

Tuesday, December 16, 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	X	X	X	X	X	X

ALSO PRESENT:

Planning and Economic Development Coordinator, Susy Affleck-Childs
Engineering Consultant Steve Bouley, Tetra Tech

The Chairman opened the meeting at 7:00 pm.

There were no public comments.

APPLEGATE SUBDIVISION:

Susy Affleck-Childs informed the Board that the Tri-Party bond agreement document has not yet been provided by the developer, nor has the lot release document. Accordingly, the Board does not need to take any action on these items. Susy referenced the updated bond estimate dated 12/10/2014 from Tetra Tech in the amount of \$306,034. (**See Attached**) The new bond estimate has been provided to developer Ralph Costello.

SUMMER VALLEY LANE SUBDIVISION:

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

- REVISED as-built plan dated 12-4-14 prepared by Faist Engineering and O’Driscoll Land Surveying.
- Tetra Tech as-built plan review letter dated 12/8/2014
- Tetra Tech’s project sign off memo dated 12/11/2014
- Email communication with photos dated 12/12/14 from Conservation Agent Bridget Graziano.

The Board needs to act on the developer’s request to release the subdivision bond in full (\$40,000). This was held over from the 12/9/14 meeting.

Susy Affleck-Childs informed the Board that the applicant has fulfilled everything for the Planning and Economic Board. Last Thursday, the Conservation Commission approved a partial Certificate of Compliance for the subdivision roadway. As noted in the 12/12/14 email from Conservation Agent Bridget Graziano, there are a few site stabilization issues that need to be taken pursuant to the Order of Conditions but they are to be done in the spring. Susy recommended that the Board release the bond for Summer Valley Lane.

On a motion by Bob Tucker seconded by Matt Hayes, the Board voted unanimously to release 100% of the Summer Valley Lane subdivision bond.

PEDB MEETING MINUTES

November 25, 2014:

On a motion made by Karyl Spiller Walsh and seconded by Bob Tucker, the minutes of the November 25, 2014 PEDB meeting were unanimously approved. NOTE - Tom Gay abstained from voting as he was absent from that meeting.

REPORTS

Community Preservation Committee

Bob Tucker reported that the Medway Community Preservation Committee had hosted a very informative workshop with Stuart Saginor, Executive Director of the Massachusetts Community Preservation Coalition. Representatives from surrounding communities attended. Mr. Saginor provided an update on CPA funding and also provided an overview of conservation restrictions that need to be attached to property purchased with CPA funds. Bob reported that 45% of Massachusetts municipalities have enacted CPA.

Member Comments/Concerns – None

Correspondence - None

OTHER BUSINESS

Susy Affleck-Childs spoke to the Board about the upcoming meeting planned for Monday, January 19th for the Planning and Economic Development Board and the Design Review Committee. The initial idea was for the 2 groups will meet to discuss Medway’s Design Review Guidelines. Before we begin with any consultant to update the Design Guidelines, the idea is to discuss what is included, show you some examples from other communities of types and formats for how design guidelines are organized. The goal is to get a solid understanding of this important document.

Susy suggested that the two groups also use the meeting as an opportunity to talk through some of the issues, difficulties, challenges, and discussions that that have evolved between the two boards/committees regarding roles, expectations, scope of review, communication, community perception, etc. Susy feels that some time at this meeting should be used to have a frank discussion about responsibilities, process, perceptions and difficulties. She feels that we have been tip toeing around this and it is time to talk honestly and frankly. There are real concerns/questions developing on the DRC’s part whether the PEDB values their work and effort. There are concerns on the PEDB’s part that the design review process has gotten bogged down. These issues need to be aired.

Susy recommended that someone be brought in to facilitate the discussion so that neither chairman would be tasked with running the meeting.

Susy expressed that she did not want to facilitate the meeting as she wanted to participate in the discussion.

When asked who might serve as such a facilitator, Susy mentioned Stephanie Mercandetti, Medway's new Community and Economic Development Director. She is here as a resource to the Town's planning and land use boards. Susy reported that she had spoken with Stephanie and she would be available to do so if the boards were comfortable. She understands that she might not be agreeable to everyone. Susy noted that there are other private consultants who do such work.

Andy Rodenhiser said he thinks it is great idea

Bob Tucker stated that he thinks it would be worthwhile and asked who else might be considered for a facilitator. If we are going to have a facilitator, it should be somebody who is knowledgeable on both sides and has an overall understanding of the issues but is also independent.

Karyl Spiller Walsh suggested Dan Hooper or Glenn Trindade as possibilities.

Andy Rodenhiser asked whether the board wants to go forward.

Bob Tucker stated that the PEDB recommend that we have a facilitator and see if the DRC agrees with that approach.

Susy Affleck-Childs indicated she can look for other folks.

Bob Tucker indicated he has faith in Susy's judgment to select somebody who is independent.

Andy Rodenhiser noted that Stephanie Mercandetti would come to the discussion with no baggage.

Tom Gay stated he was impressed when we talked to her at the last meeting.

Andy Rodenhiser noted that this is what the town hired her for – to provide leadership for improving process.

Matt Hayes indicated that it would be great to have her.

Susy Affleck-Childs stated that she didn't believe Stephanie comes to the table with a great deal of design review experience. Clearly she has very strong planning board experience based on her work in Walpole and from serving on the planning board in Framingham.

Bob Tucker stated that she has the knowledge of the position that the developer/applicant is in and that is who we are looking to develop a better process for.

Andy Rodenhiser asked how this person would be paid.

Susy responded that there are funds in the consultant services line item of the budget (if we brought in an outside consultant).

Karyl Spiller-Walsh suggested Gino Carlucci as a possibility.

The Board agreed to leave the decision regarding a meeting facilitator in Susy's hands.

NOTE - Chairman Rodenhiser stepped away from the members table for the next discussion as he is the developer of the Bay Oaks subdivision.

