

Tuesday, November 11, 2014
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Karyl Spiller-Walsh	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	Absent with Notice	X	X	X	X	X

ALSO PRESENT:

PGC Associates Consultant, Gino Carlucci
 Planning and Economic Development Coordinator, Susy Affleck-Childs
 Recording Secretary, Amy Sutherland

The Vice Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

ANR Plan for 0 Kelly Street:

The Board reviewed the following documents: **(See Attached)**

- Plan review memo from Gino Carlucci, PGC Associates dated November 7, 2014.
- Memo from Attorney Barry Queen dated November 4, 2014.
- Proposed ANR Plan dated June 20, 2014 prepared by Andrew Survey and Engineering, Inc.
- Review memo from Gino Carlucci, PGC Associated dated August 4, 2014.
- Camelot III decision dated December 12, 1995.
- Camelot III decision plan (selected sheets) dated February 26, 1996.
- Deadline extension mem to Town Clerk dated October 8, 2014.

Consultant Carlucci reviewed the comments he provided in the memo dated November 7, 2014. He explained that additional research was done and the status of Kelly Street is still in doubt. The Town Meeting in 1941 did accept Kelley Street, but there is no proof as to whether the portion of Kelley Street in front of the proposed lot was part of that acceptance. The plans referenced are plan 202 of 1953 and plan 597 of 1972. These could not located at the Norfolk County Registry of Deeds web site. Upon review of the plan for Camelot III, the required road to Elm Street was to originate at the intersection of what is now Villa Drive and Vine Street, not the cul-de-sac at the end of Kelley Street. The restrictions against additional lots in the Camelot III decision does not apply to the land at the end of Kelly Street.

There were limitations on Camelot III subdivision that no additional lots be allowed. The subdivision plan was provided and it is clear in the decision.

The question is the status of Kelley Street.

Member Tucker gave Susy a name of someone at Norfolk County of Deeds to help get the plan.

Attorney Queen explained that there is a continuous right of way, but the width description is similar with Vine and Kelley St. Kelly Street is currently being maintained by the Town. There is no plan for the remaining land and if the Town wants it, the owner is willing to give it to the Town.

There was discussion about who owns the Kelley Street right of way in front of this property. The Board needs to get clarity on this. If those two plans can be located and if the road was built in accordance to a subdivision plan, this would help in making a determination. The Camelot plan goes back to 1989. The deeds do not make reference to a subdivision plan.

Member Hayes looked up Book 13259 and page 403 for 25 Kelly Street.

Member Tucker pulled up the referenced deed on the Norfolk County Registry of Deeds re: plan 639 of 96 442. This was read as Vine Lane as Lot 1 and amended.

There was a recommendation to speak with the Open Space Committee about this piece of land the applicant may be willing to give to the town.

Extension:

On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted to approve the applicant's request for an extension of the deadline to act on the 0 Kelly Street ANR Application to January 16, 2015.

BAY OAKS SUBDIVISION – MINOR MODIFICATION:

The Board is in receipt of the following documents: **(See Attached)**

- Explanatory letter from GLM Engineering dated October 15, 2014.
- Modification of Sheet 5 of 7 dated October 15, 2014.
- Tetra Tech Review Letter dated October 22, 2014.
- Application to revise Bay Oaks Definitive Subdivision Plan dated October 20, 2014.

The applicant is requesting to allow a modification of the proposed centerline grade of roadway. The proposal would be to allow to a 12% grade. The maximum centerline grade standard is 8%. The requested proposed allowable grade would be consistent with the existing driveway centerline grade.

The Board reviewed the presented documents.

Action of Board:

On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted unanimously to approve a waiver and modify the Bay Oaks Subdivision Plan from an 8% grade to 12%.

Member Hayes noted that the scale on the sheet needs to reflect vertical scale.

CONSTRUCTION REPORTS

The Board is in receipt of the following construction reports from Tetra Tech (**See Attached**)

- Millstone Village ARCPUD – Report #24 (10-24-14)
- Millstone Village ARCPUD – Report #25 (10-27-14)
- Millstone Village ARCPUD – Report #26 (10-28-14)
- Millstone Village ARCPUD – Report #27 (10-29-14)
- Millstone Village ARCPUD – Report #28 (10-30-14)
- Millstone Village ARCPUD – Report #29 (10-31-14)
- Millstone Village ARCPUD – Report #30 (11-3-14)
- Millstone Village ARCPUD – Report #31 (11-4-14)
- Millstone Village ARCPUD – Report #32 (11-5-14)
- Bay Oaks Subdivision – Report #3 (10-28-14)
- Bay Oaks Subdivision – Report #4 (10-30-14)
- 25 Summer St- Summer Valley Lane – Report #17 (11-4-14)
- Applegate Subdivision – Report #49 (11-4-14)

PEDB MEETING MINUTES

September 20, 2014:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from September 20, 2014.
(Member Spiller-Walsh abstained from vote)

October 21, 2014:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from October 21, 2014.
(Member Spiller-Walsh abstained from vote)

October 28, 2014:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from October 28, 2014.

OTHER BUSINESS:

- The Board is in receipt of an email communication dated October 29, 2014 from Paul Yorkis regarding the status of Pine Ridge OSRD and Candlewood Drive. (**See Attached.**) The memo references pavement markings being done by Jimmy Smith. The Board would like clarity on this item. Susy will follow-up.
- Memo from Susy Affleck-Childs dated November 7, 2014 regarding the Rolling Hills Subdivision Construction account. (**See Attached.**) This item was discussed at previous meeting and the attorneys on both side were going to work to resolve this. Member Tucker wants the current owner to release any claim to the Rolling Hills construction

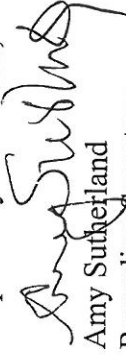
account before the Board refunds the money to Olga Guerrero, the original applicant, who has requested the refund.

ADJOURN

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

The meeting was adjourned at 9:00 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

Reviewed and edited by,


Susan E. Afleck-Childs
Planning and Economic Development Coordinator

PGC ASSOCIATES, INC.

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
gino@pgcassociates.com

MEMO TO: Medway Planning and Economic Development Board

FROM: Gino D. Carlucci, Jr.

DATE: November 7, 2014

RE: Rosenberg property on Kelley-Vine Streets

Susy and I have done additional research (including information provided by the applicant's attorney) regarding this ANR plan submitted for endorsement by Cheryl Rosenberg of Grand Island, NY. The plan was prepared by Andrews Engineering and Surveying, Inc., of Uxbridge, and is dated June 20, 2014. The plan proposes to divide a parcel totaling 252,047 square feet into a lot of 80,326 square feet and a parcel of "Remaining Land" of 171,721 square feet. The property is within the AR-II district.

In my previous memo, I listed three reasons for recommending denial. This reasons are repeated below with additional comments added in **bold** as follows:

1. The status of Kelley Street is very much in doubt. While a portion of Kelley Street was accepted at Town Meeting in 1941, there is no evidence that the portion of Kelley Street in front of the proposed lot was part of that acceptance. The applicant's own plan labels this segment of road as a private way. -- **There are references to plans indicating subdivision approval for extending Kelley Street. The referenced plans are Plan 202 of 1953 and Plan 597 of 1972. In trying to locate these plans on the Norfolk County Registry of Deeds web site, both searches returned answers that these plans were "not indexed."** **If one of these plans documents that the cul-de-sac at the end of Kelley Street was constructed in accordance with an approved subdivision plan, then the ANR plan is, in my opinion, entitled to endorsement (though I would recommend that the remaining land be labeled "Not a separate Building Lot" on the plan prior to endorsement) because it would have frontage on a constructed way approved under the subdivision control law.**
2. A subdivision called Camelot III was approved in 1996. It specifically limited the number of lots in the subdivision "to 22 lots "until the egress road to Elm Street or an alternative egress out of the land shown on the amended plans is ever constructed by the applicant or others." Clearly, the intent of the Planning Board at the time of the Camelot III approval was that no additional lots be allowed without additional access." -- **After reviewing the subdivision decision and plan for Camelot III, it is clear that required road to Elm Street was to originate at the intersection of what is now Villa Drive and Vine Street and NOT the cul-de-sac at the end of Kelley Street. Therefore, my opinion is that the restriction against additional lots does not apply to the land at the end of Kelly Street.**
3. Section 3.2.11 requires a statement of whether a property is classified as Chapter 61A or 61B be provided. This was not done. -- **This is a technical deficiency easily resolved.**

I recommend that the applicant provide the additional documentation described above. If it verifies the end of Kelley Street was constructed as approved by the Planning Board as a subdivision, then I recommend that the Board endorse the plan.

Planning

Project Management

Policy Analysis

MEMO
MEDWAY PLANNING BOARD LOT 1 KELLEY STREET ANR

At a previous meeting of the Planning Board, the Board requested petitioner to demonstrate that Lot 1 (see Exhibit "A") was not affected by the Camelot III Amended approval and that this lot was an Approval Not Required lot under the Subdivision Control Law and Town regulations.

QUESTIONS: The Camelot Subdivision was approved with the stipulation that the five (5) lots at the end and adjacent to the cul-de-sac (Vine Lane) could not be improved unless and until a connection was made to Elm Street or other egress. Does this prohibit the development of a ANR lot on an other cul-de-sac on Kelley Street that in no way intersects or connects to the Camelot III Subdivision? Is Lot 1 part of a subdivision or an ANR lot?

MGL, Chapter 41, Section 81M states partially that:

a "subdivision control law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the city and towns... by regulating the layout and construction of ways in subdivisions providing access to several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of a planning board... under the subdivision control law shall be exercised with due regard for the provision of adequate access to all lots in the subdivision by way that will be safe and convenient for travel; for lessening congestion in such ways and the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in case of fire, flood, panic and other emergencies; for the ensuing compliance with the applicable zoning ordinances or by-laws; for securing adequate provisions for water, sewerage, drainage underground utilities services, fire police, and other similar municipal equipment, and street lighting and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with public ways in the city or town in which it is located and with the ways in neighboring subdivisions.

The references to what a Subdivision is mainly rests on the words directing one "in the subdivision" and meeting the town requirements within said subdivision. It does not relate to other subdivisions and/or ANR lots except as to take into consideration the connections thereto and to private and public ways.

Camelot III Subdivision was approved with-"in" the subdivision not to improve 5 lots at the end of Vine Ln, which does not have an egress at its termination to other subdivisions and/or private or public ways, but terminates in a cul-de-sac far beyond the town regulations for the length of roads terminating in a cul-de-sac. The beginning of Vine Ln near, but not connected to Kelley street, also terminates in a cul-de-sac.

These conditions within the Camelot III Subdivision make the improvement of the remaining 5 lots a danger to the residents of Camelot III subdivision and surrounding subdivisions and/or ANR lots in the area, as defined in Section 81M and not to prohibit development external to the Camelot III subdivision.

