

May 27, 2014
Medway 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	Absent (Mullins Rule)	X	X	X	X

ALSO PRESENT:

Amy Sutherland, Meeting Recording Secretary
Consultant, Gino Carlucci, PGC Associates
Consultant, Brian Marchetti, Tetra Tech

The Chairman opened the meeting at 7:00 pm.

Lot Release for 6 Summer Hill Rd:

Attorney Kenney was present to notarize the lot release from the restrictive covenant for Lot 6 Summer Hill Rd.

On a motion made by Matt Hayes and seconded by Karyl Spiller-Walsh, the Board voted unanimously to release Lot 6 Summer Hill Rd. from the restrictive covenant.

ANR: 123 Main St:

Tom Steeves/ Maritime Housing Fund:

The Board is in receipt of the following documents:

- An ANR application dated May 12, 2014 for property located at 123 Main Street. **(See Attached)**
- ANR plan dated May 9, 2014 was prepared by Paul DeSimone from Colonial Engineering. **(See Attached)**
- A letter from Tom Steeves dated May 9, 2014. **(See Attached)**
- Review letter from PGC Associates dated May 20, 2014. **(See Attached)**
- Confidential email from Town Counsel dated May 22, 2014. **(Not Attached)**

Mr. DeSimone informed the Board that the application proposes to divide the 6-acre parcel into 4 lots. He commented on the items noted in the PGC review letter. He indicated that the original ZBA decision has expired and run out. This was for a comprehensive permit. Paul was not aware that you needed to access your lot through the frontage. He did not see restrictions for granting a right of way or easement; or right of way through someone else's lot. This Form A is

not creating a road. Mr. DeSimone questioned the cases presented by the consultant which denied the ANR plans.

Consultant Carlucci responded that there is not a provision for a common driveway in the Zoning Bylaw. There is provision for a common driveway in an OSRD, but that is the only place where it is permitted. He also noted that lots need to meet the minimum area requirement with at least 50% contiguous uplands. While it appears that these lots might meet this, it should be documented on the plans. Also due to the wetlands on Elm Street, and the fact that the zoning bylaw only provides for common driveways in OSRD developments, Consultant Carlucci questions the access across the wetlands. There would need to be three major wetlands crossings to access those lots. The case of Gates versus Planning Board of Dighton was noted due to the wetland crossings. The case in Dighton concluded that the Planning Board was correct in denying the ANR due to the long wetland crossing. Lot 2 has uplands accessible from Main and Elm, but Lots three and four need crossings to access.

Mr. DeSimone referenced a property in Medway, which has a large wetland crossing and the resident created a right of way through the lots (Joe Hamm). He believes that this is a conservation commission issue not Planning Board. They had 300 ft. of frontage on Summer Street and created a right of way. This was in 1997.

Mr. Carlucci communicated that in that previous crossing, the single crossing may have been the only access to the lot. In the current case, four lots are being created so that the need for the three major wetland crossings is self-imposed. Since those lots do not yet exist, the wetlands crossings are not the only access unless you create the four lots.

Mr. DeSimone indicated that the crossing is for the Conservation Commission to address and not the Planning Board. The consultant agrees.

Mr. DeSimone responded that whether we have to go to the Conservation Commission or not, it is not up to the Planning Board. There are crossings in this town which are longer.

The Chairman responded that basically the Planning Board has the right to not endorse.

The Consultant indicated that the Board has the right to not endorse. He explained another issue. Let's just say that if a common drive were allowed, you cannot have access to a use in one zoning district through another district that does not allow that use. In response to a question from Mr. DeSimone, he said that this applies to vehicular access.

This plan creates its own hardship in requiring the wetland crossings. Lot 1 is ok. Lot 2 has uplands on Main St. and Elm St., but with the setbacks it is not possible to build anything on those uplands. Lot 1 is the only one viable.

The applicant indicated that it is the same land approved for 40 B and we came in off of Main Street.

The Chairman responded that 40 B trumps all zoning.

The applicant again communicated that it is not the purview of Planning Board for conservation concerns. This does not come into play. Wetlands are 30%, rest is 67% upland. 70% not developed. He has had this land for ten years. He has paid \$90,000 in taxes and it is landlocked and he spends \$900.00 a year. This is a financial burden.

The Chairman communicated that there is access on Main St. and you choose not to do anything with your 40 B permit.

Member Spiller-Walsh suggested that there are other development possibilities under the new zoning bylaws the Board is looking to propose at a later date.

The Chairman suggested that the Board could help the applicant going forward, by setting some time aside to meet and discuss other development possibilities for the site and to consider possible zoning changes that would make such development possible.

On a motion made by Matt Hayes and seconded by Karyl Spiller-Walsh, the Board voted unanimously to not endorse the ANR plan for 123 Main Street for the reasons indicated on the letter from Consultant Carlucci and also based on the ANR plan showing a subdivision without proper access and does not qualify for ANR endorsement.

Mayland Woods Subdivision:

The Board is in receipt of the following documents:

- Memo dated 5/22/2014 from Susy Affleck-Childs. **(See Attached)**
- Confidential estimates for title search work transmitted by Town Counsel 5/20/2014. **(Not Attached)**
- Susy's 5/21/2014 email to Mike Narducci informing him of the cost estimates. Note the 5/7/2014 email further down in the email trail authorizing the funds to be taken from the bond account. **(See Attached)**
- A cost estimate prepared by Tetra Tech dated 11/5/2013. **(See Attached)**

On a motion made by Matt Hayes and seconded by Karyl Spiller-Walsh, the Board voted unanimously to authorize the bond reduction in the amount of \$6,500.00 for Mayland Woods.

