

August 13, 2013
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

BOARD MEMBERS PRESENT: Andy Rodenhiser, Bob Tucker, and Karyl Spiller-Walsh and Tom Gay (via remote speakerphone)

ABSENT WITH NOTICE: Matt Hayes

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

The meeting was opened at 7:00 pm.

The Chairman telephoned member Gay for remote participation in both public hearings. There is documentation of his approved remote participation request. **(See Attached)**

There were no Citizen comments.

Consultant Reports:

Tetra Tech – Dave Pellegrini

Charles River Village:

The Board is in receipt of a field observation report from Tetra Tech for Charles River Village dated July 22, 2013. Dave Pellegrini indicated that during one of the rain storms, the trench for the sewer was filled with runoff from the site. The contractor took care of the situation and covered the end of the pipe to prevent sediment from entering site. They also constructed a dam at the end of the site before Cherokee to prevent further runoff. A temporary basin was constructed to prevent future runoff. There will be a silt sack for the catch basin on Charles River Rd.

25 Summer St:

There was a pre-construction meeting held with Mike Fasolino, Susy Affleck-Childs and Dave Pellegrini re: 25 Summer Street.

PGC Associates – Gino Carlucci

Consultant Carlucci informed the Board that there is more funding for the SWAP transit study. Another meeting will be held on August 28, 2013. The purpose of the meeting will be to hear from people in the “Magic Region” which is further north about their transportation management association. This meeting will be held at the library in Medway.

Planning and Economic Development Coordinator's Report:

There have been seven contracts signed for the Solarize program. There have been 34 proposals submitted.

The final funding distribution of the Green Communities grant has been received and the work has been completed and paperwork submitted. During spring 2014, there is another chance for further funding. The Energy Committee will be addressing this.

Susy will be going into Boston to discuss the online permitting process with the Massachusetts InterAgency Permitting Board. The People GIS and the Town of Medway IT representatives will also be attending. The goal is to launch this in September. The program will allow for electronic payment by credit card and checks. This will be for the planning board, building, plumbing, electrical, and gas permits.

Susy will be on vacation the week of September 23rd -27.

PUBLIC HEARING CONTINUATION - Applegate Farms Definitive Subdivision Plan Modification:

The Chairman opened the continued public hearing at 7:15 pm.

The Board is in receipt of a plan review estimate from Tetra Tech dated June 20, 2013. (See **Attached**)

The Board is also in receipt of a letter from GLM Engineering dated August 13, 2013 to address Tetra Tech's previous comments dated June 20, 2013. (See **Attached**)

Engineer Truax supplied a set of revised plans for the Board to review. Consultant Pellegri has not had a chance to look at these plans.

The Engineer provided a recap from the previous meeting and indicated that there were minor revisions. The basin has been expanded to accommodate the increased flows from Virginia Road and Ellis Street. This is within a small portion of the easement area. The outlet structure has also been modified. DMH #8 has been proposed as part of the road construction. The drain manhole is 4 feet.

A copy of a summary table dated August 13, 2013 showing the waiver requests for Applegate Subdivision modification plan was provided. (See **Attached**).

The Board also in receipt of a packet entitled "Marico Construction Services" regarding the estimated costs for the Virginia Street drainage improvements. (See **Attached**)

The applicant is requesting the waivers to offset the additional costs.

It was communicated that Tom Holder was concerned about the independent drainage system. Most of lots are downhill and sloped to the back corner.

The independent drain discharges into the drainage basin.

Susy responded that Tom does not want that type of system is due to the forthcoming MS4 standards and requirements. It is not going to be an allowed practice.

The Board recommends that the language of the decision can be written to reference what compliance is needed for the building code.

A Cape Cod berm will be used for aesthetics purposes. It was suggested that the applicant check with the DPS Director to see what his preference is.

Consultant Pellegrini noted that for small subdivisions, he prefers the Cape Cod berm instead of the monolithic.

Sidewalk:

There was discussion about the sidewalk on the north side of Coffee Street east of Applegate Road. The applicant noted that they want to remove the sidewalk along Coffee Street to the southeast and a waiver has been requested. There was a revision of the sidewalk on sheet 7 of 20.

The cost to keep the sidewalk there would be \$8250.

Member Spiller-Walsh is not comfortable waiving this.

Member Gay noted that he would grant the waiver since the sidewalk goes to nowhere.

Member Tucker is not sure about this waiver; the sidewalk would need to be maintained since it is near the school. It does get the children off the street.

Member Rodenhiser agrees with member Spiller-Walsh. He reminded the members that the neighbors wanted the sidewalk.

The Board decided to discuss this further when member Matt Hayes was present.

The Board is agreement to waive the filing fee but not to waive the waive plan review.

Susy reminded the applicant that work still needs to be done for the scenic work permit. The applicant will follow-up on this item.

Continuation:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to continue the hearing until August 27, 2013 at 8:10 pm.

Public Hearing - Cumberland Farms

Member Gay verified that he is listening by speakerphone and has filed a remote participation application.

The Chairman read opening comments for the Cumberland Farms public hearing. **(See Attached).**

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

The Board was in receipt of a plan review letter from Tetra Tech dated August 8, 2013. **(See Attached)**

The Board was in receipt of a plan review letter from PGC Associates dated August 6, 2013. **(See Attached)**

The Board is also in receipt of a memo from the Design Review Committee dated August 8, 2013. **(See Attached)**

Attorney Peter Paulousky presented a packet of information which included color renderings of the buildings along with color samples for the bollards and other information. NOTE – This is not attached as the documents are too bulky.

It was also explained that the applicant had met previously with the Design Review Committee and the new landscape plan included 5 specimen trees and a river birch. Attorney Paulousky informed the Board that the Fire Chief has signed off that he is ok with the project.

Engineer Phil Hendrick of the Civil Design Group began the presentation by explaining the current existing site which is located at 38 Summer St. (Route 126). This site is 3.5 acres in size. There is currently an existing one story house on this parcel with a few dilapidated structures. Those will be taken out which will allow for the construction of a 4500 sq. ft. convenience store. The site will have four product pumps. There will be 24 parking spaces. There will be access points on site.

The truck circulation will load and unload via Milford Street and exit onto Summer Street either right or left. The project will meet all regulations and compliance standards for Stormwater and Department of Environmental Protection standards for compliance.

The store will also have outdoor seating spaces facing the front which is Summer Street. The trash will be enclosed in back.

The applicant is in receipt of the comments from the consultants.

The next part of the discussion moved to the landscaping plan. This is a revised plan pursuant to meeting on August 5, 2013 with the Design Review Committee. They have removed the two honey locus specimen trees and added five river birch trees to be planted up to 20 ft. in height.

The intent was to visually break up the canopy. There will be a small retaining wall about 5½ - 6 ft. / in height. The color of the wall will match the stone veneer with the store and pumps and monuments. The length of the stone wall is 60 ft. The exposure height is 6 ft. and tapers for a 3 to 1 slope. The second wall behind the store is so the well can stay in its original location. There will be a sidewalk in the back. There is a gate on the side of the fence.

There was a question about what one will see when they are coming up Rt. 126 heading north. What is height of green house and where does this fit in to what we see?

The engineer indicated that one will see the existing green house and will not see anything behind the green house. You will see 20 ft. of retaining wall in southerly direction and return of wall facing Rt. 126.

The discussion next moved to the gas canopy. The applicant explained that they tried to come up with a plan to break up the gas canopy and they could not physically break them up. Another option was presented. The change includes having a gable on the front of the canopy (facing Milford Street). The intent of this is to visually break up the canopy.

The size of canopy is determined by the regulatory standards over the pump and there is a requirement which must be complied with.

The Board responded that they do not have the authority to waive the maximum canopy size of 2200 sq. ft.

The Attorney responded that in his interpretation, the Board does have the authority and this can be explained within the special permit.

The Chairman responded that this could have been a narrower design and there could have been three pumps instead of four.

It was stated again that the board cannot increase the maximum size of the canopy, but it can vary the length. The canopy cannot exceed 2200 sq. ft.

The applicant informed the Board that they will be meeting with the Zoning Board of Appeals on August 21st.

There was a suggestion that the spacing between the gas pumps could be reduced to 20 ft.

Cumberland Farms does not think this is a viable option.

This Board believes that the canopy size is a significant issue which needs to be addressed right up front.

Design Review Chairman Matt Buckley suggested that the pair of pumps be broken apart to comply with the size issue. He wants to know why this cannot be done. This could solve the issue.

Counsel Paulousky indicated that the applicant has taken the site as a whole and for the fire suppression, and design purposes, this is what is proposed.

Member Spiller-Walsh wanted to clarify that the Design Review Committee discussed the trees as sets of river birch trees and were looking to also include a grouping of conifers. We wanted a variation of trees to break up the length of the canopy.

There was a question if the access road is needed near the intersection. This will be a common road which both will use.

There was also a question about if this piece of land can have a triple uses.

Consultant Carlucci will go back and check the bylaws, but his interpretation is that they are developing only the leased area and nothing else. There is no ANR. He does not think there is anything that prohibits this. There are multiple uses and he will look into this.

The Attorney responded that the property owner will be presenting a subsequent plan for the green house area.

Member Tucker wants to make sure that there is buffering for the abutter to the east. He wants to make sure there is a plan for buffering for the neighbors.

The plan is to provide buffering for the property and the applicant will be added ten evergreen trees to the line at the eastern side.

The memo with the age and height of trees will be provided for the next mtg.

The DRC Chairman will provide the applicant with a list of recommended tree specimens.

Property Owner - Joe Avellino communicated that he would like to have a water feature to display plants and this would be visible from the intersection. They want to become a botanical garden. This will be done under a separate site plan.

The Board would like Consultant Carlucci to check the lot coverage number.

The Engineer for Cumberland Farms indicated that the lot coverage is 8% which is under the 30% maximum allowed by the bylaw.

The Board is in receipt of an email from abutter Pam Bellino, 2 Knollwood Road which was dated August 13, 2013. **(See Attached)**

The paving into the site was shown. There will be a gate at the end of the 80 ft. access roadway at the eastern side of the site. The lease provides access and this easement line will be shown.

Member Tucker wants to see some kind of dotted line on the plan to indicate the easement area and right to use the area.

The Board would also like to have a line indicating where the easement area is. This will need to be recorded.

Bollards:

Cumberland Farms showed a photograph of the bollards and color they would like to use. The DRC discussed that a different type and color be used.