Therefore, the reason for not allowing the improvement of the 5 lots until the Camelot III subdivision has another egress is totally do to the layout of the subdivision and not the surrounding area. The improvement of the 5 lots are not compatible with the safety of residents in the subdivision, maneuverability of town vehicles, fire fighting and prevention, etc. of the subdivision itself per the subdivision control law and town regulations.

Another issue related to subdivisions is does the Planning Board have the right to consider roadways external to the subdivision in its determination of approval? The answer is yes if the plan being reviewed is a Subdivision plan.

This brings to bear the second Question. Is this division of the land owned on Kelley Street into Lot 1 and Lot 2 the creation of a subdivision? The answer by the Courts of Massachusetts and the Subdivision Control Law is no.

In Bloom v. Planning Board of Brookline, 346 Mass. 287 (1963) the court held that a plan showing one lot divided into two lots where one

(in this instance lot 2 on Kelley Street) clearly is not a buildable lot was not a division of land requiring Planning Board Approval under the subdivision control law.

Section 81L partly reads "two or more lots" that meet the requirements of a subdivision are to be submitted for approved under the Subdivision Control Law.

It is clear that Lot 2 on Kelley Street does not have appropriate frontage on a way within Medway that meets the 150 foot frontage requirement. Therefore, the submittal is for the approval of only one lot; Lot 1 under the Subdivision Not Required Law as an ANR lot.

Lot (1) one meets all the requirements of an ANR Lot in dimensions, area, buildable area and frontage.

Section 81P sets forth that an endorsement of a lot where approval is not required cannot be withheld when it is not within the definition of a subdivision. Lot 1 is not within the definition of a subdivision.

Under GLM, Chapter 41, Section 81L a Subdivision is defined as follows:

"Subdivision" shall mean the division of a tract of land into two or more lots and shall include resubdivision, and, when appropriate to the context, shall relate to the process of subdivision or the land or territory subdivided; provided, however, that the division of a tract of land into two or more lots shall not be deemed to constitute a subdivision within the meaning of the subdivision control law if, at the time when it is made, every lot within the tract so divided has frontage on (a) a public way or a way which the clerk of the city or town certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or (c) a way in existence when the subdivision control law became effective in the city or town in which the land lies, having, in the opinion of the planning board, sufficient width, suitable grades, and

Section 81P provides that an ANR endorsement" shall not be withheld unless such plan shows a subdivision" The ANR plan for Lot 1 does not

show a subdivision.

In Cricones v. Planning Board of Dracut, 39 Mass. App. Ct. 264 (1995), a land owner submitted a plan showing a division of land into three parcels. Two parcels shown on the plan contained a statement that the parcel was not a building lot. The third parcel contained no such statement and also did not meet the frontage requirement as specified in the zoning bylaw. The court found that the landowner had submitted a single lot plan that did not constitute a subdivision under the Subdivision Control Law and concluded that the plan was entitled to an ANR endorsement because it did not show a division of land into two or more lots.

In reaching this conclusion, the court made the following observations:

1. In determining whether to endorse a plan "approval not required," a Planning Board's judgment is confined to determining whether a plan shows a subdivision.
2. If a plan does not show a subdivision, a Planning Board must endorse the plan as not requiring subdivision approval.
3. If the Planning Board is presented with a plan showing a division of land into two or more "lots," each of which has sufficient frontage on a way, the Planning Board can properly concern itself with whether the frontage depicted is actual or illusory.
4. If a plan shows a subdivision rather than a single lot under the Subdivision Control Law, the Planning Board can consider the adequacy of the frontage of any lot shown on the plan independent of any variance that may have been granted by the Zoning Board of Appeals.

CONCLUSION: Lot 1 as shown on exhibit "A" is not within or require approval under The Subdivision Control Law as per the definition of a Subdivision and Massachusetts Court Rulings. Therefore, the "Planning Board "must endorse the Plan as a not required subdivision approval". Further, per case law and Statutes a formal meeting is not required.

Thank you for your consideration in this Matter.

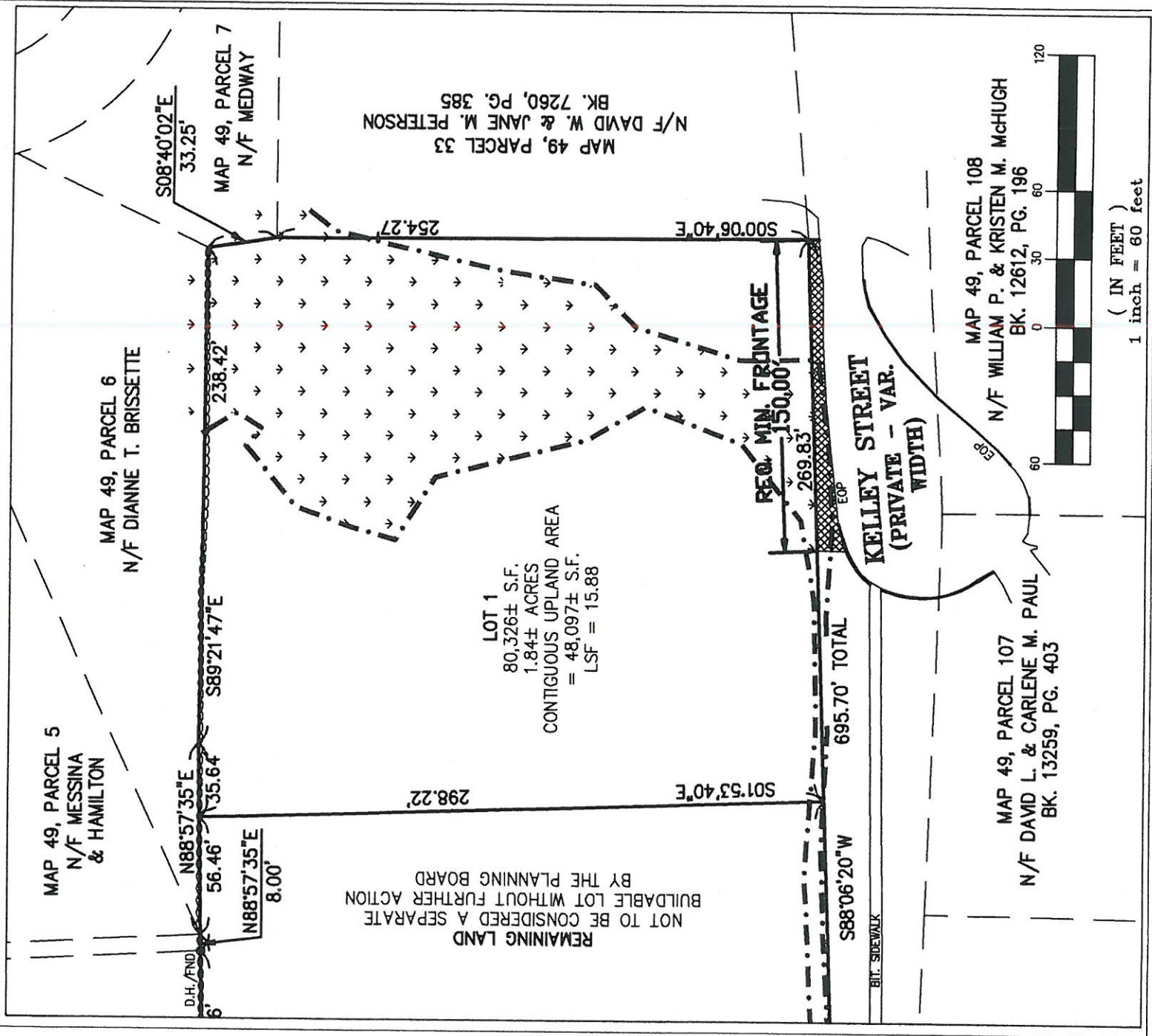


DETAIL OF PLAN ENTITLED
"DIVISION OF LAND

OF
0 KELLEY STREET

IN
MEDWAY, MA

OWNED BY
CHERYL ROSENBERG"



MAP 49, PARCEL 5
N/F MESSINA
& HAMILTON

MAP 49, PARCEL 6
N/F DIANNE T. BRISSETTE

N88°57'35"E
56.46'
N88°57'35"E
8.00'

S89°21'47"E

238.42'

S08°40'02"E
33.25'

MAP 49, PARCEL 7
N/F MEDWAY

REMAINING LAND
NOT TO BE CONSIDERED A SEPARATE
BUILDABLE LOT WITHOUT FURTHER ACTION
BY THE PLANNING BOARD

LOT 1
80,326± S.F.
1.84± ACRES
CONTIGUOUS UPLAND AREA
= 48,097± S.F.
LSF = 15.88

MAP 49, PARCEL 33
N/F DAVID W. & JANE M. PETERSON
BK. 7260, PG. 385

S01°53'40"E

S00°06'40"E

REQ. MIN. FRONTAGE
150.00'

695.70' TOTAL

KELLEY STREET
(PRIVATE - VAR.
WIDTH)

MAP 49, PARCEL 107
N/F DAVID L. & CARLENE M. PAUL
BK. 13259, PG. 403

MAP 49, PARCEL 108
N/F WILLIAM P. & KRISTEN M. McHUGH
BK. 12612, PG. 196



(IN FEET)
1 inch = 60 feet



Andrew Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Risk Planning
 P.O. Box 311, 104 Mendon Street
 Uxbridge, Massachusetts 01569-0311
 P: 508-279-3897 F: 508-279-3289

This drawing and the design are the property of Andrew Survey & Engineering, Inc. and shall not be altered or modified in whole or in part without the express written permission of Andrew Survey & Engineering, Inc. Copyright 2014

OWNER OF RECORD:
 CHERYL ROSENBERG

MEDWAY ADDRESS INFORMATION:
 MAP 49, PARCEL 32

MEDWAY ZONING INFORMATION:
 ZONE: R-2 (RESIDENTIAL - RESIDENTIAL DISTRICT I)
 MINIMUM AREA: 21,500 S.F.
 MINIMUM FRONTAGE: 150'
 SETBACKS: FRONT 35', SIDE 15', REAR 15'

DEED REFERENCE:
 BK. 1956, PG. 214

PLAN REFERENCES:
 PLAN 401 OF 1983
 PLAN 801 OF 1989, PL. 401, 442
 PLAN 639 OF 1996, PL. 354
 PLAN 128 OF 1999, PL. 47, 463

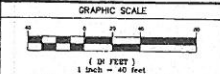
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED. MEDWAY PLANNING BOARD.

BEING A MAJORITY DATE:

PLANNING BOARD ENFORCEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW.