Applegate Farm Subdivision:

The Board is in receipt of the following documents:

- Cover memo dated 5/22/2014 from Susy Affleck-Childs. **(See Attached)**
- Tetra Tech construction services estimate from 1/15/2010. **(See Attached)**
- Applegate Construction Account Spreadsheet. **(See Attached)**
- Tetra Tech Construction services estimate dated 5/20/2014. **(See Attached)**

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to accept the estimate from Tetra Tech in the amount of \$14,994.00

Lawrence Waste Site Plan Modification Public Hearing

The Chairman opened the hearing for Lawrence Waste Site Plan Modification for 49 Alder Street.

Member Tucker will do a Mullins Rule certification since he was not present.

On a motion made by Karyl Spiller-Walsh, and seconded by Matt Hayes, the Board voted unanimously to waive the reading of the public hearing notice.

The following documents were entered into the record:

- Public hearing notice (**See Attached**)
- Hydrologic Report – Guerriere and Halnon (**See Attached**)
- Site Plan – Guerriere and Halnon (**See Attached**)
- PGC Associates Plan Review Letter dated 5/21/14 (**See Attached**)
- Tetra Tech Review Plan Review Letter dated 5/22/2014 (**See Attached**)
- Email Communication from Conservation Agent Bridget Graziano dated 5/23/2015 (**See Attached**)

Engineer Peter Lavoie from Guerriere and Halnon was present.

The engineer explained that the modification is to construct an additional building next to the existing building. This new building will have garage space for working on the dumpsters. The paved area will be decreased. There will be floor drains. The applicant met with the Conservation Commission. The Commission approved the application and the order of conditions will be issued. The conditions which will be placed on the orders will include the following: stormceptors to be inspected post construction and report sent to conservation agent, O&M plan must be implemented annually, filter fabric is to be installed on all CB's during construction. The erosion control used will be sock and filter fabric. The purpose of building will be for additional work space and trucking facility and container maintenance for second building. This will be identical to the other building. There will be seven bays total. There will be no increase to the parking or the number of employees.

The trailers which are currently on site are only there temporarily.

The Board will need a formal lighting plan.

The applicant communicated that the same lighting will be used. It is security lighting. They will provide this to the Board.

There will be no additional sign.

Consultant Marchetti communicated to the applicant that they are required to submit a completed stormwater checklist with supporting data to show they are in compliance with the stormwater management standards. The Board would also like the operation and maintenance plan on site

and must have documented records on site as part of SWPPP, the town is going to be proactive about having a third party do spot checks.

Continuation:

On a motion made by Matt Hayes and seconded by Karyl Spiller-Walsh, the Board voted to continue the hearing for Lawrence Waste to June 10, 2014 at 7:15 pm.

Consultant Reports:

Cumberland Farms:

- Tanks are on site.
- Check about the hours for operation in relation to holidays.
(This will be checked by Gino)

Azalea Drive:

- Azalea as-built plans are with Town Counsel, will be finished this week.

The report from Judy Barrett will be part of the tasks for the new town administrator.

Medway High School Athletic Fields Site Plan:

The Chairman opened the continued hearing at 8:00 pm for the Medway High School Fields.

DPS Director, Tom Holder was present along with Gale Associates representatives and the traffic consultant Jeff Durke from Vanesse & Associates to speak about the traffic work completed.

The Board is in receipt of the following documentation:

- Mullins Rule Certification from Tom Gay for 4/29/2014 public hearing. **(See Attached)**
- Review letter from Medway Design Review Committee dated 5/16/2014. **(See Attached)**
- Review memo from Sergeant Jeff Watson dated 5/23/2014. **(See Attached)**
- Traffic Study Review Letter from Mike Hall, Tetra Tech dated 5/19/2014. **(See Attached)**
- Letter dated 5/13/2014 from Medway Building Commissioner John Emidy. **(See Attached)**
- Medway DPS petition to the ZBA for stadium lighting. **(See Attached)**

The applicant let the Board know that they attended the Design Review Committee meeting and a letter was provided.

Consultant Hall from Tetra Tech reviewed the original study and generated a comment letter on May 19, 2014 and received a response letter back. They are satisfied at this point.

Member Gay completed Mullins Rule for participation.

Consultant Durke went through the traffic findings. He evaluated for impacts to the facilities. Four intersection areas were reviewed. The first collected data was from when current facility is in operation. This was done in April 2014 (weekday from 2:15 pm to 5:15 pm) and also on Saturday from (11:00 am to 2:00 pm)

Traffic Review Completed:

- Trips noted within 24 hours: (11,300 per day two way)
Saturday: (8,700)
- Peak times on weekdays: (4:15 pm to 5:15 pm)
- Saturday busiest time: (12:30 pm -1:30 pm)
- Travel speed: (Measured: posted Speed 45, measured 20,000 vehicles at posted speed)
- State data for crash rates: (All intersections were below State average.)
- 7 year planning horizon: (With or without the project for build out for 2021,1% growth rate annually)
- Traffic to and from sports events:
 - Weekday 40 to 50 trips less than 1 turnover per space.
 - Saturday will add 150 additionally, to 270additional vehicles.

Net new traffic:

- 42% traffic goes too north
- 58% traffic goes to south.

Impact:

- Motorist delays measured: back-up or queuing and is noted as level of service.
- Report as letter of service. Level of D is acceptable:
- None of intersections were below D.
- Left turn leaving school did come up as an F at school with long back up. The traffic monitor does control this.

The Chairman noted there was testimony about significant complaints about the detail officer cannot see over the horizon and traffic is queuing back past Dunkin Donuts and to the intersection. The detail officer is only there until the buses are gone.