There was a question about if all the bollards are needed.

Cumberland Farms responded that all are needed for safety.

The Chairman indicated that the DRC will address this further.

Member Tucker responded that there are critical areas which need to be in another color for safety reasons.

The Chairman of the Design Review Committee noted that there are 36 bollards and the committee wants to find an alternative to having this many bollards.

The discussion was opened to the public.

Abutter Bob Parrella/Paramount Industries:

He wanted to know if it is premature to discuss the construction process. He has a concern with what was presented regarding the ledge. This concern is that his building was damaged by the blasting when Dunkin Doughnuts was put in. There were no ramifications for after the blasting for those who were affected.

Audrey Alexander: 35 Summer St:

This abutter is also concerned with the blasting. There were some cracks in her foundation from when the Dunkin Doughnuts store was built.

Cumberland Farms responded that when starting the project they will be minimizing the cut through grading. There will be a pre-survey for blasting done for all the abutters.

Consultant Pellegrini responded that the permitting of the blasting is driven by the state. This is standard protocol. The Fire Department has insurance and requirements.

Rob Condon: 3 Rustic Rd.:

This abutter is opposed to the site being used as a gas station. There will be many families negatively affected by this project. We do not want the gas station, hours, lighting, landscaping, signage and traffic patterns and cutting through our roads. This will draw more traffic and congestion.

The Planning Board has the authority to put parameters' and limitations on the hours of operation.

Member Tucker responded that there is a standard for the lighting which will need to be adhered to.

37 Milford St:

This abutter is opposed to the project and they would like to see the access road more clearly defined. They also want to see some sort of buffer zone.

Mr. Parrella wanted to know if traffic signage control is under the control of the Board.

Susy Affleck-Childs responded that this is under the control of the Board and the enforcement is with Jeff Watson who is the safety officer. It was suggested that an appointment be set up with him.

The Chairman of the DRC communicated that the plan shows more signs. For the sake of accuracy, this should be corrected.

Resident, 37 Milford:

The resident would like to see restrictions on the trash pick-up. They do not want the trash picked up prior to 5:30 am. There is a noise restriction in town. This should be put in the language of the decision.

The decision will include language which addresses the trash, snow, noise, and hours of operation.

The applicant will be going to the Zoning Board of Appeals on Wednesday, August 21st for a variance from the zoning bylaw for the amount of signage and to allow for the internal lighting of the sign.

Susy will be drafting a letter to the Zoning Board of Appeals.

The light poles will be 14 ft. and will be shielded on certain sides. There will be further discussion of the lighting.

August 27, 2013 Meeting Tasks:

- Site design and Special Permit requirements
- Canopy

Continuation of the Cumberland Farms Public Hearing:

On a motion made by Karyl Spiller – Walsh and seconded by Bob Tucker, the Board voted unanimously to continue the hearing for Cumberland Farms until August 27, 2013 at 8:30 p.m.

Member Gay excused himself from the meeting at 9:48 pm.

Zoning Amendment Ideas 2014:

Susy Affleck-Childs put together a document regarding possible Zoning Amendment Ideas for 2014 dated August 9, 2013. **(See Attached)**

Susy informed the Board that she spoke with John Emidy and he suggested adding some language regarding restricting lot clearing activity on parcels with applications before Boards which may require testing for permitting.

The second item recommended by John Emidy was to prohibit Class II vehicles sales and service for home based businesses. Another idea is to address the issue of those who put cars for sale in front of their lawn. There was a comment that the current regulations are not being enforced.

The Board next moved the discussion to establishing a new village residential zoning district by rezoning portions of ARII to new VR. This would allow for reduced frontage requirements, lot sizes and older sections of town in particular the historic district.

The Board of Selectmen will want to know the impact of these potential changes, so we need to make sure we have the back up to support any change.

There was a suggestion that there needs to be some clarity on “front: The front of a building may be interpreted differently. This is not defined.

The Board understands the intent of this which is to keep with the traditional New England design. This will need to go to the DRC to be reworked. This would require four sided architecture and for taller buildings.

It was recommended that the Board get an architect to look at this.

Mr. DiIulio commented that the new parking regulations would lessen the spaces required for parking needed.

There was a recommendation to get input from a designer or architect specializing in commercial development. Gino could subcontract that person out to work on the mechanics of this.

Susy suggested that a budget be established for this.

The Chairman would like to get feedback from the people in the C1 district for feedback.

Schedule of Deadlines:

The Board was presented with a chart prepared by Susy Affleck-Childs dated August 8, 2013 of expenditures for most developments in regards to the consultant estimates. **(See Attached)**. This chart identifies the initial plan review estimate and the actual cost of the review when the project is completed. The chart also shows the construction inspection estimates and actual expenditures.

There is a concern that we should do a better job of making sure the estimate costs are controlled. We are not doing our job to the applicant if there is a huge overage in consultant fees. The

Board discussed that the engineers who come in front of them are not always prepared, and this elevates the cost.

Consultant Pellegri responded that the cost is driven by the number of hearings.

Member Tucker responded that the applicants and the engineers are not all created equal. Some applicants are prepared and others are not.

PEDB Minutes:

July 23, 2013:

This will be tabled until next mtg.

August 8, 2013:

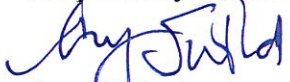
This will be tabled until next mtg.

Adjourn Meeting.


On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to adjourn the meeting.

The meeting adjourned at 10:36 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

Edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator



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 AUGUST 13, 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: I WILL BE ON A COMBINED BUSINESS/VACATION TRIP FROM 8.10 -> 8.19

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

1301 MEAD HILL RD, HOLLAND VT.
Address

508 341 5174
Phone Number

[Signature]
Signature of Member

8.1.2013
Date

Please sign and return to Chair

Request received by Andy Rodenhiser
Chair (please print)

8/5/13
Date

Method of Participation SPEAKER PHONE (e.g. speakerphone)

Request Approved Yes Request Denied* _____

[Signature]
Signature of Chair

8/5/13
Date

Signed form to be appended to the meeting minutes.

*All Denied Requests are Final and Not Appealable.



TETRA TECH

June 20, 2013

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

**Re: Applegate Farm
Twelve Lot Single Family Residential Subdivision
Amended Definitive Subdivision Plan Review
Medway, Massachusetts**

Dear Mr. Rodenhiser:

Tetra Tech (TT) has performed a review of the proposed Amended Definitive Subdivision Plan for the above-mentioned project. The project includes the construction of twelve lot single family residential on 15.85± acres site. New utility services will be constructed to accommodate the improvements. We are restricting our review/comments to those changes identified by the Applicant.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Amended Definitive Subdivision Plan, Applegate Farm, Twelve Lot Single Family Residential Subdivision in Medway, Massachusetts", dated February 20, 2013, prepared by GLM Engineering Consultants, Inc., (GLM).
- A letter entitled "Definitive Subdivision Amendment; Applegate Farm, Medway, MA; Owner: Cedar Trail Trust, Ralph Costello" dated February 19, 2013, prepared by GLM.
- Amended Stormwater Drainage System for Applegate Farm Subdivision and Virginia Road dated November 8, 2011, prepared by GLM.

The Plans and accompanying materials as they relate to the proposed amendments were reviewed for conformance with the Town of Medway, Massachusetts Planning Board Site Plan Regulations, the MA DEP Storm Water Management Standards (Revised January 2008), Town of Medway Water/Sewer Department Rules and Regulations, and good engineering practice. The following is a list of comments generated during the review of the design documents. Reference to the applicable regulation requirement is given in parentheses following the comments.

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



TETRA TECH

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

1. Existing culvert across Ellis Street should be shown on the existing conditions plan.
2. Top of basin dike extends beyond original limits of Parcel A and into Utility and Access easement. Is this acceptable?
3. Why was the outlet pipe from the basin replaced with a swale?
4. Plan should identify proposed size of DMH #8. I don't believe a 4' structure was installed.
5. The proposed sidewalk within the subdivision does not appear on the plans. Sheet 7 of 20 used to show the 6' wide sidewalk but now none is shown on plan.
6. The existing culvert across Ellis Street should be removed.
7. One side of the proposed sidewalk along Coffee Street is missing on Sheet 20 of 20.
8. Plans should identify cutting and repairing existing stone wall to install sidewalk along Coffee as proposed.
9. How will limits of Town installation for new drainage be communicated?
10. Is CB#12-3 necessary? Based on existing grades provided it doesn't appear that there is an existing crown in roadway. Why are we adding one? By eliminating crown we could also remove berm.
11. If waiver for curbing is approved, then detail should be modified to reflect change in curb/berm.
12. Has the outlet structure on detail sheet been modified to reflect revised drainage calculations?
13. Add note on plan to repair stone wall after installation of new drain line between manholes 12-4 and 12-5.
14. Applicant should provide finish floor, basement and groundwater elevations to confirm that removal of the perimeter drains is feasible.



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

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TETRA TECH

20. In order to better understand the projects compliance with the MADEP Stormwater Management Standards, a section should be added to the Stormwater Management Report that organizes the ten (10) standards in one section that describes the projects compliance with each standard.
21. Although the project is a mix of a new and redevelopment and soil conditions/bedrock allow for the project to meet some of the MADEP Stormwater Management Standards to the maximum extent practical, some of the required documentation per Volume 3 of the Massachusetts Stormwater Handbook was not provided (ie. Water Quality Volume calculations).
22. As stated above, the redevelopment portion of the project is required to meet the MADEP Stormwater Management Standards to the maximum extent practical, however the regulations state that within reason, efforts should be made to meet all the standards. Two (2) specific areas of concern were identified in our review where we believe additional measures could be implemented that would allow the project to achieve compliance with the MADEP Stormwater Management Standards.
 - a. The current design does not achieve the required 80% TSS removal rate. Substituting a water quality inlet (STC-450i) for CB#4 in the western entrance would allow the project to achieve in excess of the required 80% TSS removal rate. Additionally, as currently graded, the western entrance allows a large portion of the driveway to sheet flow into Summer Street (Rt.-126). If the entrance driveway was crowned and a CB was added to the northern side of the driveway the revised drainage design would capture the majority of the runoff that is currently proposed to sheet flow into Summer Street.
 - b. As currently designed, stormwater runoff from the entire eastern driveway is excluded from the proposed stormwater management design. The driveway is graded to sheet flow in a south easterly direction along a monolithic concrete curb where it will concentrate and flow across a concrete sidewalk ramp and discharge as a point discharge at the south easternmost pavement limit onto a gravel roadway on an abutting property. Without stormwater mitigation controls at this location, the current design will likely result in excessive erosion on the abutting property. The driveway should either be regarded to direct the runoff to the 4 proposed CB's or an additional catch basin should be installed to intercept this runoff and direct it to the proposed subsurface detention system.

