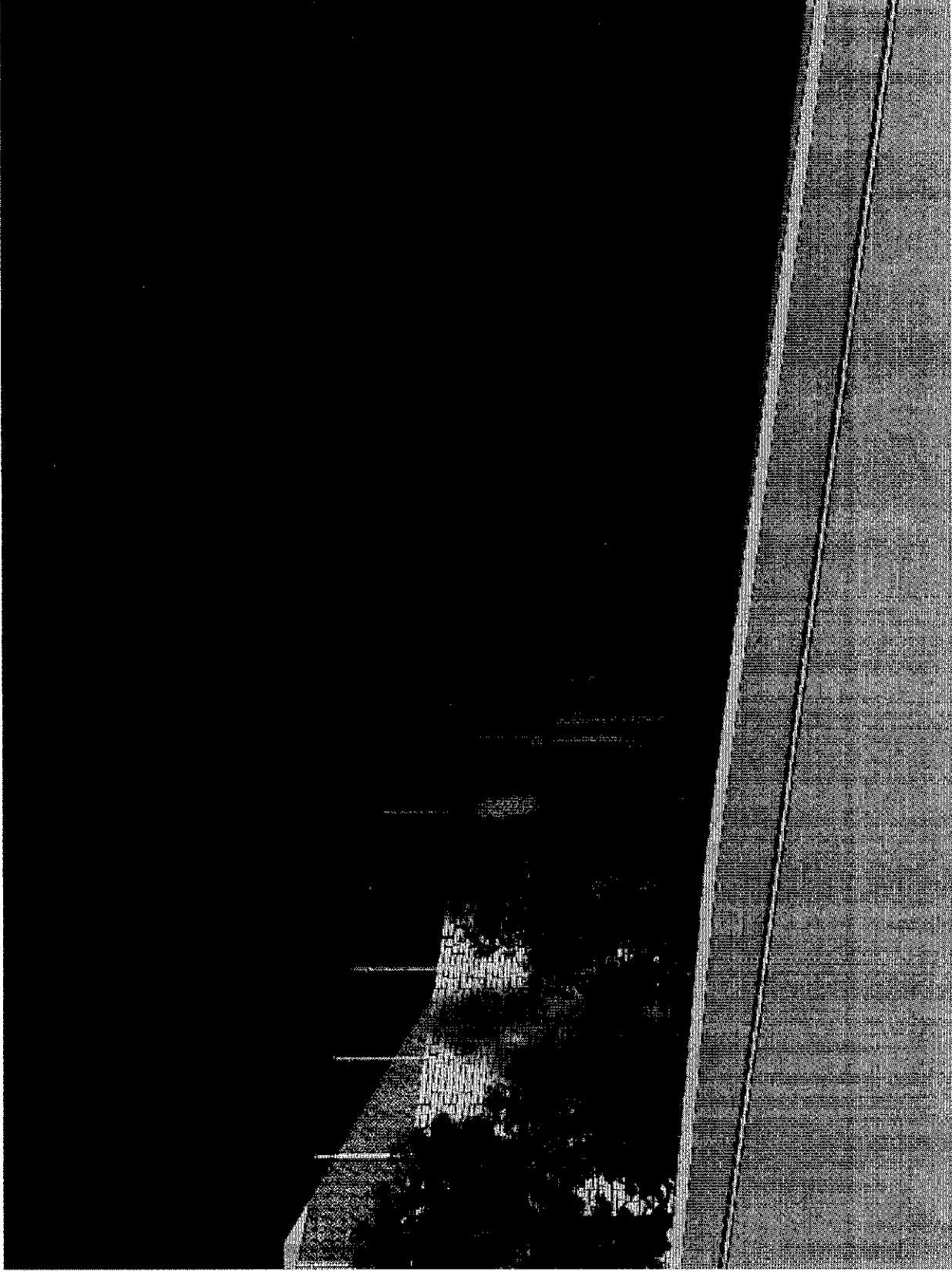
VIEW 1A : Route 109 / Main Street, looking west, approaching Tri-Valley Common



VIEW 2: Route 109/ Main Street, looking west, approaching Tri-Valley Common



VIEW 3: Route 109 / Main Street, looking west, approaching Tri-Valley Common



View 4: From Route 109/Main Street, at East side of site, looking North



View 5: Route109/ Main Street, looking east, adjacent to entry and traffic light



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

March 19, 2013

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

RECEIVED
MAR 20 2013

TOWN OF MEDWAY
PLANNING BOARD

RE: Tri Valley Commons

Dear Mr. Rodenhiser;

The following is in response to the project review letters prepared by PGC Associates, dated February 19, 2013, and Tetra Tech, dated February 22, 2013.

PGC Associates, Inc.

Zoning

2. The compact spaces have been eliminated and the number of spaces reduced to 134. We are seeking a 30% reduction. Two bike racks have been added to the plans and the parking space of concern has been eliminated.
3. A revised photometrics plan has been prepared.
4. The location of the sign has been revised.