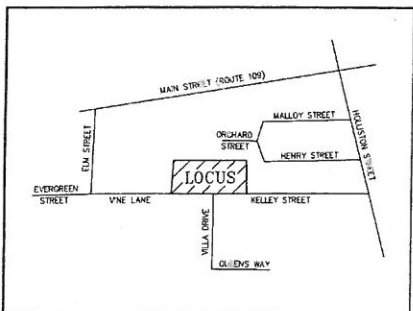
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF 250 CMR 6.03 (REGULATORY, BUT NOT LIMITED TO, THE EXISTING BOUNDARY WITH REFERENCE TO AT LEAST TWO PERMANENT BOUNDARY MONUMENTS ON OR OFF THE LAND TO WHICH THE PLAN RELATES, PROVIDING A REFERENCE TO PREVIOUS SUBMITTALS OR PLANS IF NOT ADEQUATE TO SHOW A RELATIONSHIP TO THE RELEVANT MONUMENTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.



CAD FILE	1-1-2011-219-2014-REV.dwg
DRAWN BY	TRB
CHECKED BY	BJA
DATE	JUNE 20, 2014
PROJECT NO.	2012-289
PLAN NO.	L-4301

TITLE
 DIVISION OF LAND
 OF
 O KELLEY STREET
 IN
 MEDWAY, MA
 OWNED BY
 CHERYL ROSENBERG



LOCUS MAP
 NOT TO SCALE

MAP 48, PARCEL 47
 N/F BENJAMIN FRANKLIN SAVINGS BANK
 BK. 12264, PG. 336

MAP 49, PARCEL 1
 N/F C & T REALTY TRUST
 BK. 4392, PG. 301

MAP 49, PARCEL 5
 N/F RICHARD J. MESSINA (JR.) & LISA J. HAMILTON
 BK. 9406, PG. 168

MAP 43, PARCEL 6
 N/F DIANE T. BRISSETTE
 BK. 19165, PG. 305

MAP 49, PARCEL 7
 N/F TOWN OF MEDWAY
 BK. 12006, PG. 619

MAP 49, PARCEL 33
 N/F DAVID W. & JANE M. PETERSON
 BK. 7280, PG. 385

MAP 46, PARCEL 48
 N/F ELMWOOD REALTY TRUST
 BK. 10664, PG. 622

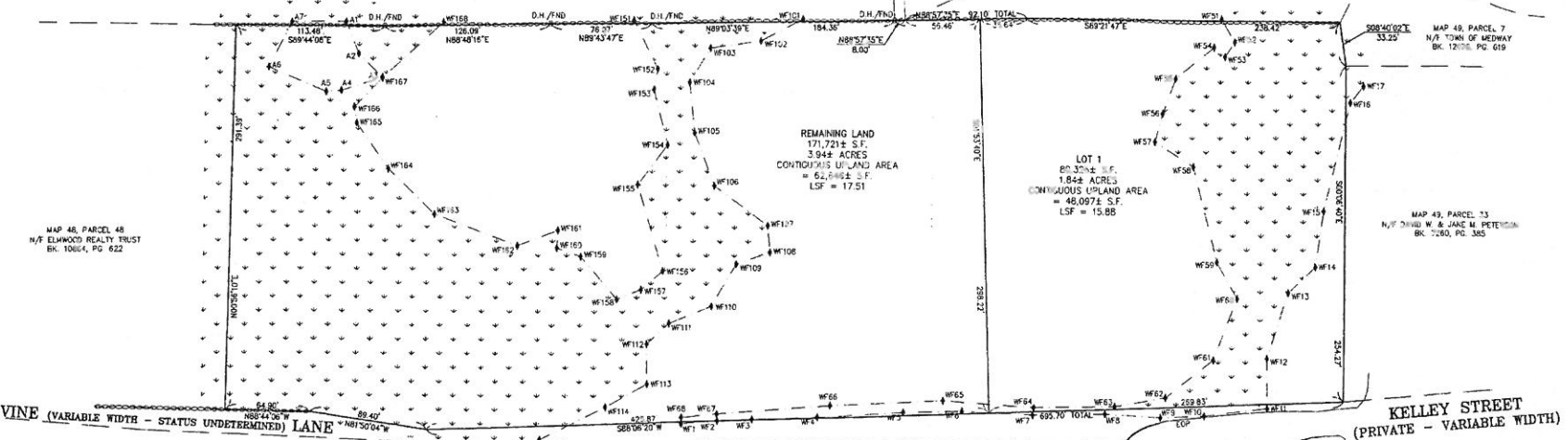
MAP 49, PARCEL 88
 N/F OAKLEY FAMILY FUNDING TRUST
 BK. 9874, PG. 554

MAP 49, PARCEL 99
 N/F MATTHEW B. & PATRICIA J. DRYER
 BK. 14132, PG. 199

MAP 49, PARCEL 105
 N/F KEVIN L. & DONNA A. MUSEN
 BK. 14295, PG. 360

MAP 49, PARCEL 107
 N/F DAVID L. & CHARLENE M. PAUL
 BK. 13296, PG. 403

MAP 49, PARCEL 108
 N/F WILLIAM P. & KRISTEN W. MCFHUGH
 BK. 12612, PG. 156



LEGEND

HOW OR FORMERLY	WF
DRILL HOLE	DH
SQUARE FEET	S.F.
FOUR	FOUR
DRILL HOLE	DH
STONEWALL	STONEWALL

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

Nov 11, 2014
Date

- The undersigned applicant requests that the deadline for the Board's action on the application for:
- an ANR Plan
 - a Preliminary Subdivision Plan
 - a Definitive Subdivision Plan
 - an Adult Retirement Community Planned Unit Development (ARCPUD) Special Permit
 - an Adaptive Use Overlay District (AUOD) Special Permit
 - an Open Space Residential Development (OSRD) Special Permit
 - a Scenic Road Work Permit
 - a Site Plan
 - Other

for the project entitled CANYS FOXKELLEY ST.
be extended to Jan 16, 2015

Respectfully submitted,

Name of applicant: Cheryl Rosenfeld

Signature of applicant or representative: Cheryl Rosenfeld

Date approved by Planning and Economic Development Board: 11-11-2014

Date of deadline extension: January 16, 2015

ATTEST: Susan E. Affleck-Childe
Susan E. Affleck-Childe, Planning & Economic Development Coordinator

PLANNING BOARD
TOWN OF MEDWAY, MASSACHUSETTS

AMENDED CERTIFICATE OF APPROVAL WITH MODIFICATIONS
- OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Medway, Massachusetts that, at a duly called and properly posted meeting of said Planning Board held on December 12, 1995, it was voted to amend the decision previously issued on April 25, 1995 and filed with the Medway Town Clerk on April 28, 1995, and to approve a definitive subdivision plan submitted by Gregory Coras and Thomas Scott Cimeno, Trustees of Kings Lane Realty Trust, and entitled "Definitive Subdivision Plans Camelot III Medway, Massachusetts," prepared by GCG Associates, Inc., dated April 28, 1994, revised April 14, 1995, concerning land located on the southerly side of Kelley Street and Vine Lane (the "Camelot III Plans"). This approval is subject to the following conditions and waivers:

Conditions

1. The applicant shall cause to be filed with the Medway Conservation Commission a Notice of Intent under the Massachusetts Wetlands Protection Act seeking approval to construct a paved egress road from the intersection of Vine Lane and Roadway A as shown on the Camelot III Plans to Elm Street. Such paved egress is to be located approximately within the right-of-way of Old Vine Lane (variable width - approximately 14 - 16½ feet wide). The applicant shall pay for costs associated with such application. However, the applicant shall not be required to obtain any title or easement rights it does not currently possess.
2. The applicant shall use reasonable efforts in good faith to obtain the approval described in paragraph 1 above. However, the applicant shall not be obligated to propose a bridge (excluding the construction of culverts therefrom) for crossing wetlands, apply for a waiver under the Wetlands Protection Act regulations, or appeal any Superseding Order of Conditions issued by the Massachusetts Department of Environmental Protection ("DEP") denying approval of construction of such egress road, or obtain any title or easement rights it does not currently possess. Subject to condition number 7 herein, applicant shall construct such egress road in accordance with any Superseding Order of Conditions issued by DEP which does not deny approval.
3. If either the Medway Conservation Commission or DEP denies approval of the construction of the egress road to Elm Street as described in paragraph 1 above, the applicant shall construct the subdivision in accordance with the Camelot III

David Miller

Plans, as modified herein, subject to all of the waivers granted herein, except waiver number 3, but including a waiver of the dead end street limitation in order to construct Road A from Gable Way to the intersection of Road A and Vine Lane.

4. The applicant shall revise the Camelot III Plans to conform to the subdivision plans previously approved for this property entitled "Evergreen Glen," dated January 16, 1990, prepared by Desimone Surveying Services, Inc. (the "Evergreen Glen Plans"), except as modified herein. The Camelot III subdivision plans as so amended are hereinafter referred to as the "Amended Plans."
5. The Amended Plans shall include the stub road connection to the Coakley property approximately as is presently shown on the Camelot III Plans, subject to minor revisions to allow installation of any necessary wetland mitigation and lotting. The existing temporary cul-de-sac at the end of Kelley Street shall remain, with a sidewalk extending westerly from the end of the cul-de-sac to the intersection of Roadway A and Kelley Street/Vine Lane.
6. The applicant may proceed with and complete construction of the subdivision during the pendency of the application for approval of the egress road to Elm Street.
7. No building permits within the subdivision may issue until the binder pavement is constructed to the end of the property line of the lot being serviced.
8. No more than twenty-two (22) building permits may be issued until the egress road to Elm Street is constructed. If the egress road to Elm Street or an alternative egress out of the land shown on the Amended Plans is ever constructed by the applicant or by others, building permits may be issued for the balance of the lots shown on the Amended Plans.

Waivers

1. That a 45 foot right-of-way layout be allowed as shown on the Evergreen Glen Plans. However, the paved area of Gable Way and the portion of Road A north of Gable Way to the intersection of Vine Lane and Road A shall be twenty-eight (28) feet in width.
2. That the requirement for two sidewalks be waived and that one sidewalk be allowed on the easterly side of roadway A, the southerly side of roadway B, and the northerly side of roadway C.

3. That the requirement for a limit of 400 foot dead-end street be waived and that a 1,152 foot roadway (up to Station 18+57.59 as shown on the Evergreen Glen Plans) be allowed due to topographical restraints, wetlands and a railroad bed, which impacts drainage.

4. That the requirement of a 75 foot property line radius cul-de-sac be waived and a 60 foot radius be allowed.

5. That the requirement for vertical bituminous berm is waived and that "Cape Cod" bituminous berm be allowed in its place noting that vertical granite curb is not waived at roundings and that granite curb inlets with granite transition pieces at catch basins is not waived. The vertical granite curbing is required at roundings and curved inlets with transition pieces at all changes.

6. That the limit of 3% roadway slope within 100 feet of intersection be waived and that 3.743% be allowed.

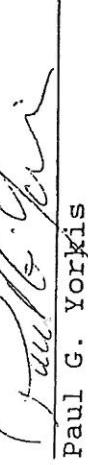
7. That the requirement for headwalls be waived and that flared end pipe be allowed where shown on the plans.