GLM ENGINEERING CONSULTANTS, INC.

19 EXCHANGE STREET, HOLLISTON, MASSACHUSETTS 01746 - (508)429-1100 - FAX (508)429-7160

REGISTERED CIVIL ENGINEERS AND LAND SURVEYORS

August 13, 2013

Medway Planning Board
Town Hall
155 Village Street
Medway, MA 02053



Re: *Applegate Farm*
Amended Definitive Subdivision Plan
Medway, Massachusetts

Dear Board Members,

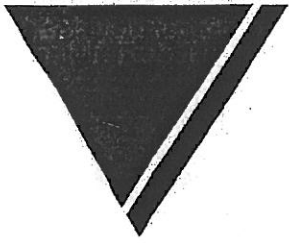
Our firm revised the plans for the above captioned project to address the comments from the Tetra Tech, dated June 20, 2013 and other comments from board members and abutters. The following is a response to comments:

Tetra Tech comments, dated June 20, 2013:

1. *Revised Plan, See Sheet Supplemental B. (Note To be removed)*
2. *The basin has been expanded to accommodate flows from Virginia Road and Ellis Street, the basin extends slightly beyond the limits of parcel A, however it is within the easement area.*
3. *The outlet structure has been modified to accommodate the increased flows to a wier structure, with a swale from the outlet.*
4. *DMH #8 has been installed as part of the proposed road construction. The drain manhole is a 4 foot inside diameter.*
5. *Revised a 5'6" sidewalk is shown. See sheet 7 of 20.*
6. *Note added to Sheet Supplemental B. (To be removed)*
7. *The sidewalk along Coffee Street to the Southeast has been removed and a waiver requested.*
8. *Revised Note added to repair wall. See sheet 19 & 20.*
9. *The installation shall be coordinated between the developer and Tom Holder DPW Director.*
10. *Cb is necessary for crown. The crown is provided with drainage on both sides of Ellis Street.*
11. *If the waiver the final plans shall be revised to reflect the waiver.*
12. *The outlet structure on the detail sheet reflects the calculations.*
13. *Revised Note provided See Sheet Supplemental B.*
14. *The groundwater elevations at each house site have note been determined at this time.*

APPLEGATE SUBDIVISION MODIFICATION - Waiver Requests

Subdivision Rules and Regs	Waiver Requests	PEDB Decision	Date	Notes
	REQUEST is to NOT pay a Definitive Plan Modification Filing Fee			
	REQUEST is to NOT pay a Definitive Plan Modification Plan Review Fee			
7.7.4.d)	REQUEST is to NOT install an independent drainage system to collect and discharge subsurface runoff from foundation drains for houses			
7.10.2	REQUEST is to install cape cod berm instead of the standard sloped granite curbing			
7.13.2	REQUEST is to install a reduced width sidewalk that is 5.5' wide instead of 6' wide.			
7.13.3	REQUEST is to NOT install 375' of sidewalk along a portion of Coffee Street			
8-13-13/sac				



maricor
CONSTRUCTION SERVICES

February 21, 2012

GLM Engineering Consultants, Inc.
19 Exchange St.
Holliston, MA 01746

Re: Virginia St. Drainage Rehab, Medway, MA

Attn: Mr. Rob Truax, Owner

Dear Mr. Truax:

Per our discussion I have estimated a budget price to construct the specified scope of work as detailed on plans entitled "Virginia Road Drainage Improvement, Medway, MA", drawn by GLM Engineering, Inc., dated 2/15/12, consisting of pages 1/3 to 3/3.

The lump sum budget price for the work to be done open shop is \$88,950.00.

The lump sum budget price for the work to be done prevailing wage is \$107,550.00.

I have included the spreadsheets with quantities and pricing.

With regards to resizing 315 lf of 12" dia. RC pipe to 18" dia. RC pipe from DMH #8 to DMH #13 on Road A the premium to purchase the pipe would be an additional \$5.16/lf or \$1,625.00. The total difference with a reasonable overhead and profit would be \$1,790.00.

Thank you for the opportunity to work with you on this project.

Sincerely,

Robert A. Volpicelli

BOX 544
MILLIS, MA 02053
TEL: 508-458-1537 • FAX: 508-482-9167

		PRICE SUMMARY									
		VIRGINIA RD. DRAINAGE IMPROVEMENTS, ELLIS ST., MEDWAY, MA								PREVAILING WAGE	
NO	ITEM	MATERIALS	OH&M	LABOR	OH&M	MACHINE	OH&M	SUBS	OH&M	EXTENSION	
I	General Conditions	\$ 1,000.00		-		\$ -		\$ 4,300.00		\$ 5,300.00	\$ 5,300.00
II	Site Demolition	\$ 150.00		\$ 564.76		\$ 695.26		\$ 1,666.50		\$ 3,076.52	\$ 3,076.52
III	Stework	\$ 1,288.61		\$ 1,499.56		\$ 1,905.91		\$ 6,881.25		\$ 11,575.33	\$ 11,575.33
IV	Finish	\$ 700.00		\$ 881.95		\$ 1,087.50		\$ 10,812.20		\$ 13,481.65	\$ 13,481.65
VIII	Site Drain	\$ 11,630.98		\$ 3,880.01		\$ 4,639.07		\$ 1,600.00		\$ 21,750.06	\$ 21,750.06
XII	Street Drainage	\$ 8,452.95		\$ 2,868.48		\$ 6,304.46		\$ 6,175.00		\$ 23,800.89	\$ 23,800.89
TOTAL		\$ 23,222.53		\$ 9,694.76		\$ 14,632.20		\$ 31,434.95		\$ 78,984.44	\$ 78,984.44
		15.00%		3.00%		10.00%		15.00%		OH & M	
		\$ 3,483.38		\$ 290.84		\$ 1,463.22		\$ 4,715.24		\$ 7,398.44	
		\$ 26,706.06		\$ 9,985.60		\$ 16,095.42		\$ 36,150.19		\$ 78,984.44	
	Prevailing Wage Rate = 80% of loaded Open Shop			\$ 7,988.48							\$ 88,937.28
	Subcontractors Rate = 25% of Open Shop rate			\$ 9,037.55							
	Premium for Prevailing Wage			\$ 17,026.03							
	Project Cost Open Shop			\$ 88,017.00							
	Bond \$15.00/\$1,000.00			\$ 1,560.00							
	Total Project Cost with Prevailing Wage			\$ 107,523.31							

NOTE	ITEM	QUANTITY	LBL.	VIRGINIA RD. DRAINAGE IMPROVEMENTS, ELLIS ST., MEDWAY, MA		GENERAL CONDITIONS		TOTAL	LABOR	TOTAL	MACHINE	TOTAL	SUBS	TOTAL	SUBTOTAL	EXTENSION		
				MAT.COST	W/TAX	TOTAL	TOTAL										TOTAL	TOTAL
	Mobilization	8	ea		0.00	0.00		0.00		0.00		0.00	400.00	3200.00	400.00	3200.00		
	Layout	1	days		0.00	0.00		0.00		0.00		0.00	1100.00	1100.00	1100.00	1100.00		
	Supervision	1	ls		0.00	0.00		0.00		0.00		0.00		0.00	0.00	0.00		
	Fuel Surcharge	1	ls		1000.00	1000.00		0.00		0.00		0.00		0.00	1000.00	1000.00		
	Site As-Built		ls		0.00	0.00		0.00		0.00		0.00	2500.00	0.00	2500.00	0.00		
	Pump Allowance		ls		0.00	1200.00		0.00		0.00		0.00	10000.00	0.00	11200.00	0.00		
					0.00	0.00		0.00		0.00		0.00		0.00	0.00	0.00		
					TOTAL	1000.00		TOTAL		0.00		TOTAL		0.00	TOTAL	4300.00	TOTAL	5300.00

NOTE	ITEM	QUANTITY	LBL	SITE DEMOLITION		LABOR	MACHINE	SUBS	EXTENSION			
				MAT.COST	WTAX					TOTAL	TOTAL	TOTAL
	Sawcut Ex Asphalt	60	lf			0.00		2.00	120.00	2.00	120.00	636.50
	Remove Ex Asphalt	1675	SF			0.20	0.18	9.50	304.00	0.38	304.00	427.52
	Haul to Offsite Disposal	32	ton			1.43	2.43	560.00	280.00	560.00	280.00	280.00
	Ten Wheelers	0.5	day			0.00		375.00	562.50	375.00	562.50	562.50
	Police Detail	1.5	day			0.00				0.00		0.00
	Remove Ex Catchbasins	2	ea			46.00	79.00		0.00	125.00	79.00	250.00
	Remove Ex Drop Inlet	1	ea			46.00	79.00		0.00	125.00	79.00	125.00
	Dumpsters	1	ea			46.00	79.00	400.00	400.00	525.00	400.00	525.00
	Safety Signage/Barrels	1	ls			150.00			0.00	150.00		150.00
				TOTAL		150.00	150.00	564.76	1666.50	695.26	150.00	3076.52
	All Walls rebuilt by owner											