Site Plan Rules and Regulations

3. No response.
4. The Cover Sheet has been revised.
5. No response.
6. No response.
7. The Building A dimensions have been added to the plans.
8. The revised Landscape Plans have been stamped by the Landscape Architect.
9. Building A is still a work in progress. We are working with the prospective tenant on the exterior design.

- 10 No response.
11. Illumination times cannot be fully determined until all tenants are known; however, we do not expect lights to remain on after midnight.
12. No response.
13. An additional waiver has been requested.
14. Pedestrian walkways have been added to the plans.
15. No response.
16. No response.
17. With the reduction of paved area, to address the concerns about the height of the wall, snow storage will be difficult. The applicant proposes to remove the snow from the site after each storm. A note has been added to the plans.
18. The Landscape Plan has been revised.
19. The height of the wall, directly adjacent to Main Street has been reduced to 11 ft. Tall plantings will also be proposed in this area as screening. The wall will be a Versa-Lok wall with engineered drawings to be provided at a later date.
20. This was a misprint and has been corrected.

Tetra Tech

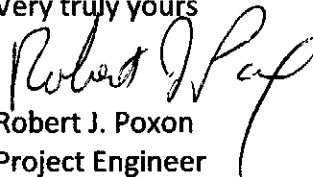
1. All plans now have the appropriate professional stamps.
2. No response.
3. The datum has been verified and a note has been added to the plans.
4. The Board of Selectmen signature block has been added to all plans.
5. The abutter's addresses and assessor references have been added to the plans.
6. A waiver has been requested.
7. The building setback line has been added to Sheet 3.
8. Building floor plans will be provided at a later date.
9. No response.
10. The sight distance information is provided in the traffic report.
11. Acknowledged, will provide if required.
12. An additional waiver request will be asked for.
13. The slope at the entrance does not exceed 2%.
14. A waiver has been requested.
15. Pedestrian walkways have been added to the plans.
16. The pavement detail has been revised.
17. The applicant proposes to remove the snow from the site after each storm.
18. A waiver has been requested.
19. The contours have been added to the utilities plan.
- 20 & 21. There are no isolator rows proposed for TSS removal. Treatment will be provided by Stormceptor units prior to discharge to the detention/infiltration areas.
22. The Stormceptor units are preferred.
23. Roof drain connections have been revised.

24. The depth of stone of the detention/infiltration areas has been increased to attenuate increase in runoff volume. The pre and post runoff volumes are noted in the stormwater report.
25. The recharge calculation has been revised.
26. The area of stone is 6,076 s.f. for area-1 and 7,134 s.f. for area-2. The depth of stone below the chambers in each area is 3 ft. The total volume of stone is 39,630 c.f. Assuming a 40% void ratio, the available recharge volume of the stone layer is 15,852 c.f.
27. The Stormwater Report has been corrected.
28. See item 26.
29. The models of the Stormceptor units have been added to Sheet 5.
30. The analysis has been remodeled.
31. The report has been revised using the loamy sand Rawls Rate.
32. The analysis has been revised using a 5 min. t.c.
33. No response.
34. No response.
35. The plans have been revised.
36. The detail has been revised.
37. Unsure as to where this is required.
38. We will verify.
39. The detail has been revised.
40. This information is provided on the Rt. 109 improvement plans.
41. No response.
42. Unknown.
43. A modified site plan for the Gould's Plaza will be prepared and submitted at a later date.
44. The necessary easements and documents will be provided prior to final plan approval.
45. It is assumed that the entire stone wall along the Main Street property line will be removed with portions relocated as part of landscape treatment.
46. This for truck deliveries to building F and is not intended for customer access. A sign will be proposed.
47. The parking to the rear of building BCD will be for employees. Deliveries to these tenants will not impede employee access.
48. A handicap space has been added.
49. All sidewalks within the project will be concrete.
50. The compact spaces have been eliminated.
51. These spaces have been removed to facilitate revision of the proposed wall.
52. The widths of the walks have been added to the plans.
53. A 30% reduction has been requested.
54. Striping has been shown on the plans. Interior sign locations have not been finalized.
55. Pedestrian access has been added to the plans.
56. The proposed wall will be segmented block and is shown correctly.
57. The plans have been revised. Greater detail will be provided by the final engineered wall plans.
58. The basin will not be altered.
59. A spot elevation has been added at the proposed catch basin.