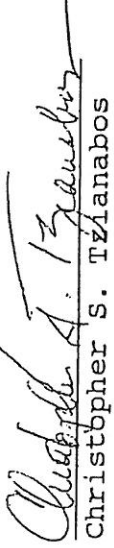
Endorsement of the approval is conditional upon the provision of a covenant duly executed and approved, to be noted on the plan and recorded with the Norfolk County Registry of Deeds, said form of guarantee may be varied from time to time by the Board.

Modifications must be shown on the plan before its endorsement and recording. The unpaid balance of all fees, postage and advertising must be paid to the appropriate authorities before endorsement.

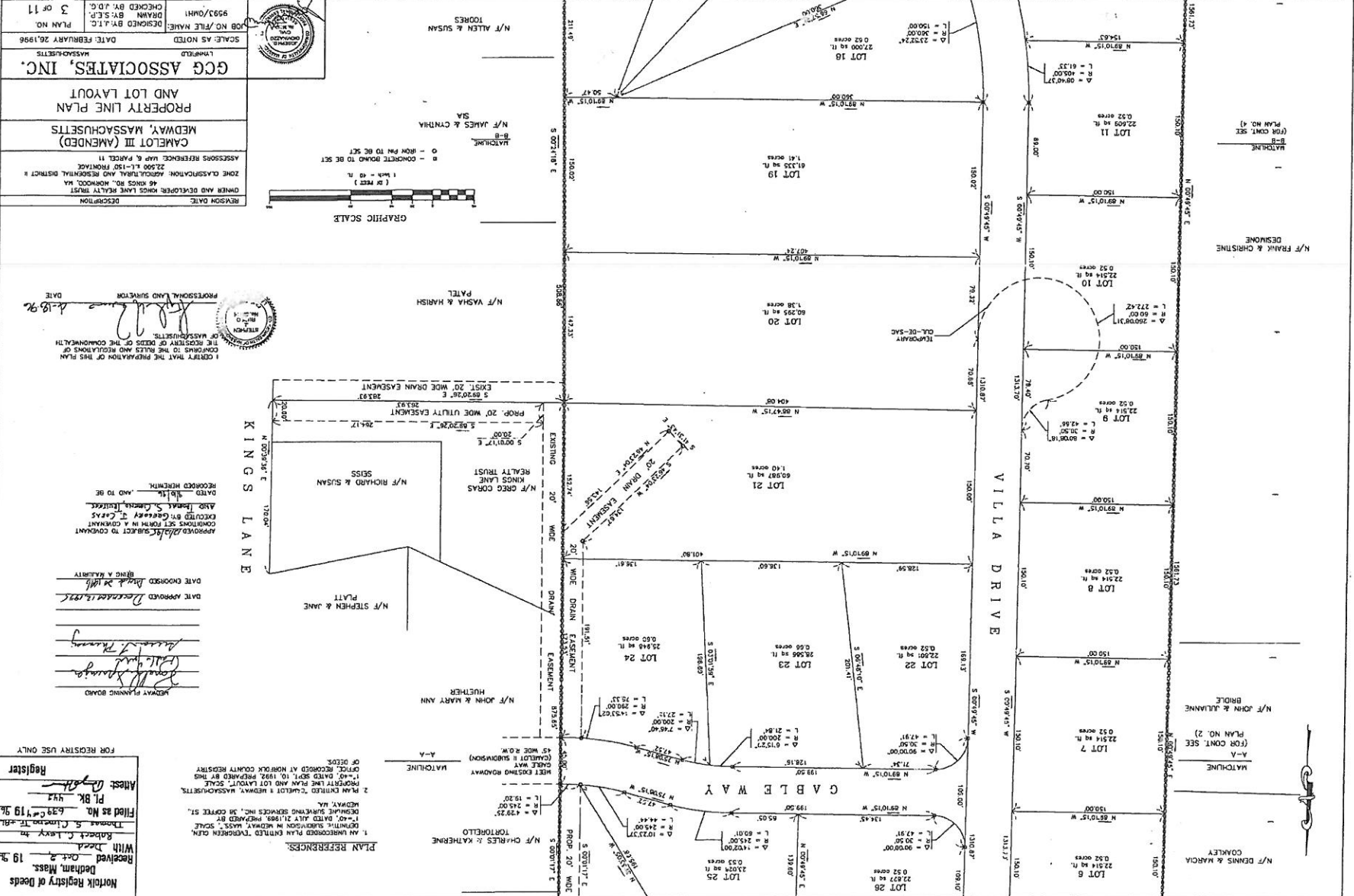
MEDWAY PLANNING BOARD


James J. Brodeur


Paul G. Yorkis


Christopher S. Trianabos


Susan Phinney



GCG ASSOCIATES, INC.
 MASSACHUSETTS
 PROPERTY LINE PLAN
 AND LOT LAYOUT
 CAMLOT III (AMENDED)
 MEDWAY, MASSACHUSETTS
 DESIGNER: J.D.C.
 CHECKED BY: J.D.C.
 3 OF 11
 JOB NO./FILE NAME: 9593/04M1
 DATE: FEBRUARY 26, 1996
 SCALE: AS NOTED
 LAMFIELD



I CERTIFY THAT THE PREPARATION OF THIS PLAN
 CONFORMS TO THE RULES AND REGULATIONS OF
 THE BOARD OF REGISTRATION OF PROFESSIONAL
 LAND SURVEYORS OF MASSACHUSETTS.
 PROFESSIONAL LAND SURVEYOR
 DATE: 2-19-96



APPROVED SUBJECT TO COMMENT
 DATE APPROVED: December 15, 1995
 DATE EXCORDED: March 29, 1996
 DENYING PLANNING BOARD
 APPROVED SUBJECT TO COMMENT
 DATE APPROVED: December 15, 1995
 DATE EXCORDED: March 29, 1996
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 APPROVED SUBJECT TO COMMENT
 DATE APPROVED: December 15, 1995
 DATE EXCORDED: March 29, 1996
 DENYING PLANNING BOARD

FOR REGISTRY USE ONLY
 North Registry of Deeds
 Received Oct 2 1996
 With Deed
 Robert C. Lacey, Jr.
 Thomas S. Clendenen, Jr., SCL
 Filed as No. 633 C-19 96
 PL BK 494
 Asses: [Signature]
 Register

PLAN REFERENCES:
 1. AN UNRECORDED PLAN ENTITLED "TEMPEREN CEM.
 DOWNSIDE SUBDIVISION IN MEDWAY MASS., 50'AL.
 1-40, DATED MAY 21, 1989, RECORDED BY
 DEEDS, REGISTERED AT NORFOLK COUNTY REGISTERY
 OFFICE.
 2. PLAN ENTITLED "CAMLOT I MEDWAY, MASSACHUSETTS
 PROPERTY LINE PLAN AND LOT LAYOUT SCALE
 1"=40' DATED SEP 10, 1992, PREPARED BY THIS
 OFFICE, REGISTERED AT NORFOLK COUNTY REGISTERY
 OFFICE.
 3. PLAN ENTITLED "CAMLOT II MEDWAY, MASSACHUSETTS
 PROPERTY LINE PLAN AND LOT LAYOUT SCALE
 1"=40' DATED SEP 10, 1992, PREPARED BY THIS
 OFFICE, REGISTERED AT NORFOLK COUNTY REGISTERY
 OFFICE.

October 15, 2014

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

Re: *Bay Oaks Definitive Subdivision Plan*
Medway, MA

Dear Board Members,

On behalf of the owner and applicant Andy Rodenhiser, we are requesting a minor modification of the Definitive Subdivision Plan, Bay Oaks.

The request is allow a modification of the proposed centerline grade of the roadway, which will require the following waiver:

1. Section 7.9.5 Grade: b) The maximum centerline grade for streets shall be eight percent (8%) for Neighborhood Street. The proposal is to allow a centerline grade of twelve percent (12%). This is consistent with the existing driveway centerline grade.

Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,
GLM Engineering Consultants, Inc.

Robert S. Truax
Project Manager

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

Complete 1 form for each waiver request

Project Name:	Bay Oaks
Property Location:	Off Fisher Street
Type of Project/Permit:	Definitive Subdivision Modification
<i>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</i>	Section 7.9.5 Grade
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	The maximum centerline grade for streets shall be eight percent (8.0%) for neighborhood street
<i>What aspect of the Regulation do you propose be waived?</i>	centerline grade
<i>What do you propose instead?</i>	Twelve percent (12.0%)
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	To minimize disruption of existing utilities, prevent blasting or rock hammering.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Approximately \$6,000.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	The waiver would allow the existing character of the area to be preserved in its natural state.
<i>What is the impact on the development if this waiver is denied?</i>	Blasting or rock hammering
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	Maintain existing site features
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	None
<i>What is the estimated value of the proposed mitigation measures?</i>	
<i>Other Information?</i>	
Waiver Request Prepared By:	Andy Rodenhiser
Date:	10/21/14
Questions?? - Please contact the Medway PED office at 508-533-3291.	

LAND SUBDIVISION – FORM C-4

RECEIVED

OCT 20 2014

**Application/Petition to Revise a Previously Approved
Definitive Subdivision Plan**

**Planning & Economic Development Board - Town of Medway, MA
TOWN CLERK**

INSTRUCTIONS TO APPLICANT/PETITIONER

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

1. Submit two (2) signed originals of the Application/Petition and one (1) copy of the proposed Revised Definitive Subdivision Plan to the Town Clerk who will date stamp both original Applications.
2. Provide one (1) original Application/Petition date stamped by the Town Clerk, ten (10) copies of the proposed Revised Definitive Subdivision Plan, the appropriate Filing Fee, and an advance of the Plan Review Fee to the Medway Planning & Economic Development Board.

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

October 20, 2014

TO: The Planning & Economic Development Board of the Town of Medway, MA

The undersigned herewith petitions the Town of Medway Planning & Economic Development Board to **REVISE** a previously approved Definitive Subdivision Plan of property located in the Town of Medway.

ORIGINAL DEFINITIVE SUBDIVISION PLAN INFORMATION

Plan Title: Modified Definitive Subdivision of "Bay Oaks"
Prepared by: GLM Engineering Consultants, Inc.
Of: 19 Exchange St., Holliston, MA 01746
Plan Date (and revision dates): Dated: May 18, 2012 Revised thru: July 28, 2014
Approved by the Planning Board on: 10/23/2012
OR/Constructively approved by Town Clerk's certificate on: _____
Approval endorsed by the Planning Board on: 7/29/2014
Recording information: Date: 10/09/2014
Plan #: _____ Book: 634 Page: 54-60
Certificate of Action: Book: 32611 Page: 371
Total Acreage of Land: 8.78±AC Original Zoning Classification: R-1

The original definitive subdivision plan showed the division of land into 4 building lots numbered 1-4 and _____ parcels not intended for building thereon to be used as:

Was the original plan for the proposed street (s) to be?