NOTE	ITEM	QUANTITY	LBL	MAT COST W/TAX	TOTAL	LABOR	TOTAL	MACHINE	TOTAL	SUBS	TOTAL	SUBTOTAL	EXTENSION
	Clear Necessary Trees	1	ls		0.00	46.00	0.00	79.00	0.00	700.00	700.00	700.00	700.00
	Grub/Stack Stumps	2	hrs		0.00	92.00	0.00	158.00	0.00	0.00	0.00	125.00	250.00
	Haul to Off-site disposal	1	lds		0.00	23.00	0.00	39.50	0.00	300.00	300.00	362.50	362.50
	Loam Strip/Stack On-Site	585	cy		0.00	0.50	292.50	1.00	585.00		0.00	1.50	877.50
	Loam Strip from Swale	5	cy		0.00	9.00	45.00	8.00	40.00		0.00	17.00	85.00
	Ten Wheelers	0.5	day		0.00					550.00	280.00	560.00	280.00
	Assume Strct	13	cy		12.89	7.07	91.91	8.84	114.92		0.00	28.80	374.40
	Fill Swale to Subgrade				0.00		0.00		0.00		0.00	0.00	0.00
	Rgh Grade Subgrade	5000	sf		0.00	0.08	400.00	0.08	400.00		0.00	0.16	800.00
	F&P 3" minus Gravel - 6"	68	Ton		14.28	4.00	272.00	3.48	236.64		0.00	21.76	1479.68
	F&P 2 1/2" Asphalt Binder	205	sy		0.00	1.00	205.00	1.00	205.00	26.25	5381.25	28.25	5791.25
	Excavate for Binder Key	60	lf		0.00	1.00	60.00	1.50	90.00		0.00	2.50	150.00
	Police Details	3	days		0.00		0.00		0.00		0.00	0.00	0.00
	Excess Material (Entire site)	55	cy		0.00	0.33	18.15	0.67	36.85	4.00	220.00	5.00	275.00
	Signs/Traffic Safety	1	ls		150.00		0.00		0.00		0.00	150.00	150.00
	Swale filled from Ex. CB to Drop Inlet				TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
					1288.61	1499.56	1905.91	6881.25	11575.33				

205 sy
 131 TONS
 \$4,650

5791.25

PROJECT NAME:		VIRGINIA RD. DRAINAGE IMPROVEMENTS, ELLIS ST., MEDWAY, MA											
NOTES	ITEM	QUANTITY	LBL	MAT.COST	WTAX	TOTAL	LABOR	MACHINE	TOTAL	SUBS	TOTAL	SUBTOTAL	EXTENSION
On-site	Berm Pad												
270	Sawcut Ex. Asphalt		lf			0.00	0.10	0.00	0.00	3.00	0.00	3.00	0.00
8	Remove Ex. Asphalt		ton			0.00	0.10	0.12	0.00	0.00	0.00	0.22	0.00
8	Haul to Off-site Disposal		ton			0.00	0.10	0.12	0.00	15.00	0.00	15.22	0.00
0.5	Ten Wheelers		day			0.00				560.00	0.00	560.00	0.00
15	Strip Ex. Loam from Shldr		cy			0.00	9.20	7.90	0.00	0.00	0.00	17.10	0.00
25	F&P Gravel Base		ton			0.00	13.80	13.48	0.00	0.00	0.00	41.56	0.00
10	F&P Asphalt Binder - 2 1/2"		ton			0.00	0.00	0.00	0.00	165.00	0.00	165.00	0.00
330	Prep for Cape Cod Berm		lf			0.00	0.00	0.54	0.00	0.00	0.00	0.96	0.00
217	F&P Cape Cod Berm		lf			0.00	0.00	0.00	0.00	6.00	0.00	6.00	0.00
112	F&P Cape Cod Berm (Virginia)		lf			0.00	0.00	0.00	0.00	6.00	0.00	6.00	0.00
	Trickle Berm	330	lf			0.00	0.00	0.00	0.00	2.00	0.00	660.00	2.00
	Reloam Easement	385	CY			0.00	0.00	288.75	1.50	577.50	0.00	2.25	866.25
	Hydroseed Disturbed Area	16000	SF			0.00	0.00	0.00	0.00	0.00	0.00	960.00	0.06
	Rough Grade @ Swale/Shldr	1320	sf			0.00	0.08	105.60	0.08	105.60	0.00	0.16	211.20
	Reloam Filled Swale/Shldr	30	cy			0.00	13.80	414.00	13.48	404.40	0.00	27.28	818.40
	Rake Disturbed Area	1320	sf			0.00	0.00	0.00	0.00	0.20	0.00	264.00	0.20
	Hydroseed Disturbed Area	1320	sf			0.00	0.00	0.00	0.00	0.06	0.00	79.20	0.06
	SWEEP BINDER	1	LS			0.00	0.00	0.00	0.00	400.00	0.00	400.00	0.00
	F&P TACK COAT	5	SY			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	F&P 1 1/2" ASPHALT TOP	1506	SY			0.00	0.10	50.69	0.10	14.00	0.00	708.40	14.10
	SAWCUT EX ASPHALT	60	LF			0.00	0.00	0.00	0.00	2.50	0.00	150.00	2.50
	ADJUST EX STRUCTURES	4	EA			0.00	0.00	0.00	0.00	180.00	0.00	720.00	180.00
	Raise Ex. Sewer Manhole	3	ea			0.00	0.00	0.00	0.00	495.00	0.00	165.00	165.00
	Concrete	3	cy			145.00	145.00	23.00	0.00	0.00	0.00	168.00	168.00
	Signs/Traffic Safety	1	ls			135.00	135.00	405.00	0.00	0.00	0.00	135.00	405.00
		1	ls			150.00	150.00	700.00	0.00	0.00	0.00	150.00	700.00
						TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
						881.95	881.95	1087.50	1087.50	10812.20	10812.20	13481.65	13481.65

Are we charging for Burders?

Didn't we already pay on item 5?

Seam 1/15

OK not less

ITEM	QUANTITY	LBL	MAT.COST	WTAX	TOTAL	LABOR	TOTAL	MACHINE	TOTAL	SUBS	TOTAL	SUBTOTAL	EXTENSION
VIRGINIA RD. DRAINAGE IMPROVEMENTS, ELLIS ST., MEDWAY, MA													
15" RC CL III Mainline	611	lf	9.73		5945.03	4.91	3000.01	5.37	3281.07		0.00	20.01	12226.11
					0.00		0.00		0.00		0.00	0.00	0.00
4' dia. DMH Bases	4	ea	79.66		0.00	207.00	828.00	189.00	766.00	200.00	800.00	675.68	2702.72
4' Dia. DMH Riser	26	vf	63.75		0.00	2.00	52.00	2.00	52.00		0.00	67.75	1761.50
4' dia. Flatops		ea	106.25		0.00	2.00	0.00	2.00	0.00		0.00	110.25	0.00
F&P Frames/Covers	4	ea	387.81		0.00		0.00		0.00	200.00	800.00	587.81	2351.24
					0.00		0.00		0.00		0.00	0.00	0.00
3/4" Stone Bedding	110	ton	15.88		1746.80		0.00		0.00		0.00	15.88	1746.80
Stone Box	1	ls			0.00		0.00	200.00	200.00		0.00	200.00	200.00
Trench Box/Manhole Box	1	ls			0.00		0.00	350.00	350.00		0.00	350.00	350.00
Cement	0.25	plts	455.75		113.94		0.00		0.00		0.00	455.75	113.94
Sand	0.5	tn	18.00		9.00		0.00		0.00		0.00	18.00	9.00
Brick	1	plts	288.75		288.75		0.00		0.00		0.00	288.75	288.75
					0.00		0.00		0.00		0.00	0.00	0.00
			TOTAL		11630.98	TOTAL	3880.01	TOTAL	4639.07	TOTAL	1600.00	TOTAL	21750.06

Whole sheet is ok.

TOTAL FOR
MANHOLE =
\$9,524 FOR
4 manholes
@ \$2400/ea which
is good.

ok

2,500.00

PROJECT NAME:	ITEM	QUANTITY	VIRGINIA RD. DRAINAGE IMPROVEMENTS, ELLIS ST., MEDWAY, MA	STREET DRAINAGE	LBL	MAT.COST	WTAX	TOTAL	LABOR	TOTAL	MACHINE	TOTAL	SUBS	TOTAL	SUBTOTAL	EXTENSION
NOTES	12" RC Cl. IV (CB Conn)	112	If	7.80				873.60	11.04	1236.48	12.08	1352.96		0.00	30.92	3463.04
	3/4" Stone Bedding	20	ton	15.88				317.60		0.00		0.00	560.00	0.00	15.88	317.60
	Ten Wheeler Rental	3	days					0.00		0.00		0.00	1680.00	0.00	15.88	1680.00
	5' Dia. DMH Bases	1	ea	159.40				159.40	345.00	345.00	377.50	377.50	215.00	215.00	1096.90	1096.90
	5' Dia. DMH Riser	4	vf	85.00				340.00	2.00	8.00	2.00	8.00		0.00	89.00	356.00
	5' Dia. Flat Tops	1	ea	212.50				212.50	2.00	2.00	2.00	2.00		0.00	216.50	216.50
	F&P Frames/Covers	1	ea	387.81				387.81	0.00	0.00	0.00	0.00	200.00	200.00	587.81	587.81
	4' dia. CB Bases	2	ea	79.68				159.36	276.00	552.00	302.00	604.00		0.00	657.68	1315.36
	4' Dia. CB Riser	14	vf	63.75				892.50	2.00	28.00	2.00	28.00		0.00	67.75	948.50
	4' dia. Flattops	2	ea	106.25				212.50	2.00	4.00	2.00	4.00		0.00	110.25	220.50
	5' Dia. CB Bases	1	ea	159.40				159.40	276.00	276.00	302.00	302.00		0.00	737.40	737.40
	5' Dia. CB Riser	7	vf	85.00				595.00	2.00	14.00	2.00	14.00		0.00	89.00	623.00
	5" Dia. Flat Tops	1	ea	212.50				212.50	2.00	2.00	2.00	2.00		0.00	216.50	216.50
	Gas Trap (Eliminator)	3	ea	225.00				675.00	26.00	78.00	0.00	0.00		0.00	261.00	753.00
	CB Frames/Covers-Sgle	2	ea	400.15				800.30	0.00	0.00	0.00	0.00	200.00	400.00	600.15	1200.30
	CB Frames/Covers-Dbble	1	ea	868.66				868.66	0.00	0.00	0.00	0.00	225.00	225.00	1093.66	1093.66
	Cap For Cross Drain - 12" dia.	1	ls	0.00				0.00	184.00	184.00	0.00	0.00		0.00	184.00	184.00
	Drain tie-1/2"	220	lf	0.00				0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
	Saw Cut Ex. Asphalt	15	ton	0.00				0.00	2.00	30.00	2.00	30.00		2.00	440.00	440.00
	Remove Ex. Asphalt	40	cy	0.00				0.00	1.00	40.00	1.00	40.00		6.00	225.00	285.00
	Remove Trench Spoil	23	ton	14.28				328.44	3.00	69.00	5.00	115.00		0.00	22.28	512.44
	Gravel Base	9	ton	0.00				0.00	0.00	0.00	0.00	0.00		0.00	1350.00	1350.00
	Temporary Patch	8	ton	0.00				0.00	0.00	0.00	0.00	0.00		0.00	150.00	150.00
	Permanent Patch	7	mandays	0.00				0.00	0.00	0.00	375.00	2625.00		0.00	375.00	2625.00
	Police Details	1	ls	0.00				0.00	0.00	0.00	200.00	200.00		0.00	15.00	0.00
	Plate Rental	1	ls	0.00				0.00	0.00	0.00	200.00	200.00		0.00	200.00	200.00
	Manhole Box	1	ls	0.00				0.00	0.00	0.00	200.00	200.00		0.00	200.00	200.00
	Stone Bx	1	ls	0.00				0.00	0.00	0.00	200.00	200.00		0.00	200.00	200.00
	Trench Box	1	ls	0.00				0.00	0.00	0.00	200.00	200.00		0.00	200.00	200.00
	Safety Signage	1	ls	150.00				150.00	0.00	0.00	0.00	0.00		0.00	150.00	150.00
	Traffic Control Signage	1	ls	150.00				150.00	0.00	0.00	0.00	0.00		0.00	150.00	150.00
	Cement	0.5	plis	455.75				227.88	0.00	0.00	0.00	0.00		0.00	455.75	227.88
	Sand	0.5	tn	18.00				9.00	0.00	0.00	0.00	0.00		0.00	18.00	9.00
	Brick	2	plis	288.75				577.50	0.00	0.00	0.00	0.00		0.00	288.75	577.50
	Silt Sacks	3	ea	48.00				144.00	0.00	0.00	0.00	0.00		0.00	48.00	144.00
	TOTAL			8452.95	TOTAL	2868.48	TOTAL	6304.46	TOTAL	6175.01	TOTAL	23800.89				