60. The proposed grades shown on Rt. 109 were taken from the proposed reconstruction plans.
61. A sewer manhole has been added.
62. The size and materials of the drain, water and sewer pipes are noted on the plans. A note has been added with respect to compliance with the Water/Sewer Department Rules & Regulations. Specifications for the gas line to be provided by the gas company.
63. Detailed drawings of electric and communication lines will be provided by others at a later date.
64. Verification will be made.
65. Roof drain sizes will be provided by architect as part of the final mechanical drawings.
66. The connection to the existing water main has been described.
67. An existing vegetated buffer will remain.
68. See item 45.
69. See landscaping plan.
70. This is showing the direction of the lighting.
71. The Erosion Control Plan has been revised.
72. The bearings and distances have been added to the plans.
73. The handicap spaces are in compliance,
74. The detail has been revised.
75. The drop may be necessary to connect to the existing sewer main. This will be verified.
76. This detail has been removed.
77. No flared end section is being proposed.
78. This detail has been added to the plans.
79. These details have been added to the plans.
80. The cross-section is meant to be a representation of the 24' wide portion of the access drive. Modifications have been made.
81. The detail has been revised.
82. The PVC is for sewer and the HDPE is for drain.
83. This detail has been removed.
84. Will provide in conjunction with 109 improvements.
85. Information is provided.
- 86 & 87. Plans are being prepared but are not yet ready.

I look forward to further discussion of the project at your meeting of March 26th.

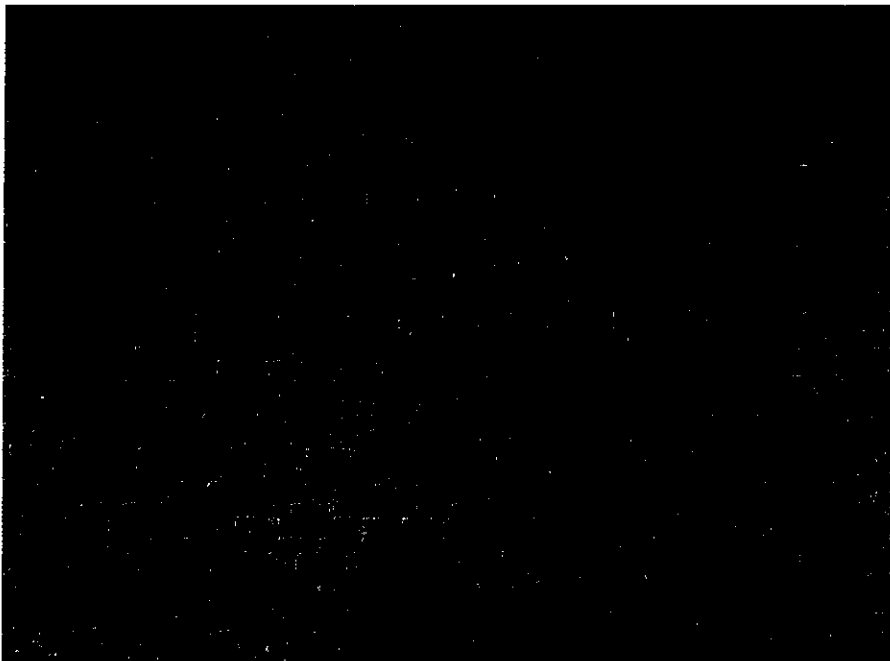
Very truly yours



Robert J. Poxon
Project Engineer

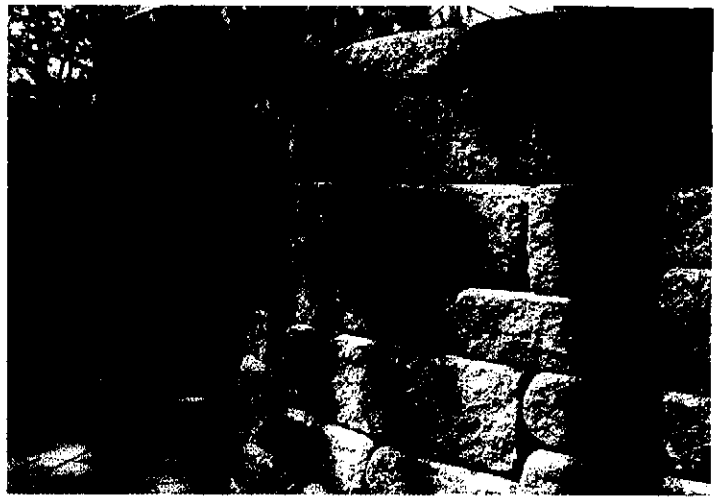
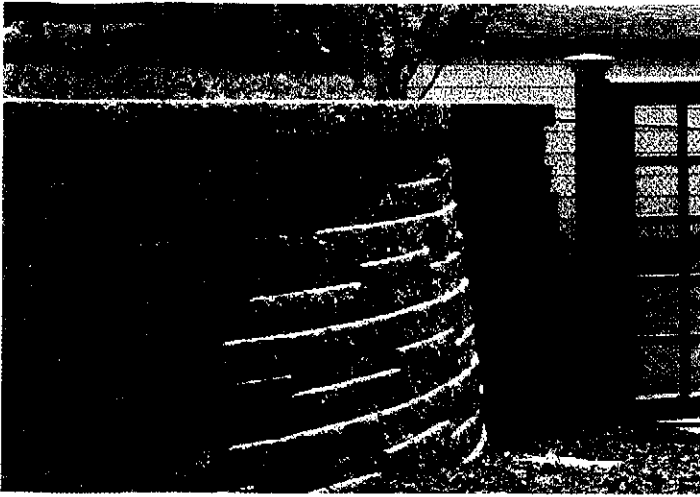
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U.S. Patent 6,488,448, U.S. Patent D319,885, U.S. Patent D321,060, U.S. Patent D341,215, U.S. Patent D346,667,
U.S. Patent D378,702, U.S. Patent D391,376, U.S. Patent D430,680, U.S. Patent D435,302, U.S. Patent D452,332
and other U.S. patents pending; Canadian Industrial Design Registration No. 63929, No. 71472, No. 73910,
No. 73911, No. 73912, No. 77816, No. 79058, No. 82288, and No. 89084.