Permanently privately owned
 Publicly accepted

Approved Street Names: Dover Lane

Utilities:

_____ Town water Private well
_____ Town sewer Private septic

PETITIONER INFORMATION

Petitioner's Name: Andrew Rodenhiser

Petitioner's Address: 104 Fisher Street
Medway, MA 02053

Name of Primary Contact: Andy Rodenhiser

Telephone: 781-760-9908 FAX: _____

Email address: Andy@Rodenhiser.com

Describe Petitioner's Interest in subdivision: Owner & Applicant

Official Representative's Name: Same

Address: _____

Telephone: _____ FAX: _____

Email address: _____

ORIGINAL APPLICANT INFORMATION

Applicant's Name: Same

Applicant's Address: _____

Name of Primary Contact: _____

Telephone: _____ FAX: _____

PRESENT SUBDIVISION OWNER INFORMATION

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

Present Owner's Name: Same
Address: _____
Name of Primary Contact: _____
Telephone: _____ FAX: _____

CONSULTANT INFORMATION

Engineer: GLM Engineering Consultants, Inc.
Address: 19 Exchange Street
Holliston, MA
Primary Contact: Robert Truax
Telephone: 508-429-1100 Fax: 508-429-7160 Email: Robert.Truax@
glmengineering.com
Surveyor: Same
Address: _____

Primary Contact: _____
Telephone: _____ Fax: _____ Email: _____

CURRENT INFORMATION

This is a petition/motion to **REVISE** a previously approved definitive subdivision plan.

How will the plan be changed?

Modify centerline road grade

What sheets in the original plan set are to be changed? sheet 5 of 7

Does the proposed **REVISION**:

Change the roadway layout/right of way? Yes No

Change any lot lines? Yes No

Attach a **letter/detailed explanation/justification** as to **WHY** the plan needs to be revised.

Title of Revised Plan: Modification of Definitive Subdivision "Bay Oaks"
Prepared by: GLM Engineering Consultants, Inc.
Of: 19 Exchange Street Holliston, MA 01746

Plan Revision Date: Oct 15, 2014

Current Medway Zoning District Classification: AR-1
Frontage Requirement: 180 # Area Requirement: 34,000 s.f.

Scenic Road

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

Wetlands

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

Groundwater Protection

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

Flood Plain/Wetland Protection District

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

SIGNATURES

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

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



Signature of Petitioner

10/16/14
Date

Signature of Agent/Official Representative

Date

FEES

Filing Fee - \$250

Advance on Plan Review Fee - \$500

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

Date Form C-4 & Revised Definitive Subdivision Plan
Received by Planning & Economic Development Board

Filing Fee Paid: Date: 10/16/14 Amount: \$250 Check # 13214

Advance on Plan Review Fee Paid: Date: 10/16/14 Amount: \$500 Check # 13215

Date Form C-4 & Revised Definitive Subdivision Plan
Received by Town Clerk

PROPOSED REVISION TO DEFINITIVE SUBDIVISION PLAN
SUBMITTAL DOCUMENTS CHECKLIST

Town Clerk

- _____ One (1) signed original Application/Petition – Form C-4
- _____ One (1) copy of proposed Revised Definitive Subdivision Plan

Planning & Economic Development Board

- _____ One (1) signed Original Application/Petition – Form C-4
(Date Stamped by Town Clerk)
- _____ Letter/Written explanation why the plan needs to be changed.
- _____ Ten (10) copies of proposed Revised Definitive Subdivision Plan prepared
in accordance with Section 5.6 and 5.7 of the *Subdivision Rules and Regulations*
- _____ Filing Fee (\$250) - Payable to Town of Medway
- _____ Advance of Plan Review Fee (\$500) – Payable to Town of Medway



TETRA TECH

October 22, 2014

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

**Re: Bay Oaks Subdivision
Minor Modification Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs,

Tetra Tech (TT) is in receipt of cover letter entitled “Bay Oaks Definitive Subdivision Plan” dated October 15, 2014, a plan entitled “Modification of Definitive Subdivision Plan “Bay Oaks”, Medway, Massachusetts”, dated October 15, 2014 and an application entitled “Land Subdivision – Form C-4, Application/Petition to Revise a Previously Approved Definitive Subdivision Plan” prepared by GLM Engineering Consultants, Inc.

The applicant is requesting a waiver to Chapter 100 Section 7.9.5b of the Planning Board Rules and Regulations which limits the maximum centerline grade for neighborhood streets to eight percent (8%). The existing roadway (previously approved) centerline grade is approximately twelve percent (12%) which is consistent with that proposed for the new roadway. In addition, allowing the waiver will reduce construction impacts by reducing the amount of land disturbance and excavation needed to construct the access. TT has no objection to the waiver request, as the roadway is intended for use by residents only and is consistent with current conditions.

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,

Sean P. Reardon, P.E.
Vice President

P:\21583\143-21583-14014 (BAY OAKS SUBDIV.)\DOCS\REVIEW\TR_BAY OAKS-MINOR MODIFICATION REVIEW-2014-10-22.DOCX

One Grant Street
Framingham, MA 01702
Tel 508.903.2000 Fax 508.903.2001



November 11, 2014
Medway Planning & Economic Development Board
Meeting

CONSTRUCTION REPORTS

- Millstone Village ARCPUD - Report #24 (10-24-14)
- Millstone Village ARCPUD - Report #25 (10-27-14)
- Millstone Village ARCPUD - Report #26 (10-28-14)
- Millstone Village ARCPUD - Report #27 (10-29-14)
- Millstone Village ARCPUD - Report #28 (10-30-14)
- Millstone Village ARCPUD - Report #29 (10-31-14)
- Millstone Village ARCPUD – Report #30 (11-3-14)
- Millstone Village ARCPUD – Report #31 (11-4-14)
- Millstone Village ARCPUD – Report #32 (11-5-14)
- Bay Oaks Subdivision – Report #3 (10-28-14)
- Bay Oaks Subdivision – Report #4 (10-30-14)
- 25 Summer Street (Summer Valley Lane) – Report #17 (11-4-14)
- Applegate Subdivision – Report #49 (11-4-14)

Tetra Tech			
One Grant Street Framingham, MA 01701			
Project	Millstone Village	Date	Report No.
		10-24-14	24
Location	Winthrop Street	Project No.	Sheet 1 of
		143-21583-14018	2
Contractor	Titan Contracting Dave Zercoe	Weather	Temperature
		A.M. CLOUDY P.M.	A.M. 55° P.M.

FIELD OBSERVATIONS

On Friday, October 24, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of installing drain infrastructure along Cobblestone Drive. The contractor installed CB #14 and #15 as well as associated 12" RCP pipe. Pipe and structures were installed per the approved plans.
- B. The contractor is in the process of installing 8" CLDI water main along Millstone Drive. The pipe is placed to a depth of approximately 5-feet below finish grade and backfilled with sand material.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't	Bulldozer	Asphalt Paver	Dept. or Company	Description of Work	
Foreman	Backhoe	Asphalt Reclaimer			
Laborers	3 Loader	1 Vib. Roller			
Drivers	Rubber Tire Backhoe/Loader	Static Roller			
Oper. Engr.	4 Bobcat	Vib. Walk Comp.			
Carpenters	Hoeram	Compressor			
Masons	Excavator	Jack Hammer			
Iron Workers	Grader	Power Saw			
Electricians	Crane	Conc. Vib.			
Flag persons	Scraper	Tree Remover			
Surveyors	Articulating Dump Truck	Chipper			
Driller	Conc. Truck	Screener	1	OFFICIAL VISITORS TO JOB	
Blast Crew	Pickup Truck	Drill Rig			
	Dump Truck 6 Whl	Boom Lift			
	Dump Truck 10 Whl	Water Truck			
	Dump Truck 14 Whl	Lull			
	Dump Truck 18 Whl	Gradall			
Police Details:					
Time on site: 8:00 A.M. – 11:00 A.M.					
CONTRACTOR'S Hours of Work:					
				RESIDENT REPRESENTATIVE FORCE	
				Name	Name
				Resident Representative: Steven Bouley	

Project	Millstone Village	Date	10-24-14	Report No.	24
Location	Winthrop Street	Project No.	143-21583-14018	Sheet 2 of	2
Contractor	Titan Contracting Dave Zercoe	Weather	A.M. CLOUDY P.M.	Temperature	A.M. 55° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule	A. The contractor plans to continue the installation of the drainage, sewer and begin the water installation next week to be able to pave binder in Phase I in a few weeks.
3. New Action Items	A. N/A
4. Previous Open Action Items	A. Contractor to finish pave sewer/water trenches in Winthrop Street.
5. Materials Delivered to Site Since Last Inspection:	A. N/A

Tetra Tech			
One Grant Street Framingham, MA 01701			
Project	Millstone Village	Date	Report No.
		10-27-14	25
Location	Winthrop Street	Project No.	Sheet 1 of
		143-21583-14018	2
Contractor	Titan Contracting Dave Zercoe	Weather	Temperature
		A.M. SUNNY P.M.	A.M. 55° P.M.

FIELD OBSERVATIONS

On Monday, October 27, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of installing drain infrastructure along Cobblestone Drive. The contractor installed CB #17 and #18 and DMH #16 as well as associated 12" RCP pipe. Pipe and structures were installed per the approved plans.
- B. The contractor is in the process of installing 8" CLDI water main along Millstone Drive. The pipe is placed to a depth of approximately 5-feet below finish grade and backfilled with sand material with warning tape.
- C. The contractor is in the process of crushing gravel to be utilized as the subbase for the proposed roadway. A sample is to be gathered for testing to provide sieve analyses to determine if the material is acceptable for use as a subbase.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't	Bulldozer	Asphalt Paver	Dept. or Company	Description of Work	
	1	Backhoe	Asphalt Reclaimer		
Foreman					
Laborers	3	Loader	Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader	Static Roller		
Oper. Engr.	4	Bobcat	Vib. Walk Comp.		
Carpenters		Hoeram	Compressor		
Masons		Excavator	Jack Hammer		
Iron Workers		Grader	Power Saw		
Electricians		Crane	Conc. Vib.		
Flag persons		Scraper	Rock Crusher	1	
Surveyors		Articulating Dump Truck	Chipper		
Driller		Conc. Truck	Screener	1	OFFICIAL VISITORS TO JOB
Blast Crew		Pickup Truck	Drill Rig		
		Dump Truck 6 Whl	Boom Lift		
		Dump Truck 10 Whl	Water Truck		
		Dump Truck 14 Whl	Lull		
		Dump Truck 18 Whl	Gradall		
Police Details:					
Time on site: 8:00 A.M. – 11:00 A.M.					
CONTRACTOR'S Hours of Work:					
				RESIDENT REPRESENTATIVE FORCE	Name
					Name
				Resident Representative: Steven Bouley	

Project Millstone Village	Date 10-27-14	Report No. 25
Location Winthrop Street	Project No. 143-21583-14018	Sheet 2 of 2
Contractor Titan Contracting Dave Zercoe	Weather A.M. SUNNY P.M.	Temperature A.M. 55° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule	A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.
3. New Action Items	A. Sieve analysis to be provided for on-site crushed subbase material.
4. Previous Open Action Items	A. Contractor to finish pave sewer/water trenches in Winthrop Street.
5. Materials Delivered to Site Since Last Inspection:	A. N/A

Tetra Tech			
One Grant Street Frammingham, MA 01701			
Project	Millstone Village	Date	Report No.
Location	Winthrop Street	10-28-14	26
Contractor	Titan Contracting Dave Zercoe	Project No. 143-21583-14018	Sheet 1 of 2
		Weather A.M. SUNNY P.M.	Temperature A.M. 65° P.M.