Mitigation Measures for Traffic:

There could be more green timing for direction of flow at the back up area.

Consultant Hall suggested someone could have study and do measurement and have a conversation with the women who is directing the traffic at the school to come up with a solution.

The Chairman asked if this is something that Consultant Hall can address. The queue needs to be quantified. Mike will prepare a proposal for this issue.

The Board was made aware that there will be signs along with double lines and marking with better definitions. The Chairman informed the applicant that a plan for this needs to be provided.

Management of parking needs to happen to avoid overlapping of events. Manage the scheduling of high school and various events. Encourage use of buses for events.

Mike recommended looking at the turnover rate on Saturday. He would like to see the analysis of this with 68 parking spaces. Level Service C and D in this area is fine.

DPS will be controlling the permitting of the fields and also the use of the field. The coordination will happen in DPS office.

Signs will be assigned based on comments from Mr. Watson, there are four types, near tennis court and behind and wrap to entrance to 126, then a one-way, directing to call out for North or South field. A plan for signs will be provided.

Tom Holder indicated that they will be going to ZBA for Stadium Lighting. This will be done through special permit. There was also a request from DRC for a water bubbler, but he is not convinced that they are used. The open bubblers and disinfection of such, this is difficult to maintain. There was included a screening for the pad for porta-potties.

The Board would like Susy to prepare a draft decision.

Continuation:

On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted unanimously to continue the hearing to June 10, 2014 at 7:45pm.

Millstone Village Adult Retirement Community:

The Chairman opened the continued hearing for the Millstone Village Adult Retirement Community.

Open Space:

The Board is in receipt of a memo dated May 21, 2014 from Susy Affleck-Childs regarding the status of the open space discussions. (**See Attached**)

The applicant informed the Board that they will be attending the Open Space Committee meeting on June 3, 2014 at which time the trail location will hopefully be finalized. The Board recommended that the applicant supply a plan which shows the recommended trail with parking spots. There was a recommendation to look at the east end of the existing unused Lovering Street layout

The applicant informed the Planning Board that the last Zoning Board of Appeals meeting did not occur due to lack of quorum. The meeting was rescheduled to May 28, 2014 at 8:00 pm.

The PEDB Chairman indicated that he will be attending the ZBA hearing.

The Board would like to vote the decision at the June 10, 2014 meeting at which point all will know the decision of the Zoning Board of Appeals.

Continuation:

On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted unanimously to continue the hearing to June 10, 2014 at 8:15pm.

Minutes:


May 13, 2014:

On a motion made by Tom Gay, and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from May 13, 2014.

Adjourn Meeting:

On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting at 8:58 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

LAND SUBDIVISION - FORM A RECEIVED

Application for Endorsement of Plan MAY 12 2014
Not to Require Subdivision Approval (ANR)
Planning & Economic Development Board - Town of Medway MAERK

PLEASE BELIEVE

MAY 12 2014

INSTRUCTIONS TO APPLICANT/OWNER

Application is made pursuant to the Medway Planning Board Subdivision Rules and Regulations. Please complete this entire Application. Submit two (2) signed originals of this Application, one (1) copy of the ANR Plan, and one (1) Project Explanation to the Town Clerk who will date stamp the Applications. Provide one (1) original ANR Application date stamped by the Town Clerk, one (1) Project Explanation, eight (8) copies of the ANR Plan, and the appropriate ANR Filing Fee to the Medway Planning & Economic Development office.

The Applicant certifies that the information included in this Application is a true, complete and accurate representation of the facts regarding the property under consideration.

In submitting this application, the Applicant and Property Owner authorize the Planning & Economic Development Board and its agents to access the site during the plan review process.

The Town's Planning Consultant will review the Application, Project Explanation and ANR plan and provide a recommendation to the Planning & Economic Development Board.

You or your duly authorized agent is expected to attend the Board meeting at which the ANR Plan will be considered to answer any questions and/or submit such additional information as the Board may request in connection with this Application.

Your absence may result in a delay in its review.

May 12, 2014

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

The undersigned, wishing to record the accompanying plan of property in the Town of Medway and believing that the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits this Application and ANR Plan to the Medway Planning and Economic Development Board and requests its determination and endorsement that the Board's approval under the Subdivision Control Law is not required.

ANR PLAN INFORMATION

Plan Title: Plan of Land in Medway MA.

Prepared by: Paul J. Desimone

P.E. or P.L.S registration #: 30466 Plan Date: May 9 2014

PROPERTY INFORMATION

ANR Location Address: 123 MAIN STREET

The land shown on the plan is shown on Medway Assessor's Map # 48 Parcel # 47

Total Acreage of Land to be Divided: 6.3 AC.

Subdivision Name (if applicable): N/A

Medway Zoning District Classification: Commercial I & A2 II

Frontage Requirement: 100' @ 150' Area Requirement: 20,000 S.F. @ 22,500 S.F.

(MAIN ST NO)
(EIM ST YES)

Is the road on which this property has its frontage a designated Medway Scenic Road? MAIN ST NO
The owner's title to the land that is the subject matter of this application is derived under deed from: BEV FRANKLIN BANK to MAINTIME HOUSING FUND dated JUNE 17 2005 and recorded in Norfolk County Registry of Deeds, Book 22544 Page 566 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

APPLICANT INFORMATION

Applicant's Name: Maritime Housy Fund
Applicant's Signature: [Signature]
Applicant's Address: PO Box 5918
Bellingham, MA 02119
Applicant's Telephone: 617 480-4448
Applicant's Email: steeves650@gmail.com

PROPERTY OWNER INFORMATION (if different than applicant)

Property Owner Name: _____
Address: Jane

The Owner hereby appoints _____ to act as its Agent for purposes of submitting and processing this Application for endorsement of an ANR Plan.