What is this

4,200 1-5' Dia. MU @ 5,000
 4,200 2-2' Dia. CB - 5,000
 4,200 1-5' Dia. CB - 5,000

14,231
 Check sum

Our lump sum price includes:

- Clear necessary trees, grub stumps, and haul to off-site disposal area
- Loam strip (12") and stack to on-site stockpile where necessary
- Necessary earth cuts to embankment
- Sawcut and remove existing asphalt where shown
- Construct drainage system as shown including necessary 12" dia. CL III concrete pipe, one (1) specified gutter inlet, reuse existing single frame and grate set once to finish grade, furnish and install one (1) DMH frame and grate on existing catchbasin
- Grade and shape subgrade in Ellis St.
- Place 3" minus road base gravel where necessary in roadway
- Furnish and place 2 1/2" asphalt binder in road
- Subgrade for sidewalks
- Furnish and place 12" of 3" minus gravel for sidewalk asphalt subbase
- Furnish and place 3" of sidewalk asphalt (total)
- Furnish and place 6" upright asphalt berm where shown
- Construct three (3) concrete handicap ramps where shown including formwork, 4,000# concrete placed to a depth of 4", welded wire fabric, ADA warning strip
- Furnish and place 1" overlay in existing drives on Coffee St from Ellis St.
- Furnish and place 1 1/2" overlay on Coffee St from Ellis St
- Screen on-site loam
- Furnish and place on-site screened loam on disturbed areas around sidewalk on Coffee St.
- Reloam and hydroseed disturbed area
- Remove and replace mail box with granite post ✓
- Remove and replace existing sign
- Crosswalk
- Safety barrels and signs
- Police details

How many trees?

Handwritten notes and scribbles on the left side of the page, including a large bracket and some illegible markings.

Applegate Farms Sidewalks (con't)

2

- Construct stacked wall on Coffee St. as specified
- Mobilization

Our lump sum price does not include:

- Fees, bonds, or permits except as needed to perform our scope of work
- Engineering for layout or line and grade, inspections, or testing
- Blasting for or excavation and removal of ledge or boulders over 1 cy
- Any erosion control
- Handling or removal of contaminated soils or hazardous materials
- Removal and replacement of unsuitable material
- No thermoplastic striping
- Any hard or soft landscaping except as noted
- Any reloom, raking, or seeding except as noted
- Any work on Ellis Street as it concerns the scenic road plan

240
240
360
340

Our lump sum price is also based on the following assumptions:

- That there is 1' of loam strip in the detention pond area
- That owner will provide on-site stockpile areas for loam

Our lump sum price for the above described scope of work is:

Coffee Street SW Construction from Ellis St. to Holliston St. - \$53,700.00.

Coffee Street SW Construction from Ellis St., east past the entrance to the project
(+/- 340 lf) - \$38,750.00

\$92,450.00

**Opening Comments – Andy Rodenhiser
Cumberland Farms Special Permit and
Site Plan Public Hearing
August 13, 2013**

Good evening,

We will now open the public hearing for a special use permit and site plan approval for a proposed Cumberland Farms convenience store and vehicular fuel station. The subject property is comprised of 3 parcels for a total of 1.33 acres and is located at the southeast corner of Route 109/Milford Street and Route 126/Summer Street.

The applicant is GCCF New England LLC of Indianapolis, IN.

For the benefit of those present in the audience, I want to inform you that this meeting is being recorded and broadcast live on Medway local cable access. It will be rebroadcast in the weeks ahead.

I am Andy Rodenhiser, chairman of the Planning and Economic Development Board. I would like to introduce my fellow Board members to you. Karyl Spiller-Walsh is to my right and Bob Tucker is to my left. Member Tom Gay is out of town but is participating in the meeting remotely from Vermont via speakerphone. By doing that and attending all of the other public hearings on this development project, Tom will be able to vote when that time comes. Member Matt Hayes is also out of town and will review the meeting notes, audio/video recordings and enter a Mullins Rule certification so he can fully participate in the future vote on this project.

Also at the table with us are:

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

The **chronology for the Cumberland Farms special permit and site plan applications** is as follows.

- The applications and associated plans and reports were submitted to the Town on July 12, 2013.
- They were provided to Gino Carlucci, our planning consultant, to review for compliance with the site plan section of the Medway Zoning Bylaw and the Board's *Site Plan Rules and Regulations*.
- They were also forwarded to Dave Pellegri of Tetra Tech Engineering to review for compliance with the technical aspects of the Board's *Site Plan Rules and Regulations*.
- On July 17, 2013, the plans were also circulated to Town staff, boards, and committees requesting their review comments.

The public notice requirement for these applications has been satisfied. On July 19, 2013, an abutter notice was mailed to all owners of property located within 300 feet of the site. The official legal notice for the public hearing was posted at the Medway Town Clerk's office on July 17, 2013 and was subsequently posted to the Town's web site. A legal advertisement regarding the public hearing was published in the *Milford Daily News* on July 29 and August 6, 2013.

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

Thank you.

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

1. **The applicant will introduce himself and the members of the development team including the engineer, architect and attorney.** They will make a presentation to describe the proposed Cumberland Farms development.
2. That presentation will be followed by **questions from members of the Planning and Economic Development Board.** The applicant will respond to those questions.
3. Next, the **public will have its opportunity to speak.** If you wish to comment or ask a question, please raise your hand. I will recognize all speakers and responders. When called upon, please

come forward to the microphone at the front table. State your name and address so that Amy can have accurate information for the record. You may offer comments, ask questions, or read a prepared statement. If you have a prepared statement, please provide a copy to Amy. The applicant may then respond to those questions. Any written communications we have received from Medway residents, businesses and property owners will be entered into the public record at this time.

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

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

Normally, a public hearing on a project of this nature will take place over 3-4 sessions. Tonight's session will be an overview; we have allocated 1.5 hours for this. At the end of tonight's public hearing, the Board will announce the date, time and location of the next public hearing. Future public hearings will be more focused. We anticipate there will be individual sessions relating to traffic, building design and site amenities, and stormwater management. You may comment and ask questions at any of the public hearing sessions.

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

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

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

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

With that, let us begin the public hearing for Cumberland Farms.

Mr. Paulousky, please come forward with the team.



RECEIVED
AUG 08 2013

TOWN OF MEDWAY
PLANNING BOARD

August 8, 2013

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

**Re: Cumberland Farms
38 Summer Street (Route 126)
Site Plan Review
Medway, Massachusetts**

Dear Mr. Rodenhiser:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned project. The project includes the construction of a 4,500 sf convenience store and retail gasoline facility on a 3.6 acre site. The project also proposes to construct 24 parking spaces, 4 fueling dispensers (eight (8) vehicle fueling positions), a joint driveway entrance/exit (Milford Street) and a new curb cut on Route 109 and Route 126. 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 structures and then to existing stormwater infrastructure within Route 126.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Cumberland Farms, Store #197, Station# TBD, V#TBD, 38 Summer Street (Route-126), Medway, MA 02053", dated June 28, 2013, prepared by Civil Design Group, LLC, (CDG), Reed Land Surveying, Inc. (RLS), LSI Industries (LSI), Aharonian & Associates, Inc. (A&A) and Tighe & Bond, Inc. (T&B).
- A stormwater management report entitled "Stormwater Management Report for Cumberland Farms, Store #194, 38 Summer Street (Route-126), Medway, MA 02053" dated June 28, 2013, prepared by CDG.
- A traffic report entitled "Traffic Impact and Access Study, Cumberland Farms - Medway, Massachusetts" dated June 28, 2013, prepared by CDG.

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

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



TETRA TECH

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.

Comments regarding the submitted Traffic Impact and Access Study will be provided at a later date in a separate letter.