FIELD OBSERVATIONS

On Tuesday, October 28, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of installing sewer infrastructure along Fieldstone Drive. The contractor installed approximately 50 feet of sewer pipe along the roadway layout. Pipe was installed per the approved plans.
- B. The contractor is in the process of installing water infrastructure along Millstone Drive. The contractor assembled the tee at the intersection of Millstone Drive and Fieldstone Drive which includes a tee and three gate valves all fastened with Megalugs and 2-foot pipe sections.
- C. The fire department is requesting that Millstone Drive be paved in its entirety to allow for a fire truck turn-around.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't	Bulldozer	Asphalt Paver	Dept. or Company	Description of Work	
	1	Backhoe	Asphalt Reclaimer		
Foreman					
Laborers	3	Loader	Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader	Static Roller		
Oper. Engr.	4	Bobcat	Vib. Walk Comp.		
Carpenters		Hoeram	Compressor		
Masons		Excavator	Jack Hammer		
Iron Workers		Grader	Power Saw		
Electricians		Crane	Conc. Vib.		
Flag persons		Scraper	Rock Crusher	1	
Surveyors		Articulating Dump Truck	Chipper		
Driller		Conc. Truck	Screener	1	OFFICIAL VISITORS TO JOB
Blast Crew		Pickup Truck	Drill Rig		
		Dump Truck 6 Whl	Boom Lift		
		Dump Truck 10 Whl	Water Truck		
		Dump Truck 14 Whl	Lull		
		Dump Truck 18 Whl	Gradall		
Police Details:					
Time on site: 8:00 A.M. – 11:00 A.M.					
CONTRACTOR'S Hours of Work:					
				RESIDENT REPRESENTATIVE FORCE	
				Name	Name
				Resident Representative: Steven Bouley	

Project Millstone Village	Date 10-28-14	Report No. 26
Location Winthrop Street	Project No. 143-21583-14018	Sheet 2 of 2
Contractor Titan Contracting Dave Zercoe	Weather A.M. SUNNY P.M.	Temperature A.M. 65° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule	A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.
3. New Action Items	A. N/A
4. Previous Open Action Items	A. Contractor to finish pave sewer/water trenches in Winthrop Street. B. Sieve analysis to be provided for on-site crushed subbase material.
5. Materials Delivered to Site Since Last Inspection:	A. N/A

Tetra Tech			
One Grant Street Framingham, MA 01701			
Project	Millstone Village	Date 10-29-14	Report No. 27
Location	Winthrop Street	Project No. 143-21583-14018	Sheet 1 of 2
Contractor	Titan Contracting Dave Zercoe	Weather A.M. CLOUDY P.M. CLOUDY	Temperature A.M. 60° P.M. 70°

FIELD OBSERVATIONS

On Wednesday, October 29, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

I. Observations

- A. The contractor is in the process of installing drain infrastructure along Millstone Drive. The contractor installed CB #34 and #35 and DMH #36 and associated 12" RCP pipe from the catch basins to the manhole. Pipe and structures were installed per the approved plans.
- B. The contractor is in the process of installing water infrastructure along Millstone Drive. The contractor installed the previously assembled the tee at the intersection of Millstone Drive and Fieldstone Drive and is installing pipe to the cul-de-sac located at the far end of Millstone Drive. The end of the waterline at the cul-de-sac was capped and thrust block placed. The proposed hydrant in the cul-de-sac island was also installed.
- C. A representative from B & F Water and Sewer Services, Inc. was on-site to conduct sewer infrastructure testing. All pipe and manholes passed pressure/vacuum testing along Millstone drive, Sandstone Drive and Cobblestone Drive up to SMH #9. All testing was conducted per the town of Medway Water/Sewer regulations.

CONTRACTOR'S FORCE AND EQUIPMENT

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't	Bulldozer	Asphalt Paver	Dept. or Company	Description of Work	
Foreman	Backhoe	Asphalt Reclaimer	B & F Water and Sewer Serv.	Sewer Testing	
Laborers	3 Loader	1 Vib. Roller			
Drivers	Rubber Tire Backhoe/Loader	Static Roller			
Oper. Engr.	4 Bobcat	Vib. Walk Comp.			
Carpenters	Hoeram	Compressor			
Masons	Excavator	3 Jack Hammer			
Iron Workers	Grader	Power Saw			
Electricians	Crane	Conc. Vib.			
Flag persons	Scraper	Rock Crusher	1		
Surveyors	Articulating Dump Truck	Chipper	1		
Driller	Conc. Truck	Screener	1	OFFICIAL VISITORS TO JOB	
Blast Crew	Pickup Truck	Drill Rig			
Sewer/Water Tester	1 Dump Truck 6 Whl	Boom Lift			
	Dump Truck 10 Whl	Water Truck			
	Dump Truck 14 Whl	Lull			
	Dump Truck 18 Whl	Gradall			

Police Details:

Time on site: 8:00 A.M. - 5:00 P.M.

CONTRACTOR'S Hours of Work:

RESIDENT REPRESENTATIVE FORCE	
Name	Name
	Resident Representative: Steven Bouley

Project Millstone Village	Date 10-29-14	Report No. 27
Location Winthrop Street	Project No. 143-21583-14018	Sheet 2 of 2
Contractor Titan Contracting Dave Zercoe	Weather A.M. CLOUDY P.M. CLOUDY	Temperature A.M. 60° P.M. 70°

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. Contractor to finish pave sewer/water trenches in Winthrop Street.
- B. Sieve analysis to be provided for on-site crushed subbase material.

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech			
One Grant Street Framingham, MA 01701			
Project	Millstone Village	Date	Report No.
Location	Winthrop Street	10-30-14	28
Contractor	Titan Contracting Dave Zercoe	Project No. 143-21583-14018	Sheet 1 of 2
		Weather A.M. SUNNY P.M.	Temperature A.M. 60° P.M.

FIELD OBSERVATIONS

On Thursday, October 30, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of backfilling the water infrastructure. Sand and warning tape is placed within the pipe zone and then backfilled with on-site material and compacted.
- B. Rock crushing is on-going to produce gravel for the proposed roadway.
- C. House construction is on-going for Unit #1. The house is being framed at this time.

CONTRACTOR'S FORCE AND EQUIPMENT

Sup't	Asphalt Paver	Dept. or Company	Description of Work
1	Bulldozer		
	Backhoe		
3	Loader		
	Rubber Tire Backhoe/Loader		
4	Bobcat		
	Hoeram		
	Excavator		
	Grader		
	Crane		
	Scrapper		
	Articulating Dump Truck		
	Conc. Truck		
	Pickup Truck		
	Dump Truck 6 Whl		
	Dump Truck 10 Whl		
	Dump Truck 14 Whl		
	Dump Truck 18 Whl		

Police Details:

Time on site: 10:00 A.M. – 12:00 P.M.

CONTRACTOR'S Hours of Work:

WORK DONE BY OTHERS

RESIDENT REPRESENTATIVE FORCE
Name
Name

Resident Representative: Steven Bouley

Project	Millstone Village	Date	10-30-14	Report No.	28
Location	Winthrop Street	Project No.	143-21583-14018	Sheet 2 of	2
Contractor	Titan Contracting Dave Zercoe	Weather	A.M. SUNNY P.M.	Temperature	A.M. 60° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. Contractor to finish pave sewer/water trenches in Winthrop Street.
- B. Sieve analysis to be provided for on-site crushed subbase material.

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech One Grant Street Framingham, MA 01701			
Project	Millstone Village	Date	Report No.
Location	Winthrop Street	10-31-14	29
Contractor	Titan Contracting Dave Zercoe	Project No.	Sheet 1 of
		143-21583-14018	2
		Weather	Temperature
		A.M. SUNNY	A.M. 55°
		P.M.	P.M.

FIELD OBSERVATIONS

On Friday, October 31, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of installing drain infrastructure along Millstone Drive. The contractor installed DMH #33 and associated 12" RCP pipe. Pipe and structure were installed per the approved plans.
- B. The contractor is in the process of installing water main along Cobblestone Drive. Pipe was installed per the approved plans.
- C. House construction is on-going for Unit #1. The house is being framed at this time.

CONTRACTOR'S FORCE AND EQUIPMENT			WORK DONE BY OTHERS	
Sup't	Bulldozer	Asphalt Paver	Dept. or Company	Description of Work
Foreman	Backhoe	Asphalt Reclaimer		
Laborers	3 Loader	Vib. Roller		
Drivers	Rubber Tire Backhoe/Loader	Static Roller		
Oper. Engr.	3 Bobcat	Vib. Walk Comp.		
Carpenters	Hoeram	Compressor		
Masons	Excavator	Jack Hammer		
Iron Workers	Grader	Power Saw		
Electricians	Crane	Conc. Vib.		
Flag persons	Scraper	Rock Crusher		
Surveyors	Articulating Dump Truck	Chipper		
Driller	Conc. Truck	Screener	OFFICIAL VISITORS TO JOB	
Blast Crew	Pickup Truck	Drill Rig		
Sewer/Water Tester	Dump Truck 6 Whl	Boom Lift		
	Dump Truck 10 Whl	Water Truck		
	Dump Truck 14 Whl	Lull		
	Dump Truck 18 Whl	Gradall		
Police Details:				
Time on site: 10:00 A.M. – 12:00 P.M.				
CONTRACTOR'S Hours of Work:				
RESIDENT REPRESENTATIVE FORCE			Name	Name
Resident Representative: Steven Bouley				

Project Millstone Village	Date 10-31-14	Report No. 29
Location Winthrop Street	Project No. 143-21583-14018	Sheet 2 of 2
Contractor Titan Contracting Dave Zercoe	Weather A.M. SUNNY P.M.	Temperature A.M. 55° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. Contractor to finish pave sewer/water trenches in Winthrop Street.
- B. Sieve analysis to be provided for on-site crushed subbase material.