Date: _____ Owner's Signature _____
Owner's Signature _____

PROJECT EXPLANATION

Provide a cover letter with a detailed explanation of why the land is being divided and what land transaction/reconfiguration will result from the endorsement and recording of this ANR Plan.

APPROVAL NOT REQUIRED JUSTIFICATION

The Applicant believes that the Board's approval under the Subdivision Control Law is not required for the following reasons: (Check all that apply.)

- 1. The accompanying plan does not show a division of land.
- 2. Every lot shown on the plan has frontage as required by the Medway Zoning Bylaw. The frontage required by the Zoning Bylaw is located on MAIN ST (name of way(s), which is: MAIN ST)
 a. A public way. Date of street acceptance: County 1971 (June 30 1987)
 b. A way certified by the Town Clerk as being maintained and used as a public way. (Attach Town Clerk's certification)

_____ c. A way shown on a definitive subdivision plan entitled _____
that was previously endorsed by the Planning & Economic
Development Board on _____
and recorded at the Norfolk County Registry of Deeds on
_____. Provide detailed recording information.

_____ d. A private way in existence on the ground before 1952 when the
Subdivision Control Law was adopted in the Town of Medway,
which has, in the opinion of the Planning & Economic
Development Board, adequate width, suitable grades, and
adequate construction to provide vehicular access to the lot(s) for
their intended purpose of _____
and to permit the installation of municipal services to serve the
lot(s) and any buildings thereon.

_____ 3. The division of land shown on the accompanying plan is not a "subdivision" for
the following reasons:
No New Ways or Streets

ANR PLAN FILING FEE

\$250 plus \$100/lot or parcel for a plan involving three (3) or more lots/parcels,
not to exceed a maximum of \$750.

Please prepare two checks: one for \$80 and one for the balance.
Each check should be made payable to: Town of Medway

Fee approved 11-2-06

APPLICATION CHECKLIST – All items must be submitted

<input checked="" type="checkbox"/>	2 signed original ANR applications (FORM A)
<input checked="" type="checkbox"/>	8 prints of ANR plan
<input checked="" type="checkbox"/>	Project Explanation
<input checked="" type="checkbox"/>	Application/Filing Fee

Date Form A, ANR Plan, and Project Explanation Received by Planning & Economic
Development Board: 8-12-2014

ANR Application/Filing Fee Paid: Amount: \$ 350 - Check # 0408

Plan Review Fee - \$ 100 -
check # 1690

BK 22544 P 5566 #77005
06-23-2005 @ 12:03p

QUITCLAIM DEED

Benjamin Franklin Bank, f/k/a Benjamin Franklin Savings Bank (See Certificate of Name Change recorded at Norfolk Registry of Deeds Book 21957, Page 188) with a usual place of business at 58 Main Street, Franklin, MA 02038

In Consideration of: Four Hundred Fifty Thousand (\$450,000.00) Dollars

Grants to: Maritime Housing Fund, LLC, P.O. Box 540073, Millis, MA 02054

With Quitclaim Covenants

The land in Medway, Norfolk County, Massachusetts, together with any improvements thereon, described as follows:

A certain parcel of land situated on the southerly side of Main Street and the easterly side of Elm Street, Medway, Norfolk County, Massachusetts, which parcel is shown on a plan entitled "Plan of Land in Medway, MA, Property of: Regina M. Sherman" drawn by Guerriere & Hainon, Inc., 333 West Street, Milford, MA, which plan is recorded herewith as Plan Number 128 of 1999 in Book 463 and to which plan reference may be made for a more particular description of said parcel.

Said parcel of land contains an area of 6.30 acres, more or less, according to said plan.

The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the deed to the Grantor herein and in all other instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

For our title see deed from Regina A. Sherman dated March 1, 1999 and recorded with the Norfolk Registry of Deeds in Book 13264, Page 550.

Benjamin Franklin Bank

DEDHAM
DEEDS REGISTRY
NORFOLK COUNTY
CANCELLED
16/23/05 12:03P
0005 JUN 23 2005
FEE \$2032.00
CASE # 2002-00

Rose M. Buckley

By: Rose M. Buckley, Senior Lending Officer
Senior Vice President

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Bonnell
WILLIAM P. O'BONNELL, REGISTER

123 Main St. Medway

COMMONWEALTH OF MASSACHUSETTS

Norfolk Division

On this 17th day of June, 2005, before me, the undersigned Notary Public, personally appeared Rose M. Buckley as Commercial Lender for the Benjamin Franklin Bank, a Massachusetts Corporation, who is known to me through my personal knowledge of (his) (her) identity to be the person whose name is signed on the above document, and acknowledged to me that (he) (she) signed said document voluntarily for its stated purpose.



Mary A. Gifford

Notary Public
My Commission Expires:



PROJECT EXPLANATION
123 MAIN STREET

May 9, 2014

Medway Planning Board
155 Village Street
Medway, Ma. 02053

Parcel 47 on Assessors Map 48, 123 Main Street consists of 6.3 acres. I am subdividing it into 4 lots for future development.

Thank-You
Tom Steeves

PGC ASSOCIATES, INC.

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

MEMO TO: Medway Planning Board

FROM: Gino D. Carlucci, Jr.