BAY OAKS SUBDIVISION:

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

- As-Built plan prepared by GLM Engineering dated 12-2-14.
- Tetra Tech review letter dated 12-8-14 regarding the as-built plan
- REVISED As-Built plan dated 12-10-2014
- Tetra Tech review letter dated 12-15-14 regarding the REVISED As-Built plan
- Tetra Tech bond estimates dated 1-19-14 an 11-21-14
- Tetra Tech's project sign off memo dated 12-11-2014.
- Email communication dated 12-12-14 with photos from Conservation Agent Bridget Graziano.
- Steve Bouley email note dated 12-15-2014 regarding remediation work at Bay Oaks.

Susy Affleck-Childs reported that she had sent out an updated folder to board members mid-afternoon. The as-built plan was revised, submitted to us and reviewed by Tetra Tech. The revised plan and review letter are at the top of your packet info for this agenda items. All items have been addressed.

The other key issue was the impact of last week's storm. Conservation Agent Bridget Graziano visited the site on 12/11/14. There is an email note with photos from her dated 12/12/14.

Andy Rodenhiser explained the erosion issue that had occurred last week (Wed) with the heavy rain. Water flow around a rock washed out soil on either side of the rock. At last Thursday's ConCom mtg I told them we would take care of it right away. We put in rip rap on the slope to stabilize it over the weekend.

Steve Bouley noted that he had inspected the site on Monday morning, and that all work necessary has been done. The rip rap was in place. It looked fine. What he did is exactly what I was going to recommend as a solution.

Susy reported that the Conservation Commission did issue a partial Certificate of Compliance for the road. They will hold off till the spring on the stormwater.

Steve Bouley stated that all the subdivision infrastructure has been completed. The key issue is waiting for the grass to grow.

Karyl Spiller-Walsh asked if it is stable.

Steve Bouley reported that it is now.

Susy noted that the photos provided by Bridget Graziano show the washed out area. The last image in the updated Bay Oaks info provided this afternoon includes a photo that Steve took on Monday morning.

Steve Bouley indicated that the basin is working very well. When he was there on Friday it was full. Yesterday, it was almost empty.

On a motion by Karyl Spiller Walsh, seconded by Tom Gay, the Board voted unanimously to release 100% of the remaining Bay Oaks subdivision bond.

Susy indicated she would process the paperwork for both refunds with the Treasurer/Collector's office on Wednesday.

OTHER REPORTS

Susy Affleck-Childs reported that the Board of Selectmen signed the acceptances for the various conveyances (road, drainage and easements) for Fox Run Farm/Morningside Drive at its meeting Monday night. They also signed to accept the drainage easements for Applegate.

She explained that that Town Counsel had briefed the Selectmen about Azalea Drive. There are some places where the owners own to the center line of the roadway so we are going to need to go thru a friendly eminent domain process for road easements. We will be scheduling a meeting with the neighbors to explain. The bank (TD Bank) provided a deed for probably 75% of the roadway but there were spots where the owners owed to the center line. Once this is all wrapped up, she can begin to work on our 2015 street acceptance priorities.

Matt Hayes asked which roads are the priorities for 2015.

Susy responded that the priorities the Board selected are a portion of Cedar Farms Road and Dean Street. She mentioned that Candlewood would be the third priority in conjunction with project completion for Pine Ridge.

UPDATE - Zoning Bylaw Recodification:

Susy Affleck-Childs reported that she had met earlier on Tuesday with consultant Judi Barrett, town counsel Barbara Saint Andre, Building Commissioner Jack Mee, and Community and Economic Development Director Stephanie Mercandetti to review the almost final draft of the recodified zoning bylaw. We got about half way thru. The group will meet again on 12/22. Susy indicated that there is some discussion about a winter town meeting. She had spoken with Town Administrator Michael Boynton and he is receptive to putting the recodified zoning bylaw on that warrant. That would mean holding a public hearing in late January. Two weeks before, advertising, etc. She asked whether the board wants to see the whole thing together again one more time.

Tom Gay asked if the changes approved at the fall town meeting are included.

Susy responded that they are.

Member Tucker asked Susy to compile the list of needed future zoning bylaw changes that were identified during the process of developing the recodified ZBL. He would like to see that and think about how we might describe next steps when we present the recodification to the town. He wants to make sure that people understand we kept to the original scope.

Susy noted that if the winter town meeting is not until March, we could perhaps delay the public hearing a couple of weeks which might not be a bad thing.

Susy summarized that the Board has agreed to proceed with the public hearing on January 27, 2015.

OTHER REPORTS

Susy Affleck-Childs reported that she expects the Board will receive an ARCPUD special permit application for an assisted living facility in February.

NOTE – Board members signed one sheet of the Azalea Drive street acceptance plan.

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 7:36 p.m.

Respectfully Submitted,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator

**TETRA TECH****Bond Estimate
Applegate Farm
Medway, Massachusetts**

November 20, 2014 (Revised December 10, 2014)

One Grant Street
Framingham, MA 01701
Tel 508.903.2000 Fax 508.903.2001

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
HMA Top Course-Roadway	442	TON	\$85.00	\$37,570
HMA Top Course-Sidewalk	72	TON	\$85.00	\$6,120
Excavation-Sidewalk (Off-Site) ²	378	CY	\$27.00	\$10,206
Gravel Borrow-Sidewalk (Off-Site) ²	300	CY	\$34.00	\$10,200
HMA Binder Course-Sidewalk(Off-Site) ²	77	TON	\$85.00	\$6,545
HMA Top Course-Sidewalk(Off-Site)	80	TON	\$85.00	\$6,800
Gas Main-Services	1	LS	\$5,000.00	\$5,000
Vertical Granite Curbing	275	FT	\$44.00	\$12,100
Type 3 Bituminous Curb	1,280	FT	\$8.00	\$10,240
Adjust Castings	32	EA	\$325.00	\$10,400
Drainage (Off-Site)	1	LS	\$2,500.00	\$2,500
Sign-Mailbox Relocation (Off-Site)	1	LS	\$1,000.00	\$1,000
Bounds	34	EA	\$200.00	\$6,800
Rehanded Topsoil	840	CY	\$25.00	\$21,000
Seed	4,200	SY	\$2.00	\$8,400
Street Trees	84	EA	\$425.00	\$35,700
Drainage Basin Trees	26	EA	\$250.00	\$6,500
Tree Pruning ³	1	LS	\$12,800.00	\$12,800
Line Striping ⁴	1	LS	\$500.00	\$500
2 Year Snow Plowing	1,747	LF/YR	\$2.50	\$8,735
2 Year Road Maintenance	1,747	LF/YR	\$2.00	\$6,988
2 Year Drainage Maintenance	1,747	LF/YR	\$2.00	\$6,988
As-Built Plans	1,747	LF	\$5.00	\$8,735
Legal Services	1	LS	\$3,000.00	\$3,000
Subtotal				\$244,827
25% Contingency				\$61,207
Total				\$306,034