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech One Grant Street Framingham, MA 01701		Date 11-03-14	Report No. 30
Project Millstone Village		Project No. 143-21583-14018	Sheet 1 of 2
Location Winthrop Street		Weather A.M. SUNNY P.M.	Temperature A.M. 45° P.M.
Contractor Titan Contracting Dave Zercoe			

FIELD OBSERVATIONS

On Monday, November 3, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of installing sewer infrastructure along Cobblestone Drive. The contractor installed SMH #10 and associated 8" sdr 35 pcv pipe. Pipe and structure were installed per the approved plans. This work completes the sewer main installation for Phase I in preparation for roadway paving of Phase I.
- B. The contractor is in the process of installing water services along Millstone Drive. The main was tapped with a corporation stop and PE tubing was used from the corporation stop to the curb stop at which location a curb gate was installed. The service was backfilled with sand and warning tape. This installation is typical for all services installed on the project.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't				Dept. or Company	Description of Work
1	Bulldozer		Asphalt Paver		
	Backhoe		Asphalt Reclaimer		
4	Loader	1	Vib. Roller		
	Rubber Tire Backhoe/Loader		Static Roller		
2	Bobcat		Vib. Walk Comp.		
	Hoeram		Compressor		
	Excavator	2	Jack Hammer		
	Grader		Power Saw		
	Crane		Conc. Vib.		
	Scraper		Rock Crusher		
	Articulating Dump Truck		Chipper		
	Conc. Truck		Screener		OFFICIAL VISITORS TO JOB
	Pickup Truck		Drill Rig		
	Dump Truck 6 Whl		Boom Lift		
	Dump Truck 10 Whl		Water Truck		
	Dump Truck 14 Whl		Lull		
	Dump Truck 18 Whl		Gradall		
Police Details:					
Time on site: 10:00 A.M. – 12:00 P.M.					
CONTRACTOR'S Hours of Work:					
				Name	Name
				RESIDENT REPRESENTATIVE FORCE	
				Name	Name
				Resident Representative: Steven Bouley	

Project Millstone Village	Date 11-03-14	Report No. 30
Location Winthrop Street	Project No. 143-21583-14018	Sheet 2 of 2
Contractor Titan Contracting Dave Zercoe	Weather A.M. SUNNY P.M.	Temperature A.M. 45° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule	A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.
3. New Action Items	A. N/A
4. Previous Open Action Items	A. Contractor to finish pave sewer/water trenches in Winthrop Street. B. Sieve analysis to be provided for on-site crushed subbase material.
5. Materials Delivered to Site Since Last Inspection:	A. N/A

Project	Millstone Village	Date	11-04-14	Report No.	31
Location	Winthrop Street	Project No.	143-21583-14018	Sheet 2 of	2
Contractor	Titan Contracting Dave Zercoe	Weather	A.M. SUNNY P.M.	Temperature	A.M. 60° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.
3. New Action Items
 - A. N/A
4. Previous Open Action Items
 - A. Contractor to finish pave sewer/water trenches in Winthrop Street.
 - B. Sieve analysis to be provided for on-site crushed subbase material.
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Tetra Tech			
One Grant Street Frammingham, MA 01701			
Project	Millstone Village	Date	11-05-14
Location	Winthrop Street	Project No.	143-21583-14018
Contractor	Titan Contracting Dave Zercoe	Weather	A.M. SUNNY P.M.
		Temperature	A.M. 60° P.M.
		Report No.	32
		Sheet 1 of	2

FIELD OBSERVATIONS

On Wednesday, November 4, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to observe the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of backfilling the water main and services along Millstone Drive. The contractor installed the hydrant at approximate STA 2+25. The pipe was backfilled with sand and warning tape in the pipe zone and the trench brought to grade with native material.
- B. The contractor is in the process of installing the modular block retaining wall on the southern side of Millstone Drive at approximate STA 3+50. The wall was set on a base of 3/4" stone and all units filled with stone prior to next course of units being installed.

CONTRACTOR'S FORCE AND EQUIPMENT			WORK DONE BY OTHERS	
Sup't			Dept. or Company	Description of Work
Foreman	Bulldozer	Asphalt Paver		
	Backhoe	Asphalt Reclaimer		
Laborers	2 Loader	Vib. Roller		
Drivers	Rubber Tire Backhoe/Loader	Static Roller		
Oper. Engr.	2 Bobcat	Vib. Walk Comp.		
Carpenters	Hoeram	Compressor		
Masons	Excavator	Jack Hammer		
Iron Workers	Grader	Power Saw		
Electricians	Crane	Conc. Vib.		
Flag persons	Scraper	Rock Crusher		
Surveyors	Articulating Dump Truck	Chipper		
Driller	Conc. Truck	Screener	OFFICIAL VISITORS TO JOB	
Blast Crew	Pickup Truck	Drill Rig		
Sewer/Water Tester	Dump Truck 6 Whl	Boom Lift		
	Dump Truck 10 Whl	Water Truck		
	Dump Truck 14 Whl	Lull		
	Dump Truck 18 Whl	Gradaill		
Police Details:				
Time on site: 10:00 A.M. -- 12:00 P.M.				
CONTRACTOR'S Hours of Work:				
			RESIDENT REPRESENTATIVE FORCE	
			Name	Name
			Resident Representative: Steven Bouley	

Project	Millstone Village	Date	11-05-14	Report No.	32
Location	Winthrop Street	Project No.	143-21583-14018	Sheet 2 of	2
Contractor	Titan Contracting Dave Zercoe	Weather	A.M. SUNNY P.M.	Temperature	A.M. 60° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.
3. New Action Items
 - A. N/A
4. Previous Open Action Items
 - A. Contractor to finish pave sewer/water trenches in Winthrop Street.
 - B. Sieve analysis to be provided for on-site crushed subbase material.
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Tetra Tech One Grant Street Framingham, MA 01701			
Project	Date	Report No.	
Bay Oaks	10-28-14	03	
Location	Project No.	Sheet 1 of	
Fisher Street/Dover Lane	143-21583-14014	2	
Contractor	Weather	Temperature	
Andy Rodenhiser	A.M. SUNNY	A.M. 55°	
	P.M.	P.M.	

FIELD OBSERVATIONS

On Tuesday, October 28, 2014 Steve Bouley from Tetra Tech (Tt) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of grading the proposed retention basin. The proposed location of the basin is between several large boulders approximately 10 feet in diameter as well as ledge outcropping. The basin will be fit in around these boulders to the proposed volume as specified on the plans. The applicant stated that the basin was surveyed and the proposed volume has been met. The applicant stated that the basin should be loamed and seeded by the end of the week.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't	Bulldozer	Asphalt Paver		Dept. or Company	Description of Work
1	Backhoe	Asphalt Reclaimer			
	Loader	Vib. Roller			
	Rubber Tire Backhoe/Loader	Static Roller			
	Bobcat	Vib. Walk Comp.			
	Hoeram	Compressor			
	Excavator	Jack Hammer			
	Grader	Power Saw			
	Crane	Conc. Vib.			
	Scraper	Tree Remover			
	Conc. Mixer	Chipper			
	Conc. Truck	Screener			
	Pickup Truck	Drill Rig			
	Dump Truck 6 Whl	Boom Lift			
	Dump Truck 10 Whl	Water Tank			
	Dump Truck 14 Whl	Lull			
	Dump Truck 18 Whl	Gradiall			
Police Details:					
Time on site: 9:00 A.M. – 9:30 A.M.					
CONTRACTOR'S Hours of Work:					
			RESIDENT REPRESENTATIVE FORCE		
			Name	Name	
			Resident Representative: Steve Bouley		

Project Bay Oaks	Date 10-28-14	Report No. 03
Location Fisher Street/Dover Lane	Project No. 143-21583-14014	Sheet 2 of 2
Contractor Andy Rodenhiser	Weather A.M. SUNNY P.M.	Temperature A.M. 55° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. Mr. Rodenhiser plans to continue clearing and begin construction on the proposed swale and retention basin this week into next week.
3. New Action Items
 - A. N/A
4. Previous Open Action Items
 - A. Replace property bound at northeastern corner of Dover Lane layout at intersection with Fisher Street.
 - B. Repair granite curb damaged during clearing/boulder removal. *The curb has been repaired. No further action required for this item.*
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Tetra Tech			
One Grant Street Framingham, MA 01701			
Project	Date	Report No.	
Bay Oaks	10-30-14	04	
Location	Project No.	Sheet 1 of	
Fisher Street/Dover Lane	143-21583-14014	2	
Contractor	Weather	Temperature	
Andy Rodenhiser	A.M. SUNNY P.M.	A.M. 55° P.M.	

FIELD OBSERVATIONS

On Thursday, October 30, 2014 Steve Bouley from Tetra Tech (Tt) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor has completed grading, loaming and seeding the retention basin and is in the process of subgrading the proposed driveway entrance to Lot 3. Subsoil and roots were evident in the sub soil at a depth of approximately 2 feet below grade which was removed to gravel depth. Gravel will be imported to bring the roadway to subgrade elevation. A sieve analysis has been requested.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't			Asphalt Paver	Dept. or Company	Description of Work
	1	Bulldozer	Asphalt Reclaimer		
Foreman	1	Backhoe	Vib. Roller		
Laborers		Loader	Static Roller		
Drivers		Rubber Tire Backhoe/Loader	Vib. Walk Comp.		
Oper. Engr.	1	Bobcat	Compressor		
Carpenters		Hoeram	Jack Hammer		
Masons		Excavator	Power Saw		
Iron Workers		Grader	Conc. Vib.		
Electricians		Crane	Tree Remover		
Flag persons		Scraper	Chipper		
Surveyors		Conc. Mixer	Screenner		
		Conc. Truck	Drill Rig		
		Pickup Truck	Boom Lift		
		Dump Truck 6 Whl	Water Tank		
		Dump Truck 10 Whl	Lull		
		Dump Truck 14 Whl	Gradall		
		Dump Truck 18 Whl			
Police Details:			RESIDENT REPRESENTATIVE FORCE		
Time on site: 9:00 A.M. – 10:00 A.M.			Name	Name	
CONTRACTOR'S Hours of Work:					
			Resident Representative: Steve Bouley		

Project Bay Oaks	Date 10-30-14	Report No. 04
Location Fisher Street/Dover Lane	Project No. 143-21583-14014	Sheet 2 of 2
Contractor Andy Rodenhiser	Weather A.M. SUNNY P.M.	Temperature A.M. 55° P.M.

FIELD OBSERVATIONS CONTINUED

<p>2. Schedule</p> <p>A. Mr. Rodenhiser plans to continue the installation of the driveway for Lot 3 and grading the proposed swale this week and begin pavement reclamation and electric installation beginning early next week.</p> <p>3. New Action Items</p> <p>A. N/A</p> <p>4. Previous Open Action Items</p> <p>A. Replace property bound at northeastern corner of Dover Lane layout at intersection with Fisher Street.</p> <p>5. Materials Delivered to Site Since Last Inspection:</p> <p>A. N/A</p>

Tetra Tech			
One Grant Street Framingham, MA 01701			
Project	Summer Valley Lane	Date	11-04-2014
Location	25 Summer Street, Medway, MA	Project No.	143-21583-11012
Contractor	Mike Fasolino	Weather	A.M. SUNNY P.M.
		Report No.	17
		Sheet 1 of	2
		Temperature	A.M. 60° P.M.