DATE: May 20, 2014

RE: Maritime Housing Fund LLC ANR on Main and Elm Streets

I have reviewed an ANR plan prepared for Maritime Housing Fund LLC (Tom Steeves) for property on the corner of Main and Elm Oakland Streets. The plan was prepared by Colonial Engineering, Inc. of Medway. It proposes to divide the 6.3-acre property into 4 lots of 127,080, 81,073, 33,656 and 30,617 square feet respectively. I have comments as follows:

Technical Requirements of Plan

1. Section 3.2.5 requires that notice of previous ZBA action be noted. The property is the site of a comprehensive permit granted by ZBA but this is not noted.

Zoning Issues

2. Section V. B. 4 requires that lots meet the minimum area requirement with at least 50% contiguous uplands. For Lots 1 and 2, the total uplands figure is provided but they are not contiguous. It is unclear if these lots meet the contiguous uplands requirement. While compliance with zoning is not required in order to be entitled to ANR endorsement, if lots shown on an ANR plan do not comply, they can be required to include a note that they are “Not a separate building lot,” in order to protect potential buyers.
3. While a common driveway is not shown on the plan, due to the extensive wetlands along Elm Street frontage, it should be noted that the Zoning Bylaw only provides for common driveways in OSRD developments, not conventional ones.

General Comments

4. In *Gates v. Planning Board of Dighton*, 48 Mass. App. Ct. 394 (2000), the Massachusetts Appeals Court concluded that the Planning Board was correct in denying ANR endorsement to a plan that depended on a long crossing of a wetland because the existence of the wetlands prevented practical, safe and efficient access to the buildable portions of the proposed lots. Lots 3 and 4 of the proposed plan would require extensive wetlands crossings to gain access to the uplands area. Furthermore, Lot 2 has uplands that are accessible from Main and Elm, but the zoning and wetland setback requirements preclude building anything substantial on the front portion of the lot so a long wetlands crossing would also be required to gain access to the significant uplands portion of that lot.

5. In the event that an easement for a common driveway is anticipated in order to avoid the wetlands crossing, the Massachusetts Appeals Court ruled in *Bruni vs. Planning Board of Ipswich* in 2009, that access to a residential development could not be provided through a commercial district in which the residential use was not permitted. Since the C-1 district does not allow single-family homes, Lots 2, 3 and 4 could not be developed with single-family houses using access from Main Street.

Conclusion

In opinion, the proposed plan does not qualify for ANR endorsement and appears to be an attempt to avoid the requirements of the Subdivision Control Law and the Planning Board Subdivision Rules and Regulations. I recommend that the endorsement be denied.



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

MEMORANDUM

May 22, 2014

TO: PEDB members
FROM: Susy Affleck-Childs
RE: Mayland Woods bond reduction

As you know, Mayland Woods is one of our target subdivisions for street acceptance.

There are some costs involved in street acceptance that we need to have covered. These include an estimate of \$3,500 for title searches to determine if Mr. Narducci has clear title to convey the roads to the Town (*see attached email from Town Counsel Barbara Saint Andre*) and an estimate from Tetra Tech for \$2,000 for inspections, meetings, and review of as-built/street acceptance plans (*see attached*). I am also estimating \$1,000 for legal expenses. The total is \$6,500.

Mr. Narducci is amenable to taking funds from the Mayland Woods bond account. (*See attached email note dated May 7, 2014.*) The funds would be placed in a Mayland Woods construction account for the above noted expenses.

The Mayland Woods bond account has a balance of \$32,000. Tetra Tech's 11/5/13 estimate for the cost of the remaining construction work is \$22,862.50. (*See attached*). That estimate is of course based on what the Town's cost would be and includes a 25% contingency.

I ask the PEDB to consider reducing the Mayland Woods bond account by \$6,500 and transferring those funds to establish a construction services account for Mayland Woods.

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Wednesday, May 21, 2014 8:12 AM
To: 'Mary Narducci'
Subject: RE: Mayland Woods

Good morning,

The estimate from Tetra Tech for construction inspection services, report preparation, meeting attendance, and review of as-built/street acceptance plans is \$2,000. Our Town attorney received estimates from two title companies and both came in at \$3,500. Plus there will be some expenses for Town Counsel's services for the street acceptance legal work.

I will recommend that the PEDB reduce the Mayland Woods bond by the amount of \$6,500. Those funds will be used to establish a new construction services account for Mayland Woods from which we will pay for the above noted outside consultant services.

Please let me know if you have any questions.

Best regards,

Susy Affleck-Childs

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

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

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

From: Mary Narducci [mailto:marynarducci162@comcast.net]
Sent: Wednesday, May 07, 2014 8:08 AM
To: Susan Affleck-Childs
Subject: RE: Mayland Woods

Hi Susy,

Please provide me with an estimate of charges and also the funds can be drawn from the account.

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Tuesday, May 06, 2014 3:48 PM
To: Mary Narducci
Subject: Mayland Woods

Hi Mike,

I haven't heard back from you in response to my April 23rd email note. See below.

Kindly review and respond at your earliest convenience.

Best regards,

Susy

From: Susan Affleck-Childs
Sent: Wednesday, April 23, 2014 12:40 PM
To: 'Mary Narducci'
Cc: Andy Rodenhiser
Subject: Mayland Woods

Hi Mike,

It was good to speak with you the other day. I am glad to hear you are preparing to address the various punch list items for Mayland Woods.

There are going to be some expenses for the Town's outside consultants as we continue on the pathway toward street acceptance/bond release for Mayland Woods.

This will include but is not limited to Tetra Tech's site visits in advance of and during construction and their review of the as-built and street acceptance plans you are preparing. We will need to retain a firm to conduct a title search to determine if you have clear title to convey the Mayland Woods roads (portions of Howe, Field, Fern Path and Bramble) to the Town. There will also be some legal expenses for Medway's Town Counsel to review deeds and handle other legal matters that may arise.