Notes:

- Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 11/2013 - 11/2014.
- Unit pricing for this item is for excavation, gravel installation and binder course for the proposed off-site sidewalk located on Coffee Street from Ellis Street to Holliston Street.
- Unit pricing for this item is per the amount as listed in Condition 7 *Scenic Road Work Permit* of the Certificate of Action for the project. This item shall be completed by March 30, 2015 and evidence shall be provided prior to removal from the bond estimate.
- Unit pricing for this item is for final painting of stop bar and the word "STOP" once top course paving has been completed.

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Monday, December 08, 2014 11:29 AM
To: Susan Affleck-Childs
Subject: RE: REVISED Summer Valley Lane As-Built Plan

Hi Susy,

This plan looks good. All items have been addressed. Let me know if you need anything else, thanks.

Steve

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, December 05, 2014 7:44 AM
To: Bouley, Steven
Subject: REVISED Summer Valley Lane As-Built Plan

Hi Steve,

Dan O'Driscoll dropped off this revised as-built plan for Summer Valley Lane.

Please review. Have all the items you noted been modified? Please send me a brief email.

Thanks.

Susy

Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator
508-533-3291
155 Village Street
Medway, MA 02053

Town of Medway – A Massachusetts Green Community

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From: odlandsurvey@verizon.net [mailto:odlandsurvey@verizon.net]
Sent: Thursday, December 04, 2014 5:53 PM
To: Susan Affleck-Childs
Subject: Summer Valley Lane As-Built Plan

Susie,

Attached is the as-built plan in pdf format.

Thanks,
Dan

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Thursday, December 11, 2014 11:23 AM
To: Susan Affleck-Childs
Subject: Summer Valley Lane Subdivision Close-Out

Hi Susy,

All Construction within the private way has been completed and all punch list items have been addressed. Please let me know if you need anything else, thanks.

Steve

Steven M. Bouley, E.I.T. | Project Engineer
Direct: 508.903.2482 | Main: 508.903.2000 | Fax: 508.903.2001 | Mobile: 401.992.1813
steven.bouley@tetratech.com

Tetra Tech, Inc. | Water, Environment and Infrastructure
1 Grant Street | Framingham, MA 01701-3005 www.tetratech.com



Please consider the environment before printing. [Read More.](#)

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Susan Affleck-Childs

From: Bridget Graziano
Sent: Friday, December 12, 2014 12:03 PM
To: Susan Affleck-Childs
Cc: David Travalini
Subject: Conservation Commission Meeting
Attachments: 12-11-14 (DEP 216-0792) Request Summary 25 Summer Street Lot 3 ics.docx; 12-11-14 (DEP 216-0802) pictures.docx

Susy,

Here is an update on the Conservation Commission public meeting of 12/11/14 for the two properties of 2 Summer Valley Lane (formally 25 Summer Street) and 104 Fisher Street (Dover Lane).

2 Summer Valley Lane

- Issued partial Certificate of Compliance for house and driveway (this includes the subdivision road).
Outstanding issues
- Site needs to be stabilized within all jurisdictional areas, including the 100' buffer zone.
- Stormwater level spreader needs to have leaves and sediment removed, then extra rip rap added to the spreader to ensure water is slowed and sediment dissipated prior to entering the wetland.
- The slope made need to be stabilized more with loam and seed come spring.
- Hay has been added to stabilize the site until the ground is frozen.

See attached photos

104 Fisher Street

- Issued Partial Certificate of Compliance for roadway only
Outstanding Issues
- Stormwater retention basin had a significant erosion caused during a recent storm and sediment has entered into the system, the water was turbid at time of site visit.
- Stormwater retention basin will need to be seeded and the area where there was erosion needs to be fixed and stabilized. Any sediment will need to be removed from the basin.

See attached photos

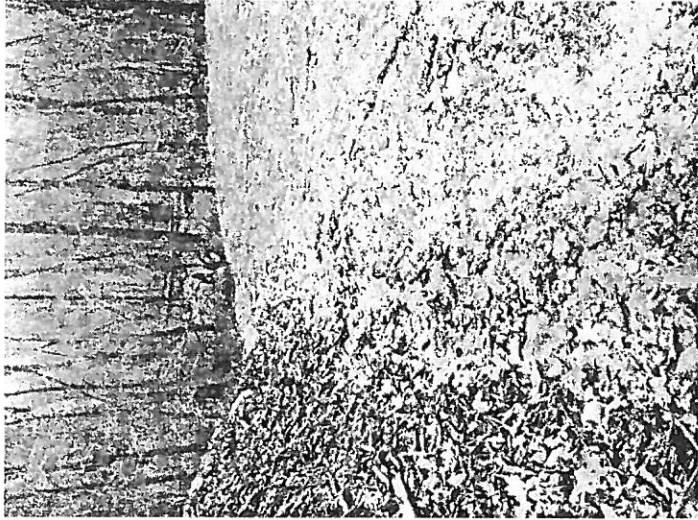
Town of Medway
Bridget R. Graziano, Conservation Agent
155 Village Street
Medway, MA 02053
508.321.4992 o
508.918.5986 c