FIELD OBSERVATIONS

On Tuesday, November 4, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to observe the current condition of the site and general site conditions. The following observations were made:

1. Observations

- A. The contractor was in the process of installing the bituminous concrete top course for the length of the roadway. The mix was placed at a loose depth of 2-inches in order to compensate for compaction to achieve a final compacted depth of 1 1/2-inches.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't				Dept. or Company	Description of Work
1	Bulldozer		Asphalt Paver	1	
	Backhoe		Asphalt Reclaimer		
3	Loader		Vib. Roller	1	
	Rubber Tire Backhoe/Loader		Static Roller		
1	Bobcat		Vib. Walk Comp.		
	Hoeram		Compressor		
	Excavator		Jack Hammer		
	Grader		Power Saw		
	Crane		Conc. Vib.		
	Scraper		Tree Remover		
	Conc. Mixer		Chipper		
	Conc. Truck		Screener		OFFICIAL VISITORS TO JOB
	Pickup Truck		Drill Rig		
	Dump Truck 6 Whl		Boom Lift		
	Dump Truck 10 Whl	1	Water Tank		
	Dump Truck 14 Whl		Lull		
	Dump Truck 18 Whl		Gradall		
Police Details: n/a					
Time on site: 9:00 AM-10:00 AM.					
CONTRACTOR'S Hours of Work:					
				RESIDENT REPRESENTATIVE FORCE	
				Name	Name
				Resident Representative: Steven Bouley	

Project	Summer Valley Lane	Date	11-04-2014	Report No.	17
Location	25 Summer Street, Medway, MA	Project No.	143-21583-11012	Sheet 2 of	2
Contractor	Mike Fasolino	Weather	A.M. SUNNY P.M.	Temperature	A.M. 60° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor plans to continue the installation of the drainage, sewer and water installation to be able to pave binder in Phase I in a few weeks.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. TT informed the contractor that a sieve test would need to be submitted for both the gravel borrow and the dense graded crushed stone to be imported to the site. *The contractor submitted a sieve test that passed for gravel borrow. The contractor also asked if this material was sufficient to be used as the dense graded crushed stone proposed immediately below the pavement. TT said that the material was not sufficient because it was too large and did not meet the sieve requirements for the dense graded material. The contractor agreed to import different material for the dense graded crushed stone.*

- B. When the roadway is paved, the joints in the sidewalk where the proposed work meets the existing walk shall be sealed with a bituminous sealant. *The joints were sealed at the interface between the road and sidewalk but TT should confirm that the joints in the sidewalk were sealed as well.*

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech			
One Grant Street Framingham, MA 01701			
Project	Applegate Farm	Date	11-04-14
Location	Coffee/Ellis Street, Medway, MA	Project No.	143-21583-12007
Contractor	Unique Homes Eric Johnson	Weather	A.M. SUNNY P.M.
		Report No.	49
		Sheet 1 of	2
		Temperature	A.M. 60° P.M.

FIELD OBSERVATIONS

On Tuesday, November 4, 2014, Steve Bouley from Tetra Tech was on-site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. The contractor is in the process of installing drain infrastructure. The contractor is installing 15” HDPE pipe from DMH #8 to DMH #12-8 as well as DMH #12-8. Pipe and structure are installed per the approved plans.

2. Schedule

- A. TT will inspect the subdivision on an as needed basis.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't				Dept. or Company	Description of Work
1	Bulldozer	Asphalt Paver			
	Backhoe	Asphalt Reclaimer			
1	Loader	Vib. Roller			
	Rubber Tire Backhoe/Loader	Static Roller	1		
	Bobcat	Vib. Walk Comp.			
	Hoeram	Compressor			
	Excavator	Jack Hammer			
	Grader	Power Saw			
	Crane	Conc. Vib.			
	Scraper	Tree Remover			
	Conc. Mixer	Chipper			
	Conc. Truck	Screener			
	Pickup Truck	Drill Rig	1		OFFICIAL VISITORS TO JOB
	Dump Truck 6 Whl	Boom Lift			
	Dump Truck 10 Whl	Water Tank			
	Dump Truck 14 Whl	Lull			
	Dump Truck 18 Whl	Gradall			
Police Details:					
Time on site: 8:00 A.M.-9:00 A.M.					
CONTRACTOR'S Hours of Work:					
				Name	RESIDENT REPRESENTATIVE FORCE
				Name	Name
				Resident Representative Steve Bouley	

Project Applegate Farm	Date 11-04-14	Report No. 49
Location Coffee/Ellis Street, Medway, MA	Project No. 143-21583-12007	Sheet 2 of 2
Contractor Unique Homes Eric Johnson	Weather A.M. SUNNY P.M.	Temperature A.M. 60° P.M.

FIELD OBSERVATIONS CONTINUED

3. New Action Items

A. N/A

4. Previous Open Action Items

- A. When the clearing of Lot 7 occurred, the natural channel for the culvert runoff was eliminated. The site was leveled off and in doing so, the material is blocking the pathway from the culvert. This could prevent water from running through the culvert and cause flooding on Ellis Street. This could be a larger issue if freezing occurs as temperatures drop. *The contractor is in the process of installing drain infrastructure to handle runoff from Ellis Street. No further action required for this item.*
- B. The pavement in Coffee Street where the sewer connection was made needs to be repaired. 5/18 Update: *Mr. Canesi has repaired that pavement in this location. The pavement is a temporary patch and will need to be repaired in a final condition prior to the completion of the project.*
- C. SMH 11 appears to be set too low. The flat top section of the structure is set at least 5' below the roadway grade. It appears that there is a discrepancy on the plan between the finish grade elevation in this area as shown on the profile versus the plan views. 5/18 Update: *Mr. Canesi stated that he noticed this discrepancy but the structures were already ordered per the elevations provided in the profile. They will discuss with owner and revise as necessary. It should be easy to remove the flat top and add another riser section to raise the elevation as necessary.*
- D. It has been noted that the contractor is installing the drainage system in this portion of the site per an unapproved layout of the drainage system as shown on revised plans dated 2/15/12. *The drainage modification has been approved, no further action required for this item.*
- E. Canesi requested that we connect the existing house on Lot 9R to the new sewer installed in Road A. TT will check with the DPS and Planning Board about connecting a house to the system prior to a bond being submitted. *DPS felt that TT should conduct a thorough inspection of the sewer system prior to allowing the new connection. It is also noted that the connection would be done at the risk to the Owner, meaning if there is an issue with the sewer line within the subdivision or on the house owners property, the town is not yet responsible for operation and maintenance of that line. A sketch shall be submitted to the BOH upon capping of the forcemain.*
- F. It was noted that the property at the intersection of Coffee Street and Ellis Street has cleared all of the trees within the ROW on Coffee Street. We discussed with the contractor of Applegate that the parcel owned by Mr. Costello along Coffee should not be cleared in the same manner. The intent of the design is to have the proposed sidewalk meander around the existing trees.
- G. The DPS has notified us that the project requires two water connection permits and will require an additional sewer connection permit when the main building on Lot 9R is reconnected into the Applegate Subdivision sewer system.
- H. Catch basin silt sacks should be cleaned and electric/tel/cable trenches repaired to prevent any damage to the drainage infrastructure and the roadway. *The roadway has been patched, silt sacks cleaned and roadway swept. No further action required for this item.*

5. Materials Delivered to Site Since Last Inspection:

A. N/A.

Susan Affleck-Childs

From: PGYORKIS@aol.com
Sent: Wednesday, October 29, 2014 1:06 PM
To: Susan Affleck-Childs
Subject: The Village at Pine Ridge and Candlewood Drive

I can share the following with you:

Regarding The Village at Pine Ridge

Top course of pavement installed
Berm installed
Water gate adjustment completed
Drain structure adjustments completed
Light poles installed

The remaining items on the July 25, 2011 document remain.

Regarding the remaining items:

I have spoken with Jimmy Smith regarding the pavement markings. If the Town of Medway is out painting again this year the pavement markings will be installed. If they are not out again this year, the markings will be done in the 2015

The four signs may be installed this year.

The as-built plans may be completed this year as well.

Regarding Candlewood Drive:

These items will be completed by the end of April 2015.

Please note that Bill Canesi will be doing the work associated with both areas. Should weather permit work to be done this fall and depending upon his current schedule, some of the outstanding items may be completed in 2014.

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

Paul G. Yorkis
President
Patriot Real Estate, Inc.
159 Main Street
Medway, MA 02053
Cell - 508-509-7860
Massachusetts 2011 Realtor of the Year
Boston Area Vice President, Massachusetts Association of REALTORS

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

MEMORANDUM

November 7, 2014

TO: PEDB members
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Rolling Hills Subdivision - Construction Account

On 11/3/2014, Olga Guerrero contacted me to ask if the Board would now refund the construction funds for the Rolling Hills Subdivision.

The Rolling Hills subdivision was a division of 3.3 acres of land at 25 Milford Street into: 1 lot with an existing house, 2 new house lots, a road parcel, and a drainage parcel. At the time of subdivision approval in 2006, the applicant/owner, Olga Guerrero, established a construction account which now has a balance of \$7,273.

As you know, the subdivision was never constructed but Olga Guerrero conveyed the parcel with the house at 25 Milford Street to a new owner in 2006. That house/lot was subsequently conveyed to Wallace Dabney REO LLC now known as WD Jaguar LLC. In November 2013, Mrs. Guerrero sold the remainder of the Rolling Hills property to Wallace Dabney REO LLC now known as WD Jaguar LLC. That deed was recorded on 11/12/13 in the Norfolk County Registry of Deeds – Book 31887, Page 556.

On 9/2/2014, the Board endorsed an ANR plan for all of the property comprised by the Rolling Hills Subdivision. That application was submitted by George Dabney on behalf of Wallace Dabney REO LLC/WD Jaguar LLC. That ANR plan re-divided the entire property into two parcels – one lot (25,000 sq. ft.) for the land where the existing older structure is located (25 Milford Street) and one lot for the remaining 2.77 acres of land where the previous Rolling Hills plan showed the roadway, drainage parcel and 2 house lots. That ANR plan was recorded in the Norfolk County Registry of Deeds on 9/11/2014 - Page 81 in Plan Book 633.

Since then, WD Jaguar LLC has sold 25 Milford Street. That conveyance was recorded in the Norfolk County Registry of Deeds on 9/11/2014 - Book 32543, Page 569.

With the recording of the above noted ANR plan, the former Rolling Hills subdivision ceases to exist. The construction observation funds are no longer needed as there is no subdivision. I would ask the Board to consider voting to refund the remaining construction observation funds to Olga Guerrero or to determine what additional information is needed to make a decision.