There are two ways we can handle this. I can provide you with an invoice with estimates for the above noted services and you can give us a check. Or, the Board can approve a reduction in the Mayland Woods bond. In either case, the funds will be placed in a special construction account for Mayland Woods from which we will pay the outside consultants.

Please let me know which approach you want us to use by April 29th as we need to address this as soon as possible.

Thanks for your attention to this matter.

Best regards,

Susy Affleck-Childs

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



May 9, 2014

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

**Re: Construction Services
Planning and Economic Development Board
Mayland Woods Subdivision
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway (the Client) for professional engineering services associated with the Mayland Woods subdivision in Medway, Massachusetts (the Project). The objective of our services is to provide construction inspections related to identified punch list items. We will also provide engineering review of as-built and street acceptance plans as they relate to the Medway Planning Board's Rules and Regulations for the Review and Approval of Land Subdivisions (Chapter 100).

Scope of Services

The following specifically describes the Scope of Services to be completed:

Task 1 Construction Services

- A. We will perform one (1) site inspection to review completion of punch list items. We are assuming that all items will be completed and inspected at the time of pavement repair with no additional inspections required;
- Budget Assumption: 1 Site Inspection
6 hrs/inspection @ \$100/hr = \$600

Task 2 Technical Memo Revision

- A. We will revise our punch list memorandum to account for punch list items that were inspected as part of Task 1. We are assuming that this task will be required one time, any additional revisions to the memo will be billed accordingly;
- Budget Assumption: 2 hours @ \$100/hr = \$200



TETRA TECH

Task 3 As-built/Street Acceptance Review

A. We will review the as-built and street acceptance plans against Chapter 100 of the Town of Medway Planning Board’s Rules and Regulations for the Review and Approval of Land Subdivisions and write a review letter.

- Budget Assumption: 8 hrs@\$100/hr= \$800

Task 4 Meeting Attendance

A. Participate in one (1) hearing/meeting with the Town of Medway Planning and Economic Development Board.

- Budget Assumption: 1 Meeting
2.5hrs/meeting@\$130/hr= \$325

Cost

Our cost for the above Scope of Services will be on a time and expenses basis in accordance with Tetra Tech’s and Medway’s existing contract rates. Direct expenses will be billed at a fixed fee of three and a half (3.5) percent of labor costs. We suggest that you establish a budget identified below for these services, which will not be exceeded without your approval. Please be advised that this estimate is based on our current understanding of the Project needs and is for budget purposes only. The total cost of our services will depend greatly on the completeness and adequacy of the information provided.

The breakdown of this fee by task is as follows:

Task	Task Description	Fee
Task 1	Construction Services	\$600
Task 2	Technical Memo Revision	\$200
Task 3	As-built/Street Acceptance Review	\$800
Task 4	Meeting Attendance	\$325
Labor Subtotal		\$1,925
Expenses (3.5%)		\$75
Total Fee		\$2,000

Schedule

We are prepared to begin work immediately upon receipt of this executed Proposal. We recognize that timely performance of these services is an important element of this Proposal and will put forth our best effort, consistent with accepted professional practice, to comply with the projects needs. We are not responsible for delays in performance caused by circumstances beyond our control or which could not have reasonably been anticipated or prevented



TETRA TECH

General Terms and Conditions

This Proposal is subject to the existing Terms and Conditions signed by Tetra Tech and the Town of Medway. Should this proposal meet with your approval, please sign and return a copy to us for our files. Your signature provides full authorization for us to proceed. We look forward to working with you on this Project. Please contact us with any questions, or if you require additional information.

Very truly yours,

Brian Marchetti, P.E.
Project Manager

Date Approved by Medway Planning and Economic Development Board _____

Certified by: _____

Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator

_____ Date



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

MEMORANDUM

May 22, 2014

TO: PEDB members
FROM: Susy Affleck-Childs
RE: Applegate Subdivision Construction Account

Ralph Costello is working toward readying everything so the PEDB can endorse the modification of the Applegate Subdivision Plan in the near future. The plans have been revised per the decision and various legal documents have been submitted and reviewed by Town Counsel.

BACKGROUND – The initial cost estimate for construction services at Applegate was for \$16,315.95. That estimate was prepared by VHB in June 2006. After Tetra Tech became the Board's consulting engineer, the construction services estimate was updated to \$22,795.00. See *attached letter/estimate from Dave Pellegri dated January 15, 2010*. The higher amount reflected Tetra Tech's fee schedule, included inspections for water and sewer installations for DPS, and added inspections for off-site sidewalk construction on Coffee Street.

Since January 2007, Mr. Costello has paid \$20,383.21 into the Applegate construction account. From that, \$1,109.45 has been paid to Petrini & Associates and \$17,443.09 has been paid to Tetra Tech. The present balance in the Applegate construction account is \$1,830.57. See *attached spreadsheet*.

This is an opportune time to secure additional funds from Mr. Costello for the Applegate construction account as the PEDB may withhold plan endorsement until sufficient funds are in place.

I asked Tetra Tech to update their construction services estimate. See *attached estimate dated 5/20/14*. It totals \$14,994.00. This amount reflects the remaining construction services work AND includes bi-monthly site visits/inspections over the course of a 4 year period to monitor stormwater operations and maintenance of the installed stormwater system.

I ask the PEDB to review Tetra Tech's recent estimate, discuss how you want to have Tetra Tech handle inspections of stormwater maintenance and operations, and determine what amount should be invoiced to Mr. Costello. Thanks.