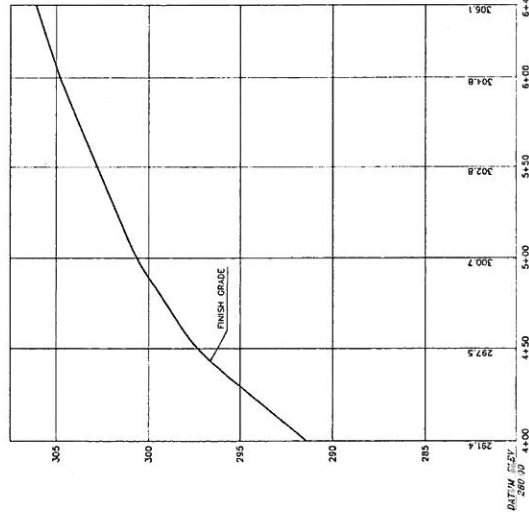
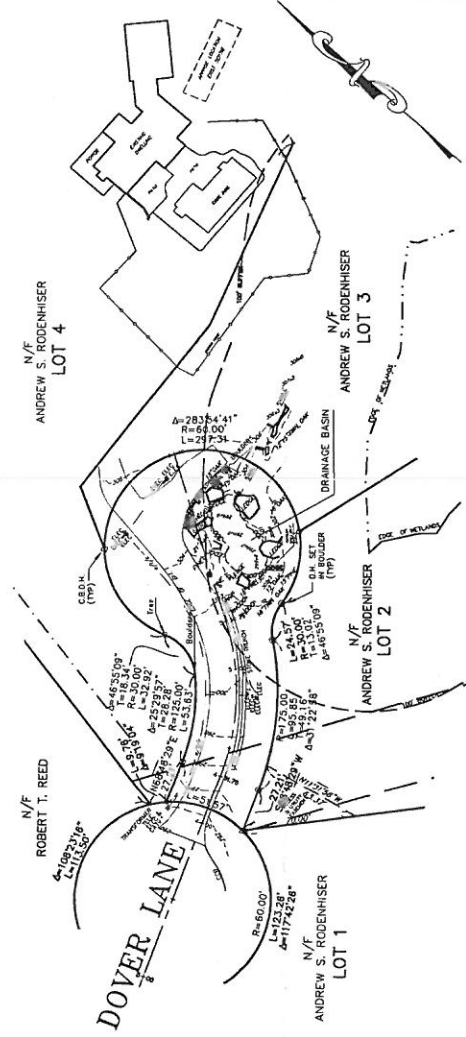
www.townofmedway.org

December 11, 2014

Request for Certificate of Compliance

3 Summer Valley Lane DEP 216-792





**AS-BUILT PLAN
"BAY OAKS"
DOVER LANE**

STATION 4+00 TO STATION 6+40
MEDWAY, MASSACHUSETTS

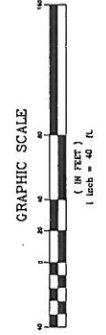
SCALE 1"=40' DEC. 2, 2014

Revised: December 10, 2014
 PREPARED FOR:
 ANDY RODENHISER
 104 FISHER STREET
 MEDWAY, MASSACHUSETTS

PREPARED BY:
 GLM ENGINEERING CONSULTANTS, INC.
 19 EXCHANGE ST., HOLLISTON, MA.
 (508) 429-1100 FAX (508) 429-7160
 JOB #14411-ASB 20,027

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL LOCATIONS OF THE ROADWAYS, DRAINAGE FACILITIES AND UTILITIES, BASED UPON A FIELD SURVEY PERFORMED ON DECEMBER 2, 2014.

JOYCE E. HASTINGS P.L.S. DATE _____



NOTE:
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
 DISSAFE IS TO BE NOTIFIED 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.
 DISSAFE 1-888-344-7233



SCALE: HORIZ. 1"=40' VERT. 1"=4'

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Monday, December 15, 2014 1:21 PM
To: Susan Affleck-Childs
Subject: RE: Revised as-built plan - Bay Oaks

Hi Susy,

This looks good and all items have been addressed. Please let me know if you need anything else, thanks.

Steve

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Monday, December 15, 2014 1:11 PM
To: Bouley, Steven
Subject: FW: Revised as-built plan - Bay Oaks

Hi,

Please take a look at this revised as-built plan for Bay Oaks received from GLM.

Thanks.

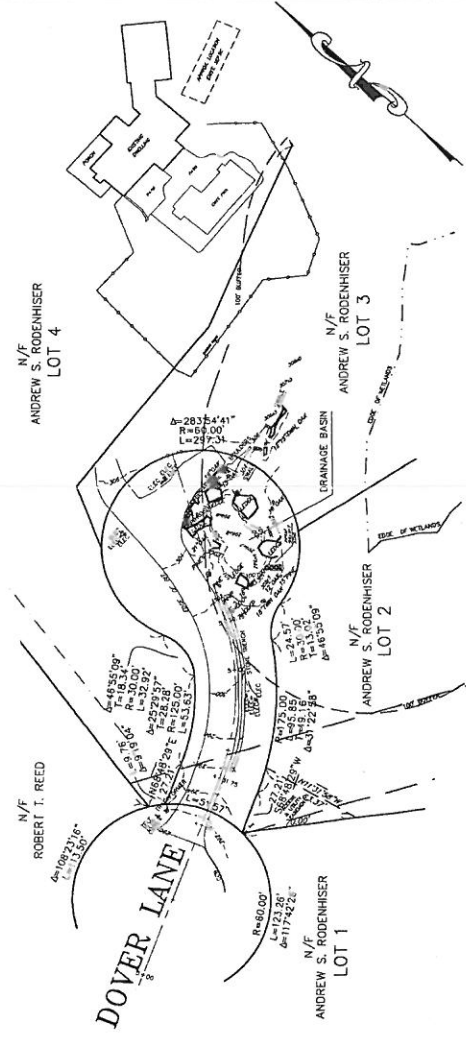
Susy

From: Robert Truax [mailto:Robert.Truax@glimengineering.com]
Sent: Monday, December 15, 2014 12:20 PM
To: Susan Affleck-Childs
Cc: Andy Rodenhiser (Andy@rodenhiser.com)
Subject: Revised as-built plan

If you need paper copies let me know how many.