THE INFORMATION, INCLUDING TECHNICAL AND ENGINEERING DATA, FIGURES, TABLES, DESIGNS, DRAWINGS, DETAILS, SUGGESTED PROCEDURES, AND SUGGESTED SPECIFICATIONS, PRESENTED IN THIS PUBLICATION IS FOR GENERAL INFORMATION ONLY. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE ITS ACCURACY, THIS INFORMATION SHOULD NOT BE USED OR RELIED UPON FOR ANY APPLICATION WITHOUT VERIFICATION OF ACCURACY, SUITABILITY, AND APPLICABILITY FOR THE USE CONTEMPLATED, WHICH IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT-SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER BASED ON ACTUAL SITE CONDITIONS. VERSA-LOK RETAINING WALL SYSTEMS DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY FITNESS FOR ANY GENERAL OR PARTICULAR PURPOSE, TRADEMARK, OR COPYRIGHT IN REGARD TO INFORMATION OR PRODUCTS CONTAINED OR REFERRED TO HEREIN.


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TETRA TECH

RECEIVED
MAR 26 2013

February 22, 2013
(Revised March 26, 2013)

TOWN OF MEDWAY
PLANNING BOARD

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

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

On March 21, 2013, TT received an updated package including a comment letter providing response to our original comments, revised plans and drainage report, and a revised landscaping plan. We have reviewed this package and have updated our comments as bulleted below the original comment and dated 3/25/13. All of the items requested as waivers should be reviewed independently from the comments below and will no longer be tracked through this format.

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))
 - **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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))
 - **TT 3/25/13 Update:** This item has not been addressed.
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))
 - **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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))
 - **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
5. Abutter's names and addresses with assessor's reference shall be provided. (Ch. 200 §204-5(B-2))
 - **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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))



TETRA TECH

- **TT 3/25/13 Update:** A waiver will be requested for this item.
7. Location and dimensions of proposed lot line setbacks and curb radii. (Ch. 200 §204-5(D-2))
 - **TT 3/25/13 Update:** Lot lines have been added to the plan but curb radii have not provided.
 8. The Applicant shall provide a Building Layout/Floor Plan. (Ch. 200 §204-5(D-10))
 - **TT 3/25/13 Update:** The applicant has stated that this will be provided at a later date.
 9. The Applicant shall provide an Entry/Exit to Structures. (Ch. 200 §204-5(D-11))
 - **TT 3/25/13 Update:** This item has not been addressed.
 10. Horizontal sight distances on the public way(s) at all entrances in both directions shall be provided (Ch. 200 §204-5(D-14)).
 - **TT 3/25/13 Update:** This information is provided in the traffic report and will be reviewed through the traffic review process.
 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))
 - **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
 12. No part of any driveway shall be located within fifteen (15) feet of a side property line. (Ch. 200 §205-3(B-2))
 - **TT 3/25/13 Update:** A waiver will be requested for this item.
 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))
 - **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
 14. Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet. (Ch. 200 §205-6(G-2))



TETRA TECH

- **TT 3/25/13 Update:** A waiver has been requested for this item.
15. Pedestrian walkways through parking areas may require protection (barriers or bollards) or may require crosswalk striping. (Ch. 200 §205-6(B))
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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))
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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)
- **TT 3/25/13 Update:** The applicant has proposed to remove snow from site. The board should review this option.
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))
- **TT 3/25/13 Update:** A waiver will be requested for this item.

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.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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.



TETRA TECH

- **TT 3/25/13 Update:** Isolator Rows are recommended by the manufacturer and are essential for long term operation of the infiltration systems. If the Stormceptors are not maintained frequently enough, which is very common, the sediment will bypass the water quality units and be deposited within the underground infiltration basin. Without isolator rows the entire underground system will be compromised and will lose its infiltrative capacity. The systems as designed can be fitted with isolator rows for only the extra cost of the filter fabric. We would not recommend these systems be installed without isolator rows.

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.

- **TT 3/25/13 Update:** See Response to Item 20.

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.

- **TT 3/25/13 Update:** See Response to Item 20.

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.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

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.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.