TETRA TECH RIZZO

January 15, 2010

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

**Re: Construction Administration Services
Applegate Farm
Medway, Massachusetts**

Dear Mr. Rodenhiser:

Upon review of the Construction Inspection Fee Estimate prepared by VHB, Inc. dated 6/15/06 it became apparent that several modifications were necessary to reflect current project and contract conditions. The following represent changes made to the attached Fee Estimate:

1. There were no site visits allocated to the inspection of the installation of the public utility infrastructure, specifically the water and sewer systems. This was typical of past inspectional duties where the Medway Department of Public Services took responsibility for the oversight and approval of the water and sewer installations. During recent conversations with Tom Holder from the Medway Department of Public Works (DPW), Tom indicated that due to time and budget constraints, he would like the town's engineering consultant, presently Tetra Tech Rizzo, to inspect the water and sewer infrastructure and coordinate status and issues directly with the DPW. We therefore added line items for Water and Sewer inspections.
2. We added two additional line items to include inspections required for off-site mitigation such as the off-site sidewalk and the stone wall repair along Ellis Street, as well as oversight for the additional requirements of the Scenic Road Permit.
3. Minor modifications were made to the number of site visits and hours per inspection to reflect our interpretation of these needs.
4. The periodic inspection line item was modified to better reflect final inspections and letter preparation.
5. The rates were modified to reflect current Tetra Tech Rizzo contract rates.



TETRA TECH RIZZO

The attached Fee Estimate reflects the changes listed above.

If you have any questions, please feel free to call me at 508-903-2408.

Very truly yours,

David R. Pellegri, P.E.
Project Manager

Attachments

Construction Inspection Fee Estimate
 Prepared by VHB, Inc.
 Revised by Tetra Tech Rizzo

Town of Medway
 Applegate Farms Definitive Subdivision
 Road A
 Station 0+00 to 17+50

6/4/6/06
 Revised 1/15/2010

Inspection	No. of site visits	Hrs/Inspection	Rate	Total
Erosion Control	3	2	\$100.00	\$600.00
Clear & Grub	1	2	\$100.00	\$200.00
Detention Pond	2	2	\$100.00	\$400.00
Subgrade/Staking	2	2	\$100.00	\$400.00
Drainage System	8	2	\$100.00	\$1,600.00
Headwalls	2	2	\$100.00	\$400.00
Water System	10	2	\$100.00	\$2,000.00
Sewer System	10	2	\$100.00	\$2,000.00
Roadway Gravel	3	2	\$100.00	\$600.00
Roadway Binder	2	8	\$100.00	\$1,600.00
Curb/Sloped Granite Edging	3	4	\$100.00	\$1,200.00
Sidewalk Base/Gravel	2	2	\$100.00	\$400.00
Sidewalk Binder	1	8	\$100.00	\$800.00
Roadway Top	1	8	\$100.00	\$800.00
Sidewalk Top	1	8	\$100.00	\$800.00
Frames and Covers/Grates	1	3	\$100.00	\$300.00
Adjust Frames & Covers/Gr	1	3	\$100.00	\$300.00
DMH Inverts	1	3	\$100.00	\$300.00
Bounds	1	2	\$100.00	\$200.00
Landscape/Plantings	2	2	\$100.00	\$400.00
Guardrail/Fencing	0	1	\$100.00	\$0.00
Roadway Sub-Drain	3	2	\$100.00	\$600.00
Offsite Mitigation (Sidewalk & Stone Wall)	3	2	\$100.00	\$600.00
Scenic Road Components	2	2	\$100.00	\$400.00
Periodic Inspections	4	2	\$100.00	\$800.00
Final Inspection (See Note 4)	2	6	\$100.00	\$1,200.00
Bond Estimates	4	3	\$100.00	\$1,200.00
As-Built Plans	2	4	\$100.00	\$800.00
Meetings	3	2	\$115.00	\$690.00
Admin	4	1	\$30.00	\$120.00
Subtotal				\$21,710.00
Expenses			3.5%	\$1,085.50
TOTAL				\$22,795.50

Note:

- 1 All inspections include travel and documentation
- 2 Inspections will be combined whenever possible.
- 3 Re-inspections due to the Contractor's omissions, inefficiencies, unapproved work, etc. may require additional compensation.
- 4 Final Inspection includes a substantial completion inspection and punch list memo provided to Town. It also includes a final inspection to verify that comments from the punch list have been addressed.

SUBDIVISION - CONSTRUCTION OBSERVATION ACCOUNTING									
PROJECT NAME: Applegate Farm (Coffee & Ellis Streets - Ralph Costello)									
DATE: February 8, 2013									
Date	Date	Consultant's	Consultant's	Consultant's	Invoice	Invoice	Time Period	Date	Notes
Check	Submitted	Construction	Construction	Consultant's	Invoice	Invoice	Covered by	Submitted to	
Received	Amount	Check #	Payment Source	Treasurer	Observation Fee	Name	Date	Number	Invoice
Plan Review Invoice -	no funds left in that	account							
1/31/2007	\$11,500.00		Unique Homes						
	\$649.45	Petrini			2/2/2007	???			
	\$111.00	Petrini			10/5/2009	22846			
	\$363.32	Tetra Tech			9/25/2009	50292931			
	\$37.00	Petrini			11/5/2009	22955			
	\$222.48	Tetra Tech			12/23/2009	50318721			
	\$434.83	Tetra Tech			3/3/2010	50340006			
	\$111.24	Tetra Tech			7/8/2010	50368557			
	\$2,787.18	Tetra Tech			8/27/2010	50382466			
	\$224.03	Tetra Tech			9/3/2011	50491967	7/1 - 9/16/11		
	\$149.35	Tetra Tech			1/3/2012	50523835	12/1 - 12/31/11		
	\$78.00	Petrini			6/25/2012	27064	6/1-6/24/12		
	\$2,371.79	Tetra Tech			6/28/2012	50574074	5/1 - 6/22/12		
	\$1,097.51	Tetra Tech			7/27/2012	50582900	6/23 - 7/20/12		
	\$1,557.69	Tetra Tech			9/13/2012	50597189	7/20 - 8/31/12		
	\$346.73	Tetra Tech			10/26/2012	50615307	8/31-10/5/12		
	\$6,841.61	Tetra Tech			1/16/2013	50641211	10/6 - 12/14/12	7/11/2013	
7/11/2013	\$8,883.21	108653	Town of Medway - bond reduction from The Meadows						
	\$234.00	Petrini			5/7/2013	28379	April of 2013		
	\$160.43	Tetra Tech			3/21/2013	50660112	January of 2013		
	\$775.00	Tetra Tech			11/22/2013	50756472	7/10/13 - 11/1/2013		
	\$18,552.64	Total							
		Cons. Obsrvtm.							
	\$1,830.57	Balance							
	\$2,766.00								
	\$2,605.57								
	\$1,830.57								
	\$1,830.57	Balance							