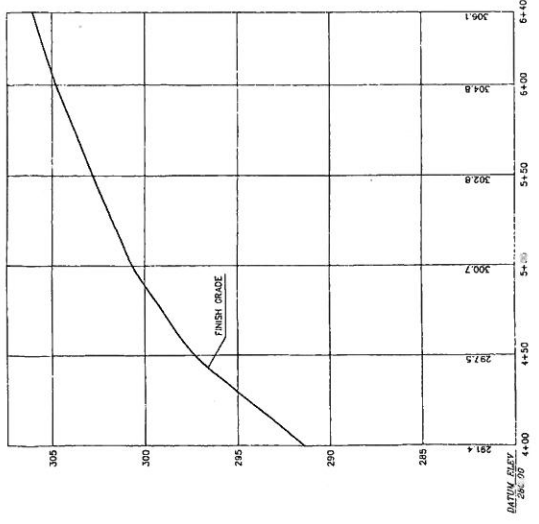
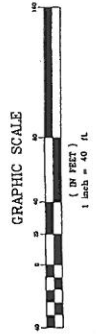
Rob

Robert S. Truax
GLM Engineering Consultants Inc.
19 Exchange Street
Holliston, MA 01746
508-429-1100
508-429-7160-fax
Robert.truax@glimengineering.com



I HEREBY CERTIFY THAT THIS PLAN SHOWS THE ACTUAL AS-BUILT LOCATIONS OF THE POINTS AND LINES BASED UPON A FIELD SURVEY PERFORMED ON DECEMBER 2, 2014.

Joyce E. Macdonald
 DATE



AS-BUILT PLAN
 "BAY OAKS"
 DOVER LANE

STATION 4+00 TO STATION 6+40
 MEDWAY, MASSACHUSETTS

SCALE 1"=40' DEC. 2, 2014

PREPARED FOR:
 ANDY RODENHISER
 104 FISHER STREET
 MEDWAY, MASSACHUSETTS

PREPARED BY:
 GLM ENGINEERING CONSULTANTS, INC.
 19 EXCHANGE ST., HOLLISTON, MA.
 (508) 429-1100 FAX (508) 429-7160

JOB #14411-ASB 20,027



TETRA TECH

December 8, 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
As-Built Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs,

Tetra Tech (TT) is in receipt of plan entitled “As-Built Plan “Bay Oaks” Dover Lane, Station 4+00 to Station 6+40, Medway, Massachusetts”, dated December 2, 2014, prepared by GLM Engineering Consultants, Inc. The As-Built Plan was reviewed for conformance with the Town of Medway Planning Board Rules and Regulations (Chapter 100). The following list represents our comments regarding the plans.

The following items were found to be not in conformance with the Rules and Regulations for the Review and Approval of Land Subdivisions (Chapter 100), or requiring additional information:

Section 6.7 – As-Built Plans

1. The As-Built Plan shall show all monumentation, including dates set and vertical benchmarks. (Ch. 100 §6.7.4.f)
2. The line work for the spare conduit, electric/telephone/cable tv and any other utilities should be shown on the plan. A symbol key should also be provided. (Ch. 100 §6.7.4.g)
3. The plan should include a “DIG-SAFE” notification as a warning before future excavation of the street. (Ch. 100 §6.7.4.k)



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,

Sean P. Reardon, P.E.
Vice President

P:\21583\143-21583-14014 (BAY OAKS SUBDIV.)\DOCS\REVIEW\LTR_BAY OAKS-AS-BUILT REVIEW-2014-12-08.DOCX



TETRA TECH

Bond Value Estimate

Bay Oaks
A 4 Lot Single Family residential Subdivision
Medway, Massachusetts
July 29, 2014

One Grant Street
Frammingham, MA 01701
Tel 508.991.2060 Fax 508.993.2001

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Excavation	290	CY	\$25.00	\$7,250
Top Course - 1-1/2" Depth (Roadway)	51	TON	\$120.00	\$6,120
Binder Course - 2-1/2" Depth (Roadway)	85	TON	\$70.00	\$5,950
Dense Grade Crushed Stone	65	CY	\$55.00	\$3,575
8" Processed Gravel Subbase	130	CY	\$32.00	\$4,160
Misc. Drainage	1	LS	\$2,500.00	\$2,500
Loam	20	CY	\$45.00	\$900
Seeding	250	SY	\$1.00	\$250
Private Utilities	1	LS	\$8,000.00	\$8,000
Signage	1	LS	\$600.00	\$600
Pavement Markings	1	LS	\$250.00	\$250
Retention Basin	1	LS	\$5,000.00	\$5,000
Tree Removal	1	LS	\$3,000.00	\$3,000
2 year Snow Plowing	251	LF/YR	\$2.50	\$628
2 year Road Maintenance	251	LF/YR	\$2.00	\$502
2 year Drainage Maintenance	251	LF/YR	\$2.00	\$502
As-built Plans	251	LF	\$5.00	\$1,255
Subtotal				\$43,192
25% Contingency				\$10,798
Total				\$53,989

Notes:

1. Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 7/2013 - 7/2014.



TETRA TECH

Bond Value Estimate

Bay Oaks
A 4 Lot Single Family residential Subdivision
Medway, Massachusetts
July 29, 2014 (Revised November 21, 2014)

One Grant Street
Framingham, MA 01701
Tel 508-903.2000 Fax 508-903.2001

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Top Course - 1-1/2" Depth (Roadway)	51	TON	\$85.00	\$4,335
2 year Snow Plowing	251	LF/YR	\$2.50	\$628
2 year Road Maintenance	251	LF/YR	\$2.00	\$502
2 year Drainage Maintenance	251	LF/YR	\$2.00	\$502
As-built Plans	251	LF	\$5.00	\$1,255
Subtotal				\$7,222
25% Contingency				\$1,805
Total				\$9,027

Notes:

1. Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 11/2013 - 11/2014.

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Thursday, December 11, 2014 11:22 AM
To: Susan Affleck-Childs
Subject: Bay Oaks Subdivision Close-Out

Hi Susy,

All construction within the private way has been completed. However, we are waiting on the revised as-built to complete all punch list items. Please let me know if you need anything else, thanks.