TETRA TECH

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.
- **TT 3/25/13 Update:** The applicant states that the required recharge volume has been recalculated based on a B soil, however the Standard 3 write up states : "Impervious Area (C soil) = 148,104 sf", then calculates the required volume based on 0.35 inches for a B soil but uses 145,055 SF. An adequate volume is provided within the stone layer of the ponds but the calculations are wrong and inconsistent.
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.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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 p 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.
- **TT 3/25/13 Update:** No TSS credit should be taken for Street Sweeping. Per Volume 2, Chapter 1, Page 9 of the Massachusetts DEP Stormwater Handbook a 10% credit can only be taken if the lot will be swept monthly with a high efficiency vacuum sweeper, every two weeks with a regenerative air sweeper, or weekly with a mechanical broom sweeper. The applicant states that the lot will be swept semi-annually which allows no credit to be taken.



TETRA TECH

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.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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.
- **TT 3/25/13 Update:** The calculations for standard 4 still state that 6 Stormceptor 450i units are used. The design uses the 450 and 900 models. The text within the report should be revised to reflect the actual design. Additionally, the total proposed Impervious Area appears incorrect in the required water quality volume calculation. It is listed as 145,055 SF here, but it is listed as 148,104 SF in the recharge calculations in standard 3. Verify the correct area and adjust the calculations as required.
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.
- **TT 3/25/13 Update:** The infiltration basins are now modeled accurately in HydroCAD, however cultech chambers are modeled in the analysis and Stormtech chambers are detailed in the plans. The drainage model should reflect the details provided on the plans.
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.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
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.



TETRA TECH

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

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.

- **TT 3/25/13 Update:** Grading still does not appear to be correct in the parking area south of building F. The grading in the drive aisle slopes down from 268 to a low point of 264 at CB-7 however the grades appear to rise to a high point spot grade of 265 south east of building F. additional detail should be added in this location to show how the runoff will be directed from the high point. It appears the grade should be lower in this location since it is a foot higher than the slab elevation and runoff will be directed towards the building. Additional 1' contours may be necessary to clarify grading in this area and around other proposed buildings.

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.

- **TT 3/25/13 Update:** This item has not been addressed.

35. Update the size and location of the existing water main in Main Street (See Tom Holder's comments.)

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

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.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

37. An aluminum splash plate is required for the interior drop connection.

- **TT 3/25/13 Update:** This item has not been addressed. The applicant should refer to the standard town detail and coordinate with DPS directly if questions remain.

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

- **TT 3/25/13 Update:** The applicant has stated that they will verify.

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

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

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.

- **TT 3/25/13 Update:** This information will be provided on the Route 109 design plans, however for the purposes of this review I would like to see a limit line designating the limits of work that will be detailed through the Route 109 design. Any work outside of that limit should be detailed sufficiently on the Site Plans. There is information proposed on the Route 109 design plans such as the pedestrian sidewalk up the main driveway which should be coordinated with and shown on the Site Plans unless otherwise noted somewhere.

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.

- **TT 3/25/13 Update:** This item will be addressed through the traffic design and will be verified in the final Route 109 design plans.

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?

- **TT 3/25/13 Update:** This item has not been addressed.

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



TETRA TECH

- **TT 3/25/13 Update:** The applicant has stated that they will verify.
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TETRA TECH

51. Who is intended to park in the stalls to the east of Building F? Will the pedestrian movements conflict with the loading activities?

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

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?

- **TT 3/25/13 Update:** Widths have been provided but it is still unclear as to whether there is curb or not. There is no curb shown graphically yet there is a ramp provided. We would like to see additional details in these areas to better understand the intent of the design.

53. The Special Permit states that there shall be no less than 188 parking stalls yet this plan proposes 157.

- **TT 3/25/13 Update:** A 30 % reduction has been requested.

54. Interior striping and signage should be shown on the site plans.

- **TT 3/25/13 Update:** Striping is shown on the plan. Signage will be shown at a later date.

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.

- **TT 3/25/13 Update:** See response from Item 40.

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.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

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.

- **TT 3/25/13 Update:** Clarification has been provided. A wall plan will be provided in the future.



TETRA TECH

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?
- **TT 3/25/13 Update:** The applicant has stated that the wall will not be impacted however it is unclear based on grading information. We would like to see the limits of the basin shown on the plans.
59. Please provide additional grading in front of Buildings E and F. It appears that runoff is directed onto the sidewalks as currently designed.
- **TT 3/25/13 Update:** See response to Item 40 above.
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.
- **TT 3/25/13 Update:** Some type of designation needs to be made between to clarify this situation. Currently proposed contours are shown that do not make sense with the rest of the design.
61. We would recommend the installation of an additional sewer manhole between SMH 2 and Building C.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
62. Provide proposed pipe materials and sizes for all utilities. (see Tom Holder comments).
- **TT 3/25/13 Update:** Labels have been added for sewer and water but we do not see similar labels for the stormwater infrastructure.
63. Approximate locations of private utilities should be provided.
- **TT 3/25/13 Update:** This item has not been addressed.
64. Verify with the Department of Public Services that sufficient pressure and capacity is available for the proposed sewer and water infrastructure.