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

1. The site plan shall be prepared, stamped, signed and dated by qualified professionals. (Ch. 200 §204-4(A))
2. The Applicant shall verify if the Planning and Economic Development Board (PEDB) approved the site plan scale of one (1) inch equals forty (40) feet or such other scale that has been approved in advance. (Ch. 200 §204-4(B))
3. The Applicant shall verify all existing and proposed elevations refer to the North American Vertical Datum of 1988 (*NAVD88*). (Ch. 200 §204-4(D))
4. All site plan sheets shall contain a Board of Selectmen's endorsement signature block and stamp of registered professional responsible for the content of said sheet. (Ch. 200 §204-4(F))
5. The cover sheet shall include the Board of Selectmen's endorsement signature block. (Ch. 200 §204-5(A))
6. All easements (utility, conservation and other) shall be provided. (Ch. 200 §204-5(B-5))
7. An Existing Landscape Inventory shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. (Ch. 200 §204-5(C-3))
8. Horizontal sight distances on the public way(s) at all entrances in both directions shall be provided (Ch. 200 §204-5(D-14)).
9. The Planning Board to verify if the lights spill onto the street of Milford/Summer Street entry/exit is acceptable. (Ch. 200 §205-2(O))
10. Curb cuts for contiguous commercial areas may be limited to one per street. (Ch. 200 §205-3(A-2a))



TETRA TECH

11. 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))
12. A waiver has been requested for the requirements to recharge ground water with swales and detention areas. (Ch. 200 §205-4(D))
13. A waiver has been requested for the number of spaces/stalls. (Ch. 200 §205-6(G-2))
14. The contractor shall verify piled snow will not affect visibility and sight distance of vehicles entering and exiting the site at the Milford Street north entrance. (Ch. 200 §205-7)
15. The total diameter of all trees over ten (10) inches in diameter that are removed from the site shall be replaced with trees that equal the total breast height diameter of the removed trees. (Ch. 200 §205-9(F))

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

16. The Impervious Areas denoted in Figure 5 that correspond to the impervious areas used in the Weighted TSS Removal Calculation on page 5 of the Stormwater Management Report do not match. Revise as required.
17. The Hydraflow Storm Sewer calculations show that CB-1 has less than 0.5 CFS directed to it in the 25 year storm event. Why is a double catch basin proposed in this location?
18. The roof leader connection from the pump island canopy should not be tied directly into DCB-1 because the inflows from the canopy will likely re-suspend the TSS in the sump of the catch basin. The pipe should be tied into DMH-3 or wye'd into the HDPE trunk line the same way the RL from the proposed building is connected to the proposed HDPE trunk line.
19. In the Proposed HydroCAD model, the storage volume of the precast concrete galley subsurface detention system is exceeded in the 100-year storm event. The storage volume is contained within elevation 255-259. The 100-year peak elevation is 259.06. Additional chambers should be added to accommodate the 100-year flood volume.



TETRA TECH

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

23. A waiver has been requested for license to connect to the Town of Medway Drainage System. (Art. III)
24. A note shall be added stating that all pipes fittings, and appurtenances shall meet AWWA and Department standards. (Art. V §4)
25. Contractor shall add a note stating "DIG SAFE shall be called before beginning work". (Art. V §25 & VI §15)
26. Contractor shall verify that saddles be used in making taps on PVC pipe or CLDI Class 50 or less. (Art. V §25 & VI §15)
27. 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.

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

28. It appears that the edge of pavement on Route 109 is not shown adjacent to the site. It appears on the Existing Conditions Plan but not on additional sheets in the set.
29. Is there any erosion control (Silt Bags) necessary along Route 109 east of the site?
30. Is there a reason the painted pavement arrows appear as two different symbols on the plan, one a solid black and the other with only an outline?
31. Is it possible to provide a grass buffer between the back of curb and the proposed sidewalk along Route 109? There appears to be potential conflicts with utility poles but it may be possible in other areas.
32. Are any easements required for the section of proposed sidewalk along Route 109 that extends onto private property (at the entrance).
33. Coordinate with the Town on typical maintenance requirements for the three painted crosswalks at the driveways. Who is responsible for maintenance given that two are within the Town ROW and one is within the applicant's property.



34. A crosswalk may be required across the access road on the east side of the site leading to the loading area.
35. Are ramps required along the pedestrian path through the landscape island adjacent to the loading area or is this proposed as flush.
36. There are two pads in the loading area (around the tanks and dumpsters). Is the material between these two pads proposed as bituminous concrete?
37. There is a label on the plans in front of the proposed buildings for proposed bollards, however there does not appear to be a symbol for the bollards.
38. Is it possible to move ramp away from the end of the island near the northwest corner of the building, adjacent to the parking stall numbered 13 on the plan.
39. There is an existing well designated to remain. Will this have to be raised or lowered to accommodate finish grade?
40. It seems as if the bike racks would be difficult to find if the adjacent parking stalls are filled.
41. There appear to be two types of retaining walls specified on the south side of the site including a concrete and modular block type. Why not utilize the more aesthetically pleasing modular block for both?
42. Could you discuss the anticipated circulation patterns of Medway Gardens? How will they utilize the secondary access off Route 109?
43. There were discussions during previous meetings about the need for three entrances to the site. Please discuss the need for the three entrances as opposed to potentially eliminating one of the Route 109 entrances.
44. In the large island in front of the site, is it possible to direct more of the runoff towards the existing catch basin in Route 126 north of the proposed site entrance to minimize runoff across the entrance?
45. Does the landscaping plan take into account the steep slope on the southern side of the proposed Route 126 entrance?
46. We assume that blasting will be required for this site. All appropriate state and local permits shall be obtained.



TETRA TECH

47. Applicant shall confirm the adequate condition of existing drainage manhole in Route 126 where the connection is proposed.
48. Where is runoff from the western most entrance to the site collected in Route 109? It appears to flow west of the site but then it's not clear where it will be collected. Please confirm that there are no drainage issues associated with this drainage route.
49. The existing flow arrows on Sheet CFG6.0 north of the proposed filling stations appear to be shown in the wrong direction.
50. There is a note on Sheet CFG7.0 to connect the sewer to the brick invert however it appears that there is no existing manhole in this location. Is a wye connection proposed?
51. Is a tapping sleeve required for proposed 2" service connection? This appears it would be a typical service connection.
52. Is it possible to utilize existing water and sewer services? Are new services required?
53. The existing fire hydrant shall be shown on CFG7.0 Site Utility Plan in relationship with water infrastructure system.
54. I would suggest additional plantings along eastern most property line to block headlights from neighboring properties. There are sufficient evergreen trees in this location however smaller bushes filling in the gaps may be helpful.
55. Will the evergreen trees along the eastern most property line conflict with the snow storage proposed in this area. Why not propose snow storage further to the south in the mulch area?
56. In the planting table there is a planting designated as GT*. What does the asterisk designate?
57. For the Stabilized Entrance Detail, is the stone size sufficient to prevent rutting of stone? With smaller stone sizes we have seen rutting occurring which then causes the edge of pavement in the roadway to become damaged.
58. Typical Vertical Granite Curb Detail does not match Medway's Vertical Granite Curb (Medway Construction Details CD-12)



TETRA TECH

59. A detail should be added to show roadway reconstruction and/or utility trench construction within Route 109 and 126 meeting town standards including flowable fill.
60. Typical Drain Manhole Detail sump does not match Drain Manhole Detail (Medway Construction Details CD-21)
61. The applicant shall obtain approval from the Medway DPS for the installation of an exterior sewer drop. (Medway Construction Details CD-22)
62. Contractor shall provide Thrust Block Details (Medway Construction Details CD-28)
63. The maximum building height is 40' on the zoning information but on sheet A3.1, the ridge shows a height of 50'-10". The applicant shall request a waiver for building height limits as necessary.
64. Please provide a detail for the proposed concrete pad below the gas pumps.
65. The property lines should be shown on the Photometric Plan to ensure no spillage of light. It appears in the current design that there is slight spillage over property lines.

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. Pellegrini, P.E.
Senior Project Manager

PGC ASSOCIATES, INC.

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

August 6, 2013

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

R E C E I V E D
AUG 06 2013

**TOWN OF MEDWAY
PLANNING BOARD**

Re: Cumberland Farms Site Plan and Special Permit

Dear Mr. Rodenhiser:

I have reviewed the proposed site plan submitted by Cumberland Farms of Framingham and GBC of Lincoln, RI. The owner is Onollewa Realty Trust, LLC, of Medway.

The proposal is to construct a Local Convenience Retail store with associated gasoline sales (4 pumps). There is a proposed building of 4513 square feet as well as a canopy over the gasoline pumps of 2496 square feet, plus associated parking, drainage, landscaping, etc. The plan was prepared by a team including Civil Design Group of North Andover (civil engineering) Reed Land Surveying, Inc. of Lakeville, Aharonian & Associates of Smithfield, RI, (architecture), William Fleming and Associates of Stoneham (landscape architecture) and Tighe and Bond, Inc. of Portsmouth, NH (traffic engineering). The plan is dated June 28, 2013, with some sheets prepared earlier.

The property is located at 38 Summer Street on the corner of Milford Street in the Commercial V zoning district. I have comments as follows:

ZONING

It is important to note that the purposes of site plan review as specified in the Zoning Bylaw are to protect the health, safety and convenience of residents but also to promote functional and aesthetic design and construction of new development projects that protect resources, reduce impacts on abutters and reflect community characteristics of Medway as expressed in the Town's Master Plan.

Use and Dimensions

1. The proposed use is a Local Convenience Retail store with associated gasoline sales. This is allowed in the Commercial V zoning district with a special permit from the Planning Board.
2. The property meets the lot size and frontage requirements of the district.
3. The Local Convenience Retail building is 4513 square feet, exceeding the minimum size of 4000 square feet.

4. The proposed canopy does not meet the 50-foot setback requirement. A dimension is not given, but the so-foot setback line is shown and the canopy encroaches over it.
5. The canopy is 2496 square feet, exceeding the maximum size of 2200 square feet. Its length of 104 feet also exceeds the maximum length allowed of 60 feet, but the bylaw provides for the Board to waive the maximum length.

Parking

6. The plan indicates 24 parking spaces. It also shows 2 bike racks. Based on the usable square footage of 2223 square feet of "sales area" plus cashier's area and office for approximately 3000 total usable square feet, and 1 space per 300 square feet, plus one space for each fueling position, a total of 18 spaces would be required. The applicant calculates 27 spaces and requests a reduction down to 24. This was calculated based on the old parking requirements that were changed at the 2013 Annual Town Meeting so the requested reduction should not be necessary.

Signage

7. The plan shows a pylon sign at the corner plus a building sign on each façade of the building plus a sign on each end of the canopy for a total of 5 signs. The freestanding pylon sign is shown to be 10 feet high where the maximum allowed is 8 feet. It also shows a sign face area of about 29.8 square feet per side. Section R, Table 5 of the Zoning Bylaw allows a maximum of 40 square feet in total and up to 30 square feet on any one side.
8. The size of the building signs is based on "building sign frontage," but with a maximum of 60 square feet which can be doubled if facing 2 streets. Therefore, this location is entitled to a maximum of 120 square feet of building signage. The sign on the Milford Street side of the building is 145 square feet (labeled as 37.6) and the one on the Summer Street side is 109 square feet (labeled as 27.8). It appears that their measurements include only the immediate area of sign lettering while the bylaw requires the measurement to be a rectangle that encompasses all of the lettering, logos, etc.
9. The bylaw limits established to 2 building signs. The plans show 2 signs on the building plus another two on the canopy. These are each 25 square feet (labeled as 12.38).
10. The signs are proposed to be internally illuminated. Section R, Table 5 prohibits internally illuminated signs.
11. 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.