Steve

Steven M. Bouley, E.I.T. | Project Engineer
Direct: 508.903.2382 | Main: 508.903.2000 | Fax: 508.903.2001 | Mobile: 401.652.1618
steven.bouley@tetratech.com

Tetra Tech, Inc. | Water, Environment and Infrastructure
1 Grant Street | Framingham, MA 01701-5005 www.tetratech.com



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Susan Affleck-Childs

From: Bridget Graziano
Sent: Friday, December 12, 2014 12:03 PM
To: Susan Affleck-Childs
Cc: David Travalini
Subject: Conservation Commission Meeting
Attachments: 12-11-14 (DEP 216-0792) Request Summary 25 Summer Street Lot 3 ics.docx; 12-11-14 (DEP 216-0802) pictures.docx

Susy,

Here is an update on the Conservation Commission public meeting of 12/11/14 for the two properties of 2 Summer Valley Lane (formally 25 Summer Street) and 104 Fisher Street (Dover Lane).

2 Summer Valley Lane

- Issued partial Certificate of Compliance for house and driveway (this includes the subdivision road).
Outstanding issues
- Site needs to be stabilized within all jurisdictional areas, including the 100' buffer zone.
- Stormwater level spreader needs to have leaves and sediment removed, then extra rip rap added to the spreader to ensure water is slowed and sediment dissipated prior to entering the wetland.
- The slope made need to be stabilized more with loam and seed come spring.
- Hay has been added to stabilize the site until the ground is frozen.

See attached photos

104 Fisher Street

- Issued Partial Certificate of Compliance for roadway only
Outstanding Issues
- Stormwater retention basin had a significant erosion caused during a recent storm and sediment has entered into the system, the water was turbid at time of site visit.
- Stormwater retention basin will need to be seeded and the area where there was erosion needs to be fixed and stabilized. Any sediment will need to be removed from the basin.

See attached photos

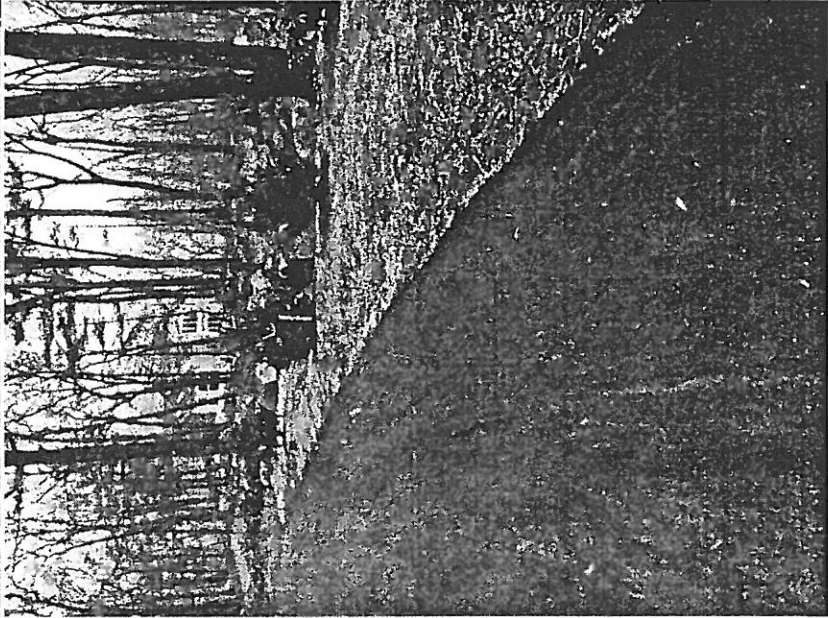
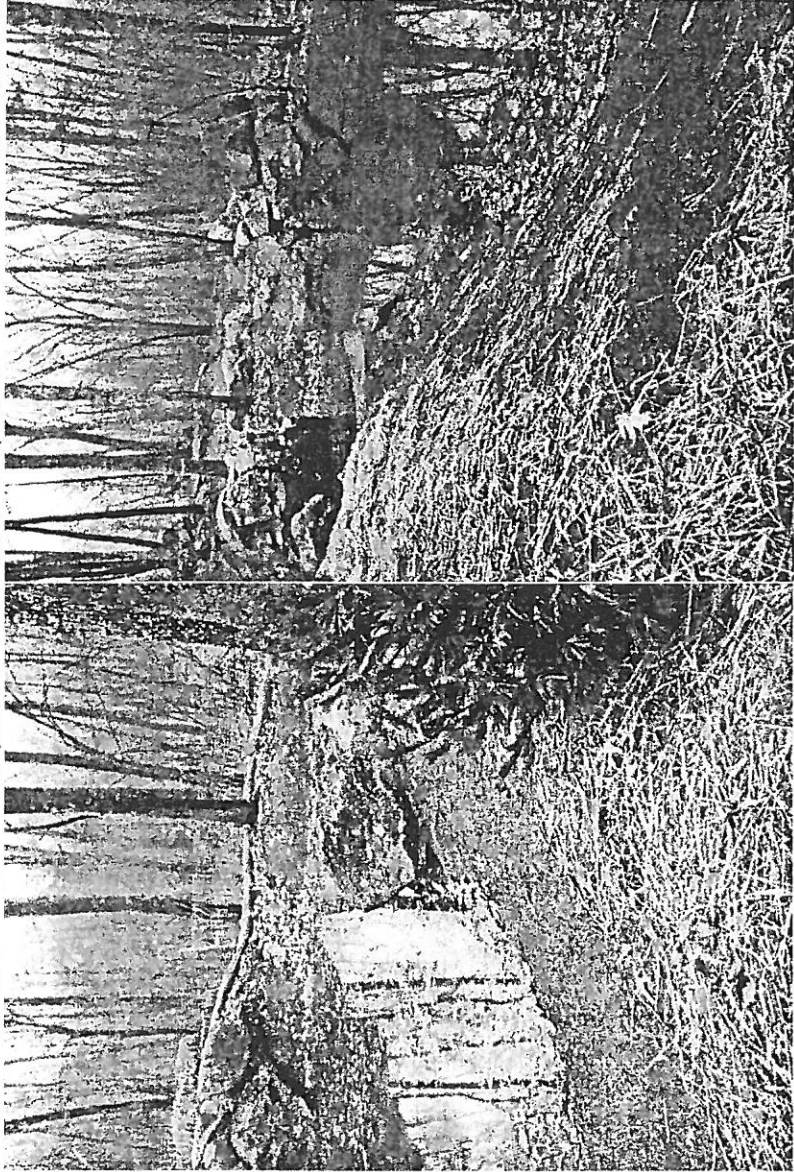
Town of Medway
Bridget R. Graziano, Conservation Agent
155 Village Street
Medway, MA 02053
508.321.4992 o
508.918.5986 c