TETRA TECH

- **TT 3/25/13 Update:** The applicant has stated that verification will be provided at a later date.
65. Size of proposed roof drains should be provided.
- **TT 3/25/13 Update:** The applicant has stated that verification will be provided at a later date.
66. Identify connection methods for proposed water connections to main.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
67. Is any vegetative screening desired along the northern property line?
- **TT 3/25/13 Update:** A limit of clearing line should be provided on the plans.
68. If existing stone wall is designated to remain adjacent to Route 109, please show it on the proposed landscaping plans.
- **TT 3/25/13 Update:** See Response to Item 45 above.
69. Are you going to be able to see the proposed landscaping on the eastern side of the retaining wall from the roadway?
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
70. Please verify what the "V" symbol is on the lighting plans in front of the fixtures adjacent to Route 109.
- **TT 3/25/13 Update:** The applicant has stated that the "V" is showing the direction of the lighting. We suggest that some note be added on the plan to identify how that lighting will be directed as shown.
71. The erosion control in front of the southeast corner of the proposed retaining wall should be modified to account for the proposed landscaping.
- **TT 3/25/13 Update:** This item has not been addressed.
72. The Applicant should provide bearings and distances on property lines.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.



TETRA TECH

73. The Applicant shall verify that the handicap parking spaces surface slope does not exceed 1:50.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

74. The Typical Vertical Granite Curb does not match the Town of Medway Vertical Granite Curb detail (CD-12).

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

75. A Drop Connection detail is provided on the plans. Please identify where the drop connection is to be utilized.

- **TT 3/25/13 Update:** The applicant is verifying whether the drop is necessary for connection to the existing system.

76. There are two bituminous concrete pavement (heavy duty and regular) details provided on the plans. Please identify where each one is being used.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

77. Please provide Flared End Section detail.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

78. Please provide a sewer/water crossing detail.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

79. Please provide water service and trenching details.

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.

80. The roadway cross section does not seem to be an accurate representation of what is proposed at the site.

- **TT 3/25/13 Update:** Underdrains are shown on the cross section. Are these proposed? If so they should be shown on the plan views.

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.



TETRA TECH

- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
82. It's unclear where PVC and HDPE pipe details are to be utilized since materials are not specified on plans.
- **TT 3/25/13 Update:** The applicant has stated that the PVC is proposed for the sewer piping and the HDPE is proposed for the drainage piping, however we feel a note should be added to the plans for clarification.
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 is would make the detail conflict with others and be inaccurate.
- **TT 3/25/13 Update:** This item has been addressed to our satisfaction.
84. Provide separate trenching detail for work within Route 109 (see Tom Holder comments)
- **TT 3/25/13 Update:** This will be provided on the final Route 109 design plans.
85. The Applicant shall provide handicap ramp information within the walkways as necessary.
- **TT 3/25/13 Update:** See response to Item 52 above.
86. An elevation drawing should be provided for the east facing façade of the building that is positioned perpendicular to Main Street.
- **TT 3/25/13 Update:** These will be provided in the future.
87. An elevation drawing should be provided for the fee-standing building with the drive-thru at the front of the site.
- **TT 3/25/13 Update:** These will be provided in the future.



TETRA TECH

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

P:\21583\127-21583-09006\DOC\TRI VALLEY COMMONS-REVIEW COMMENT LETTER-2013-02-20-REVISED 2013-03-25.DOC

Town of Medway, Massachusetts

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

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

I, Andrew S. Rodenhizer (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of Medway Planning + Economic Development Board
2. I missed a public hearing session on the matter of
Tri Valley Commons Site Plan
which was held on February 26, 2013
3. I have reviewed all the evidence introduced at the hearing session that I missed which included a review of (initial which one(s) applicable):
 - a. audio recording of the missed hearing session; or
 - b. video recording of the missed hearing session; or
 - c. a transcript of the missed hearing session.

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

Signed under the pains and penalties of perjury this 12 day of March, 2013.

[Signature]
Signature of Board Member

Received as part of the record of the above matter:

Date: 3-12-13

By: [Signature]

Position: Planng + Eco Dev Coordinator

TOWN OF MEDWAY
ROUTE 109 DESIGN COMMITTEE
155 VILLAGE STREET
MEDWAY, MA 02053

RECEIVED
MAR 21 2013

TOWN OF MEDWAY
PLANNING BOARD

March 21, 2013

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

RE: Proposed Main Street Traffic Signal at Medway Shopping Center

Dear Mr. Rodenhiser:

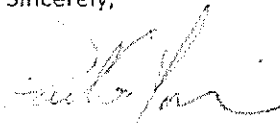
On March 20, 2013 at the meeting of the Route 109 Committee there was an extensive discussion regarding the possible relocation of the traffic signal currently proposed to the west of the Bank America Building serving the Medway Shopping Center.