SITE PLAN RULES AND REGULATIONS

12. Section 204-5 B requires a Site Context Sheet. This was not provided. It should be noted, however, that the plans presented do provide a lot of site context information.
13. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. No waiver from this requirement is requested.
14. 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. Renderings of all elevations of the building and canopy were provided and colors and materials specified. I did not see color renderings.
15. Section 204-5 D. (13) requires a lighting plan. A lighting plan has been provided. The photometric diagram indicates appropriate lighting levels but with minimal spillover onto Milford and Summer Streets. Also, no information on times of illumination was provided.
16. Section 205-3 A encourages minimizing curb cuts. The proposed project has three curb cuts, two on Milford Street and one on Summer Street. The applicant explains that all three are necessary to facilitate delivery of gasoline to the site.
17. Section 205-3 B requires that driveways be set back at least 15 feet from a side lot line. The proposed access on the easterly side of the site appears to meet this but there is no dimension on the plan.
18. 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. Pedestrian access appears to be adequate. However, there should be a crosswalk across the gasoline loading area and the crosswalks appear to be painted and not of a different material.
19. 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 front and side.
20. Section 205-6 (H) requires “vertical granite curbing or similar type of edge treatment” around the perimeter of a parking lot. The plan proposes extruded concrete and monolithic concrete curb. The Board can judge whether concrete curb is “similar” and if so, no waiver would be needed.
21. 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

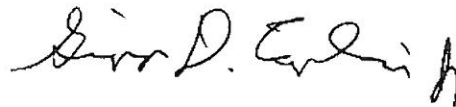
deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 24 spaces, 6 trees are required. Only 2 appear to provide shade to the parking spaces. It may be difficult to provide trees to the spaces in front of the Milford Street side of the building, but it may be possible to add one or two to the Summer Street side.

DESIGN ISSUES

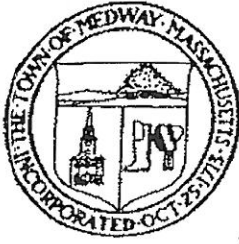
22. Design issues are being addressed in a separate letter.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", with a stylized flourish at the end.

Gino D. Carlucci, Jr.



RECEIVED
AUG 08 2013

TOWN OF MEDWAY
PLANNING BOARD

Town of Medway
DESIGN REVIEW COMMITTEE

155 Village Street
Medway MA 02053
508-533-3291

drc@townofmedway.org

August 8, 2013

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

RE: **Site Design Review – Cumberland Farms
with Peter Palouskey and Philip Henry**

Andy,

I wanted to outline some of the DRC's findings and recommendations that we discussed with the applicant during our meeting on Monday August, 5th 2013. The meeting was productive and I believe that the applicant was receptive to exploring our recommendations. I should point out that our meeting occurred prior to Planning Consultant Gino Carlucci providing his site plan findings.

The DRC expressed concerns regarding the mass of the oversized *gas pump canopy*. The canopy not only creates a visual impact that is not in keeping with the Design Guidelines, it also blocks the attractive façade of the proposed building. We offered two suggestions.

- Extensively landscape the green strip that runs between the street and canopy. Provide several large-full size specimens to break up the impact of the canopy as well as evergreen ground level cover to balance. It was made very clear to the applicant that the DRC needs full and comprehensive drawings that show proper screening. The applicant has agreed to provide detailed illustrated elevations of this landscaping.
- In conjunction with the noted landscaping, the DRC also suggested that the applicant explore creating a large gap in the continuous canopy to create two smaller parts. This can be achieved at the center and possibly provide views to the building behind. The applicant has also agreed to provide drawings of these concepts.

Design Review Committee Members

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

*Karyl Spiller-Walsh, Planning and
Economic Development Board Liaison*
Rod MacLeod, member
Bruce Hamblin, Associate Member

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

The applicant provided a **building signage** plan that was discussed. Again, this discussion occurred prior to the provision of Gino's site plan findings. The applicant represented that they plan now to have only one building sign instead of the two in the submitted drawings. The canopy signs will also be excluded. The DRC is pleased by these changes but has suggested that the building sign be externally illuminated versus internally. External illumination is more in keeping with the New England architectural style.

The DRC also discussed the **free-standing monument sign**. The design is attractive and is in keeping with the architectural style of the building, but the scale is very large. We recommended that a similar sign be produced with less massing and height. This is a changeable letter gas sign, not a monument sign advertising a site. The DRC raised questions over that purposing and bylaw permitting.

The DRC pointed out that all the **directional signs and gas pumps** have prominent corporate logos on them and that this is likely considered further signage. The DRC suggested that these logos be removed. Additionally, the DRC questioned the amount of corporate color banding throughout the site, on all signs, around the canopy, around the entire building and even the parking bollards. The visual impact of this comprehensive banding can be viewed as further signage.

The DRC discussed the **retaining wall** that is at the rear of the site, perpendicular to Summer Street. The applicant has proposed a modular block design. The DRC suggested using a concrete wall that is faced with the stone that is employed at the water table around the building. This would create a wall more in keeping with the Design Guidelines and continue the pleasing aesthetic of the building.

The DRC discussed the extensive **use of bollards** around the three front sides of the building. The applicant would like to place them six feet apart along the perimeter for a total number of approximately thirty. The DRC expressed that these bollards have a negative visual impact on the proposed building. The DRC recommended that they be reduced in number or alternatives be explored. Some of those alternatives included a segmented knee wall in areas flanking the front entrance.

I will be in attendance at the PEDB meeting on Tuesday the 13th to clarify any of these points. Please contact me ahead if needed.

Sincerely,



Matthew Buckley
Chairman

Susan Affleck-Childs

From: Pam Bellino [pambellino@aol.com]
Sent: Tuesday, August 13, 2013 8:58 AM
To: Planning Board
Subject: Comments for public hearing

To whom it may concern, My name is Pamela Bellino-Rivera. Myself and Madelyn Rivera-Bellino own the property on 2 Knollwood Rd in Medway. We are unable to attend the public hearing this evening however we would appreciate if our comments could be considered. Our concern is related to lights, noise and trespassers that may be a result of the development of the Cumberland Farms and relocation and consolidation of the Medway garden center abutting our property. We request that a fence and a screen of natural evergreen trees and shrubs be utilized along the areas abutting the property of 2 Knollwood rd to minimize the lights, noise and potential trespassers. Also regarding snow pile and storm water drainage we are concerned about salt and sand run off and storm run off into our property and ask that attention is placed on this concern as well. Thank you for hearing our concerns.

Sincerely,

Pamela Bellino-Rivera and Madelyn Rivera-Bellino

Sent from my iPhone

List of Possible Zoning Bylaw Amendments to Work on for FY 14

Updated 8-9-2013

- Establish new Village Residential Zoning District – rezone portions of ARII to new VR with reduced lot sizes, frontage requirements and setbacks for older parts of town (historic district areas in particular); also allow 2 family by right; also allow for multi-family up to 5 units by special permit from PEDB.
- Commercial I Zoning District:
 1. revise so that all (most??) special permits would be authorized by the PEDB (instead of the ZBA);
 2. add option for multi-family residential (maximum density??, stand-alone or only as part of a mixed use development??); allow residential on second/third floors.
 3. modify/reduce front set back requirements (similar to Millis) to be more pedestrian friendly. Presently 50 feet.
 4. allow/encourage tiered parking
 5. move parking around to the side or back
 6. allow for taller buildings
 7. require 4 sided architecture
 8. Clarify what is desired in terms of permanent outside display of products – sales of vehicles and building materials (John Emidy)
- Establish a mid century subdivision zoning district with reduced minimum lot sizes, frontage requirements and front/side/rear setbacks – good for neighborhoods like Brentwood.
- Allow outdoor dining without special permits
- Medical marijuana treatment centers
- Multi-family residential special permit in ARI and ARII
- Modify site plan approval provisions to establish an administrative site plan review process for small projects and mini modifications/revisions (John Emidy)

- Restrict lot clearing activity on parcels with an application before the PEDB, ZBA and Conservation Commission to only those needed for testing and engineering required by the permitting process (John Emidy)
- Affordable Housing
 1. Adjust formula for calculating the amount of a payment in lieu of construction so it is not based on the value of single family homes sold during the prior 3 years before an application is submitted but is based on equivalent value at time of conveyance
 2. Revise allowance for distributing the payment in lieu of construction out over time so that the schedule is not exclusively at the determination of the applicant and so that a greater portion of \$ is paid up front
 3. Revise schedule for construction of affordable housing units so that they are completed earlier in the process.
- Adjust setback requirements on corner lots so that 35 feet is not needed from both street lines – per Tony Biocchi. (NOTE – Not sure if this is a requirement! This may be an interpretation matter.)
- Clean up some more zoning district boundaries so that boundaries follow property lines
- Commercial III and IV – allow for construction of residential duplexes, limited multi-family residential, and mixed use by right.
- Revise provisions re: accessory family dwelling units
- Estate/Back Lot Zoning (John Emidy)
- Oak Grove zoning
- Update regulations re: kennels per new state law (Brenda Hamelin & John Emidy)
- Prohibit Class II vehicle sales and service for home based businesses (John Emidy)

Medway Planning and Economic Development
Comparison of Initial Plan Review and Construction Fees
August 8, 2012