www.townofmedway.org

December 11, 2014

Request for Certificate of Compliance

DEP 216-0802 Dover Lane



December 11, 2014

Request for Certificate of Compliance

DEP 216-0802 Dover Lane



December 11, 2014

Request for Certificate of Compliance

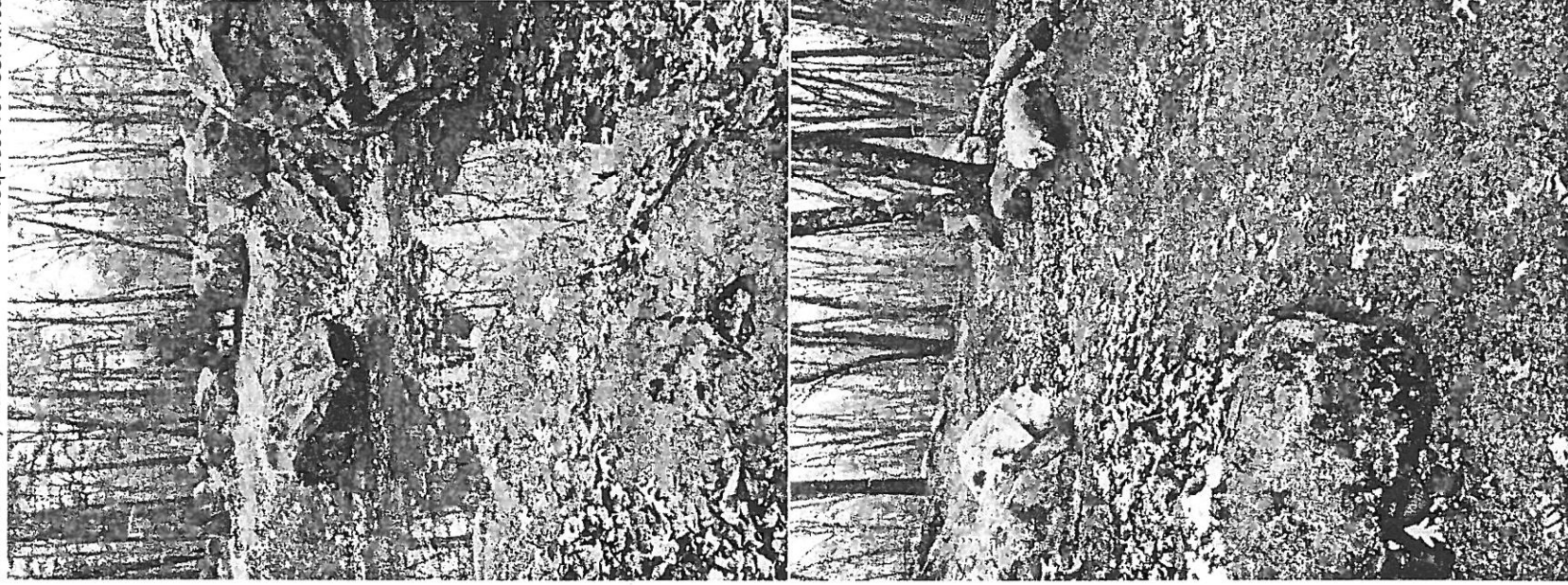
DEP 216-0802 Dover Lane



December 11, 2014

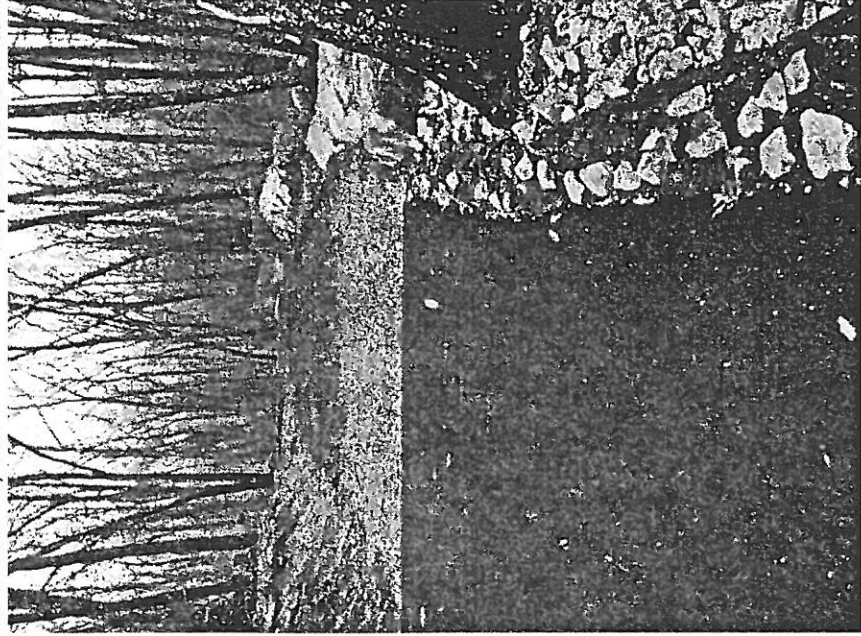
Request for Certificate of Compliance

DEP 216-0802 Dover Lane



December 11, 2014

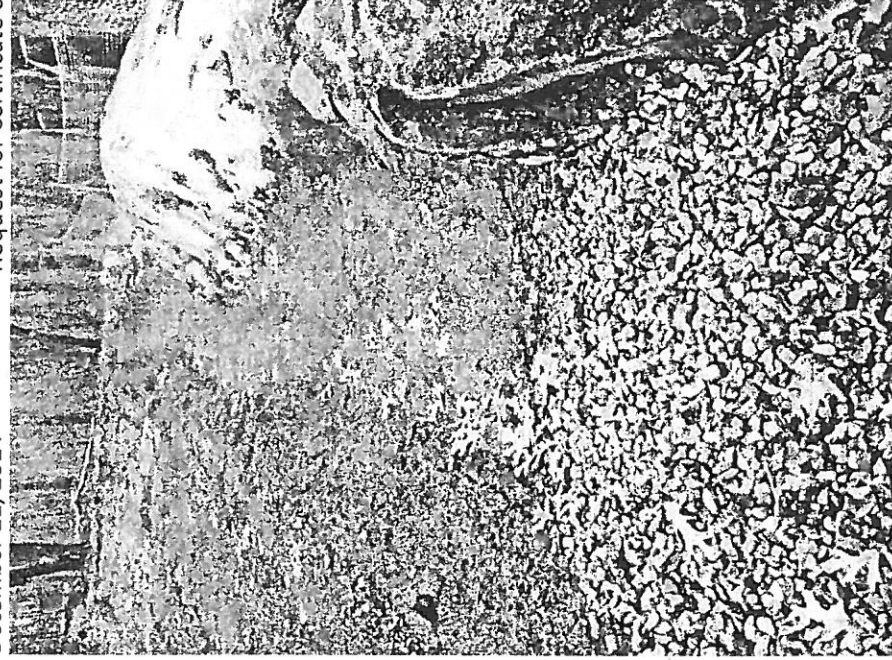
Request for Certificate of Compliance



DEP 216-0802 Dover Lane

December 11, 2014

Request for Certificate of Compliance

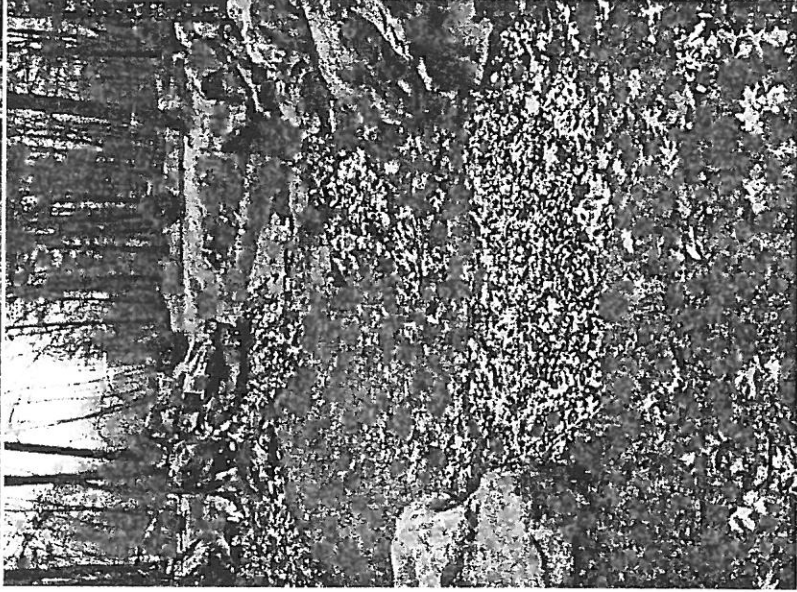


DEP 216-0802 Dover Lane

December 11, 2014

Request for Certificate of Compliance

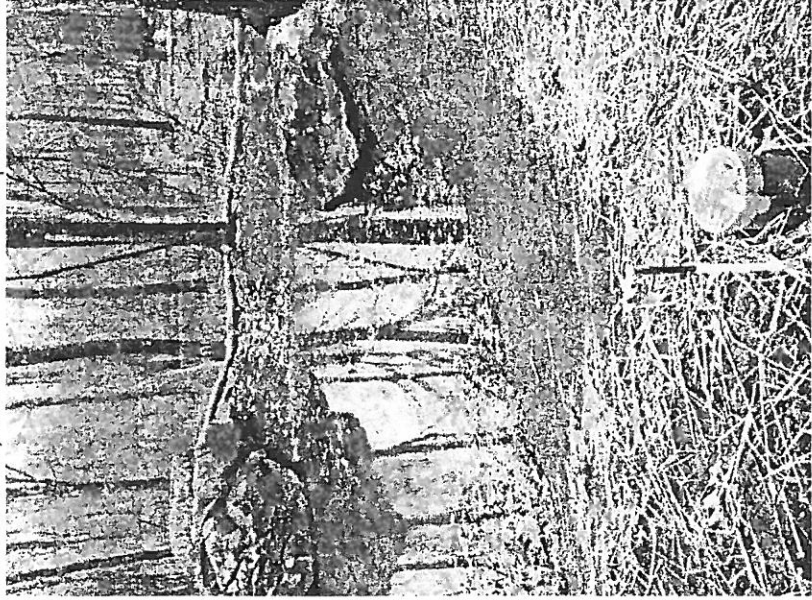
DEP 216-0802 Dover Lane



December 11, 2014

Request for Certificate of Compliance

DEP 216-0802 Dover Lane



Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Monday, December 15, 2014 10:58 AM
To: Susan Affleck-Childs
Subject: RE: Conservation Commission Meeting
Attachments: 009.JPG

Hi Susy,

I stopped by the Bay Oaks site this morning to inspect the damage to the basin. It appears Mr. Rodenhiser has repaired the damaged portion of the basin and added extra rip-rap protection at the point of the damage to reduce the risk of erosion in the future, which was what I was going to recommend that he do for the repair but he beat me to it (see attached photo). I would consider the construction complete as all of the construction items have been addressed. I would consider the other items (leaf removal and basin stabilization) Con Comm jurisdictional at this time. Please let me know if you need anything else, thanks.

Steve

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, December 12, 2014 12:23 PM
To: Bouley, Steven
Subject: FW: Conservation Commission Meeting

Hi Steve,

Here is the note from Bridget re: Bay Oaks and Summer Valley Lane.

Susy

From: Bridget Graziano
Sent: Friday, December 12, 2014 12:03 PM
To: Susan Affleck-Childs
Cc: David Travalini
Subject: Conservation Commission Meeting

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