Based upon the discussion among the members and with representatives from GPI the design and engineering consultants for the Route 109 Project, the Committee voted that, "The Western signal remain in the location originally designated by GPI."

Please note that should the owners of the Medway Shopping Center choose to provide, at their expense, a plan and traffic engineering data to support an alternative location the plan and data would be reviewed by the Route 109 Committee. After review by the Route 109 Committee, the plan and data may be forwarded to the Route 109 design and engineering firm GPI with the cost of the review to be paid by the owners of the Medway Shopping Center.

Please feel free to contact me should you have any question.

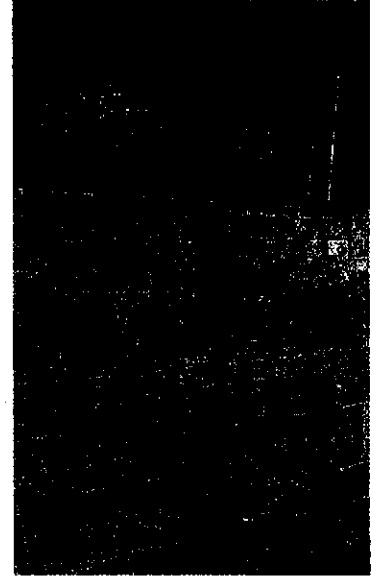
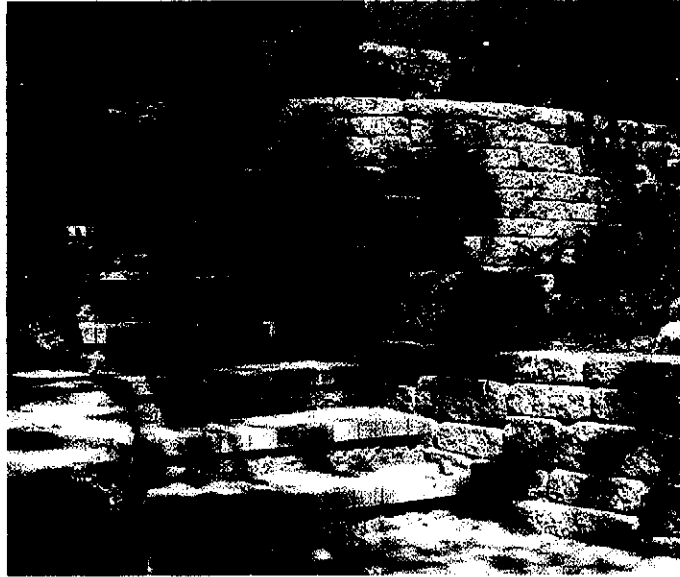
Sincerely,



Paul G. Yorkis
Chair

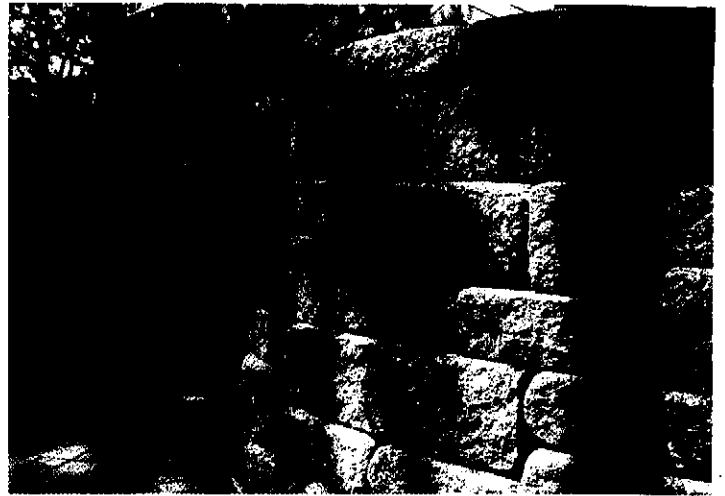
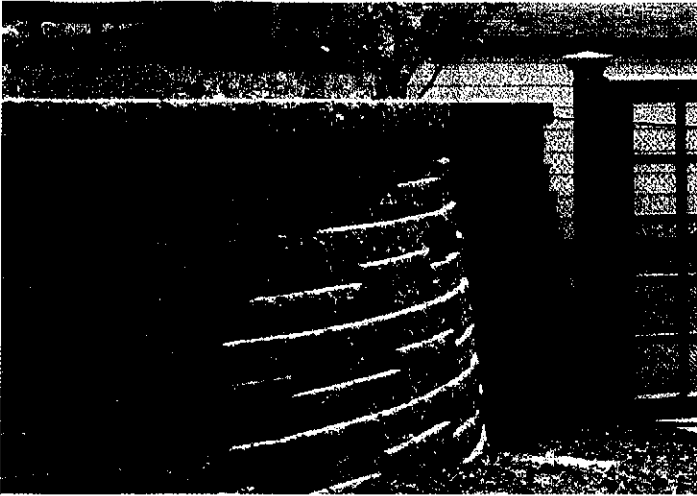
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U.S. Patent 6,488,448, U.S. Patent D319,885, U.S. Patent D321,060, U.S. Patent D341,215, U.S. Patent D346,667, U.S. Patent D378,702, U.S. Patent D391,376, U.S. Patent D430,680, U.S. Patent D435,302, U.S. Patent D452,332 and other U.S. patents pending; Canadian Industrial Design Registration No. 63929, No. 71472, No. 73910, No. 73911, No. 73912, No. 77816, No. 79058, No. 82288, and No. 89084.