PROJECT INFORMATION				PLAN REVIEW	
Development Project	Applicant	Street Names	Applicant's Engineer	Date of Application	Initial Plan Review Fee Estimates from Consulting Engineer and Planner
RESIDENTIAL DEVELOPMENTS					
25 Summer ST	M. Fasolino	Summer Valley Lane	Faist & O'Driscoll	Feb, 2011	\$ 5,342.81
25 Summer ST - MODIFICATION	M. Fasolino	Summer Valley Lane	Faist & O'Driscoll	Feb, 2012	\$ 2,362.50
Applegate Farm	R. Costello	Applegate Road	GLM	Dec-05	\$ 7,125.00
Bay Oaks	A. Rodenhiser	Dover Lane	GLM	Jun-12	\$ 5,088.50
Charles River Village OSRD Special Permit	J. Claffey	Charles View Lane	Faist & O'Driscoll	Aug-10	\$ 1,450.00
Charles River Village Definitive	J. Claffey	Charles View Lane	Faist & O'Driscoll	Nov-12	\$ 6,189.00
Daniels Wood	F. Sibley	Daniels Road (extension)	DeSimone	Aug-03	\$ 500.00
Daniels Wood II	F. Sibley	Daniels Road (extension)	DeSimone	Oct-07	\$ 1,000.00
Daniels Wood II - MODIFICATION	F. Sibley	Daniels Road (extension)	Faist & O'Driscoll	Nov-09	\$ 2,950.00
Evergreen Meadow	T. Bedrosian	Iarussi Way	GLM	Jun-04	\$ 8,326.00
Fox Run Farm	J. Pavlik - sold to M. Ahmed	Morningside Drive	Outback	40B development - ZBA	
Franklin Creek	Early/Sheehan - sold to Wood Structure	Franklin Creek Lane	Land Planning	Aug-05	\$ 3,588.00
Granite Estates	Popadopoulos & Yorkis	Tulip and Daffodil	Dillis & Mische	Jun-00	\$ 8,739.08
Granite Woods	W. Frink	Tulip (extension)	GLM	Jul-01	\$ 2,335.27
Grapevine Estates	Leland & Rojee	Grapevine Way	Land Planning	Mar-04	\$ 3,553.45
Hartney Acres	J. Claffey	Newton Lane	Faist & O'Driscoll	Dec-03	\$ 5,000.00

mic Development Board
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2013

W		CONSTRUCTION OBSERVATION					
Actual Plan Review Cost including Planning, Engineering and Legal Consultants	Differential	Initial CO Estimate from Consulting Engineer	Actual Construction Services Cost including Engineering and Legal	Differential	Date Construction Commenced	Date Project Completed	
\$ 4,342.81	minus 19%				Not applicable		
\$ 5,204.53	plus 120%	\$ 5,518.62			Beginning construction - August 2013		
\$ 11,956.31	plus 68%	\$ 22,500.00	\$ 17,383.21	NA	Sep-09	not complete	
\$ 9,322.03	plus 83%	\$ 5,295.00			Not yet under construction		
\$ 12,486.00	plus 761%						
\$ 6,750.00	plus 9%	\$17,077.50			Began construction - July 2013		
\$ 805.00	plus 61%	\$ 2,880.00	\$ 1,619.00	minus 44%	Dec-03	Feb-05	
\$ 2,818.75	plus 180%				Not Applicable		
\$ 2,950.46	even	\$ 3,597.00	\$ 3,949.00	NA	May-08	Not Complete	
\$ 10,493.48	plus 26%	\$ 10,368.75	\$ 21,414.00	plus 107%	Jul-05	Mar-12	
handled plan review		\$ 11,308.50	\$ 11,931.77	plus 5%	Oct-10	Not Complete	
\$ 8,143.76	plus 127%	\$ 6,640.00	\$ 16,213.00	plus 144%	Oct-07	Jun-12	
\$ 11,028.08	plus 26%	\$ 6,864.00	\$ 16,567.00	plus 141%	Aug-00	May-03	
\$ 3,524.88	plus 51%	\$ 7,170.00	\$ 12,335.00	plus 72%	May-02	May-05	
\$ 7,291.30	plus 105%	\$ 8,960.00	\$ 11,825.00	plus 32%	Sep-04	Feb-06	
\$ 13,337.25	plus 167%	\$ 10,473.00	\$ 16,002.00	plus 53%	Mar-05	Not Complete	

**Medway Planning and Economic
Comparison of Initial Plan Review and Construction
August 8,**

PROJECT INFORMATION				PLAN REVIEW	
Development Project	Applicant	Street Names	Applicant's Engineer	Date of Application	Initial Plan Review Fee Estimates from Consulting Engineer and Planner
Hill View	C. Price	TBD	Colonial	Jan-13	\$ 4,458.00
Hopping Brook	P. Zonghi	Glen Brook Way	Veo Assoc	Jun-05	\$ 4,538.00
Ishmael Coffee	Popadopoulos & Yorkis	Independence Lane & Freedom Trail	Faist & O'Driscoll	Oct-03	\$ 5,000.00
Ishmael Coffee - MODIFICATION	Popadopoulos & Yorkis	Independence Lane & Freedom Trail	Faist & O'Driscoll	Jun-04	\$ 1,831.00
Morgan Heights	J. Ryder	Wild Turkey Run	DeSimone	Nov-02	\$ 3,502.00
Norwood Acres	W. Marshall	Trail Drive	Guerriere & Halnon	Jun-12	\$ 4,791.00
Oak Hills	G Whelan	Winterberry	DeSimone	Apr-01	\$ 2,685.00
Pine Meadow I	Matt Barnett	Pine Meadow RD and Lantern Lane	DeSimone	May-04	\$ 6,151.00
Pine Meadow II	Matt Barnett	Pine Meadow RD and Lantern Lane			\$ 2,500.00
Pine Ridge OSRD Special Permit	J. Claffey	Pine Ridge Drive	Faist & O'Driscoll	Aug-05	\$ 2,225.00
Pine Ridge Definitive	J. Claffey	Pine Ridge Drive	Faist & O'Driscoll	Mar-06	\$ 7,945.00
Rolling Hills	O. Guerrero	Harmony Lane	DeSimone	Feb-06	\$ 5,807.00
Speroni Acres	O. Sullivan	Little Tree and Rustic Roads	CEC Land Surveyors	Oct-97	\$ 1,811.00
The Meadows	R. Costello	Cardinal Lane and Goldenrod Drive	GLM	Nov-97	\$ 2,172.00
Village Acres	J. Reardon	Sledding Hill Way	Consolidated Design Group	Jan-00	\$ 2,117.00
Village Estates	R. Santoro	Bedalia Lane	Merrikin & Colonial	May-11	\$ 4,212.50
Williamsburg OSRD Special Permit	Whelan - sold to Popadopoulos/ Yorkis	Williamsburg Way	Faist & O'Driscoll	Sep-08	\$ 2,298.00
Williamsburg Definitive	Whelan - sold to Popadopoulos/ Yorkis	Williamsburg Way	Faist & O'Driscoll	Oct-09	\$ 6,240.00

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2013

W		CONSTRUCTION OBSERVATION					
Actual Plan Review Cost including Legal	Differential	Initial CO Estimate from Consulting Engineer	Actual Construction Services Cost including legal	Differential	Date Construction Commenced	Date Project Completed	
\$ 3,903.90	Still under review	Not applicable					
\$ 9,886.40	plus 118%	Never constructed					
\$ 10,675.00	plus 114%	Not applicable					
\$ 1,928.00	plus 5%	\$ 11,130.00	\$ 28,503.00	plus 156%	Apr-04	Dec-09	
\$ 9,503.00	plus 171%	\$ 6,290.00	\$ 8,941.00	plus 42%	May-03	Jul-07	
\$ 5,703.00	plus 19%	\$ 9,149.00	Not yet under construction				
\$ 5,718.00	plus 113%	\$ 4,925.00	\$ 4,127.00	minus 16%	Jun-02	Dec-02	
\$ 6,514.00	plus 6%	Not applicable					
\$ 3,316.82	plus 33%	\$ 8,803.00	\$ 26,041.00	plus 196%	Sep-06	Not Complete	
\$ 3,282.00	plus 47%	Not applicable					
\$ 7,475.00	minus 6%	\$ 9,610.00	\$ 11,913.00	plus 24%	Oct-06	Not Complete	
\$ 7,016.00	plus 21%	\$ 7,938.00	Never Constructed				
\$ 1,698.00	minus 6%	\$ 3,123.00	\$ 20,004.00	plus 540%	Apr-98	Not Complete	
\$ 1,860.00	minus 14%	\$ 6,489.00	\$ 13,429.67	plus 107%	Jul-98	May-13	
\$ 3,856.00	plus 82%	\$ 5,585.00	\$ 4,364.00	minus 22%	Jun-01	Aug-03	
\$ 8,776.00	plus 108%	\$ 7,435.00	Not yet under construction				
\$ 2,728.00	plus 19%	Not applicable					
\$ 6,850.00	plus 10%	\$ 15,781.00	\$ 17,981.00	plus 14%		Not Complete	

Medway Planning and Econo
Comparison of Initial Plan Review and Construc
August 8,

PROJECT INFORMATION				PLAN REVIEW	
Development Project	Applicant	Street Names	Applicant's Engineer	Date of Application	Initial Plan Review Fee Estimates from Consulting Engineer and Planner
Wingate Farm	K & G Walsh	Wingate Farm RD	S. Poole	Dec-97	\$ 5,246.00
Wingate Farm MODIFICATION	K & G Walsh	Wingate Farm RD	S. Poole	Sep-04	\$ 6,200.00

SITE PLANS

Tri Valley Commons	R. Calarese	Main Street	Guerriere & Halnon	Feb-13	\$ 11,423.00
Lawrence Waste	J. Lawrence	49 Alder Street	Guerriere & Halnon	Feb-12	\$ 6,600.00
Murphy Insurance	D. Murphy	133 Milford Street	David E. Ross	May-08	\$ 4,375.00
2-4 Main Street	B. Potheau	Main Street	Merrickin & Colonial	Jun-04	\$ 5,447.50
51 Alder Street	Conroy Development	Alder Street	Daylor	Nov-00	\$ 7,000.00
CVS - Medway Commons	Charter Realty	Main Street	Appledore	Jul-04	\$ 7,750.00
McDonald's Medway Commons	Charter Realty	Main Street	Appledore	Sep-03	\$ 5,277.00
Restaurant 45	M. Smith	45 Milford Street	Faist Engineering	Jul-07	\$ 6,585.00
Medway Commons	Charter Realty	Main Street	Appledore	Mar-02	\$ 8,665.00

ARCPUD PROJECTS

Daniels Village	Barberry Homes	????	GLM	Aug-06	\$ 13,781.00
Betania	Marian Community	Marian Way	Coneco	Sep-05	\$ 18,752.00
River Bend/Walnut Grove	Abbott Real Estate	???	Coneco	Nov-05	\$ 16,901.00

Consulting Engineers - PMP Associates thru the summer of 1999; VHB from fall of 1999 to summer of 2007; Tetra Tech since summer 2007 until now