THE INFORMATION, INCLUDING TECHNICAL AND ENGINEERING DATA, FIGURES, TABLES, DESIGNS, DRAWINGS, DETAILS, SUGGESTED PROCEDURES, AND SUGGESTED SPECIFICATIONS, PRESENTED IN THIS PUBLICATION IS FOR GENERAL INFORMATION ONLY. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE ITS ACCURACY, THIS INFORMATION SHOULD NOT BE USED OR RELIED UPON FOR ANY APPLICATION WITHOUT VERIFICATION OF ACCURACY, SUITABILITY, AND APPLICABILITY FOR THE USE CONTEMPLATED, WHICH IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL, PROJECT-SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER BASED ON ACTUAL SITE CONDITIONS. VERSA-LOK RETAINING WALL SYSTEMS DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY FITNESS FOR ANY GENERAL OR PARTICULAR PURPOSE, TRADEMARK, OR COPYRIGHT IN REGARD TO INFORMATION OR PRODUCTS CONTAINED OR REFERRED TO HEREIN.

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To: Medway Planning and Economic Development Board

From: Friel Reality II LLC

David Cassidy, James Cassidy, John Cassidy

Re: Tri Valley Commons – Questions

R E C E I V E D
MAR 26 2013

**TOWN OF MEDWAY
PLANNING BOARD**

Sheet 2

1. Existing Drainage along west property line (Gould's Plaza). All rainfall runs into existing culvert along property line, there are no catch basins in Gould's parking lot. Where does the water runoff go? Looks like when the culvert fills up with water, it overflows into future Tri Valley Commons property!
2. Wetlands over flow drain crosses Main Street, drain pipe ends behind Little Store. Existing piping is beyond design capacity. Water flow on to Cassidy property, do not want any more upland water!

Sheet 3

3. Existing stonewall along north property line (Freil Reality), do not disturb existing rock wall.
4. For site improvements, what are the required site setbacks...i.e. retaining walls, parking, driveway, overflow spillway, etc.. Do not want car headlights shining on adjacent north property. Provide wood fence and shrub blind along north property line.
5. Retaining wall to close to property line. Retaining wall "area of bearing influence" extends onto Freil Property area. Retaining wall is 21 feet high above grade. Block retaining wall extends below grade, how deep below grade. Trees on adjacent northern property will be impacted, damage to root systems.
6. Where is the snow going to be stored, CB-13 potential blockage and overflow? Do not want snow plowed up on north property line rock wall.

Sheet 4

7. Buildings are within 100 feet wetland buffer. Has a variance been granted? What are the setbacks for site improvements adjacent to the wetlands regarding the 25 feet high

retaining wall? **This wall should be considered a building structure, not a site improvement!**

8. CB-13 at northeast corner of north parking / drive area. The driveway / parking area along the backside side of building B, C and D is all surface drainage with only one catch basin at the northeast corner. There is no backup/intermediate catch basin to slow surface flow. Location of CB-13 has potential for surface blockage, with potential overflow of retaining wall and spillage onto Freil Reality property.

Sheet 5

9. Location of overflow spillway to close to north property line. Overflow spillway directed at northern adjacent property. Potential overflow onto Freil Reality property, washing silt, salts, oils and contaminants onto Freil Reality property. Overflow spillway needs to be moved away from property line. Will overflow spillway increase wetlands footprint in future. Expansion of wetlands will impact Freil Reality building area.
10. All rain / snow runoff water from Papa Ginos, Gould's Plaza parking lot drains into CB-1 and CB-4. What is underground detention system designed for? Does it include Gould's Plaza runoff? What is detention system designed for? 25yr, 50yr, 100yr?

Sheet 6

11. Northern property line along parking area, provide fence/landscape blind for vehicle headlights. Similar to Walgreens.

Sheet 9

12. Provide double mulch sock along entire northern property line at Friel Reality and easterly following 100 feet wetlands buffer. Erosion control shown on rock wall along northern property line? What is distance of retaining wall from northern property line? No room for erosion control.

General

13. Roadway along western property line dead ends into northwest corner. Drawings do not show that all utilities extend to end of road, i.e. water sewer, gas, electrical conduit with spare, tel/data conduits.
14. Fire truck access around building at northeast corner?
15. Has the Medway Town Engineer reviewed and approved these drawings?