Inspection	No. of site visits	Hrs/Inspection	Rate	Total
Erosion Control	0	2	\$100.00	\$0.00
Clear & Grub	0	2	\$100.00	\$0.00
Detention Pond	0	2	\$100.00	\$0.00
Subgrader/Staking	0	2	\$100.00	\$0.00
Drainage System	0	2	\$100.00	\$0.00
Headwalls	0	2	\$100.00	\$0.00
Water System	2	2	\$100.00	\$400.00
Sewer System	0	2	\$100.00	\$0.00
Roadway Gravel	0	2	\$100.00	\$0.00
Roadway Binder	0	8	\$100.00	\$0.00
Curb/Sloped Granite Edging	3	4	\$100.00	\$1,200.00
Sidewalk Base/Gravel	2	2	\$100.00	\$400.00
Sidewalk Binder	1	8	\$100.00	\$800.00
Roadway Top	1	8	\$100.00	\$800.00
Sidewalk Top	1	8	\$100.00	\$800.00
Frames and Covers/Grates	0	3	\$100.00	\$0.00
Adjust Frames & Covers/Gr	1	3	\$100.00	\$300.00
DMH Inverts	0	3	\$100.00	\$0.00
Bounds	1	2	\$100.00	\$200.00
Landscaping/Plantings	2	2	\$100.00	\$400.00
Guardrail/Fencing	0	1	\$100.00	\$0.00
Roadway Sub-Drain	3	2	\$100.00	\$600.00
Offsite Mitigation (Sidewalk & Stone Wall)	3	2	\$100.00	\$600.00
Scenic Road Components	2	2	\$100.00	\$400.00
O & M Inspections ⁴	24	1	\$100.00	\$2,400.00
Periodic Inspections	4	2	\$100.00	\$800.00
Final Inspection ⁵	2	6	\$100.00	\$1,200.00
Bond Estimates	4	3	\$100.00	\$1,200.00
As-Built Plans	2	4	\$100.00	\$800.00
Meetings	3	2	\$130.00	\$780.00
Admin	4	1	\$50.00	\$200.00
Subtotal				\$14,280.00
Expenses			3.5%	\$714.00
TOTAL				\$14,994.00

Notes:

- 1 All inspections include travel and documentation
- 2 Inspections will be combined whenever possible.
- 3 Re-inspections due to the Contractor's omissions, inefficiencies, unapproved work, etc. may require additional compensation.
- 4 This item includes 24 O & M inspections, Bi-Monthly for the entirety of the project to street acceptance (assume 4 years to street acceptance) or as needed during activities requiring major soil disturbance. Additional O & M inspections may be required if project extends for more than 4 years.
- 5 Final Inspection includes a substantial completion inspection and punch list memo provided to Town. It also includes a final inspection to verify that comments from the punch list have been addressed.



RECEIVED
TOWN OF MEDWAY
Planning & Economic Development Board

155 Village Street
Medway, Massachusetts 02053

MAY - 6 2014

TOWN CLERK

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gray, Clerk
Matthew J. Hayes, P.E.
Karyl Spiller Walsh
Richard Di Iulio, Associate Member

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
NOTICE OF PUBLIC HEARING

Lawrence Waste Services Site Plan Modification - 49 Alder Street

In accordance with the Medway Zoning By-Law, Section V. Use Regulations, Subsection C. Site Plan Review and Approval and the provisions of Chapter 40A, Massachusetts General Laws, notice is given that ***the Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, May 27, 2014 at 7:15 pm at Medway Town Hall, 155 Village Street to consider the application of East Hill Associates Realty of Medway, MA for approval of a modification to the previously approved site plan for Lawrence Waste Services at 49 Alder Street.*** The application and site plan modification were filed with the Town of Medway on April 30, 2014. The *Lawrence Waste Services Site Plan for 49 Alder Street* is dated April 29, 2014 and was prepared by Guerriere & Halnon, Inc. of Milford, MA.

The applicant/property owner proposes to construct a one story, 4,500 sq. ft. steel garage building to support the operation of the existing waste removal business (pick-up and delivery of trash containers/dumpsters). The proposed garage will be constructed on the paved area located behind the existing Lawrence Waste Services building. The new garage building will consist of four bays for dumpster maintenance plus a bathroom. The building will have water, electric, gas and sewer connections as shown on the site plan. The roof stormwater runoff will be connected to the existing drain line from the existing building and directed into the existing underground basin. The site is presently serviced by public water and sewer and has gas service from Alder Street. There will be no waste stored on site, only clean waste containers. The 13.2 acre site is located on the south side of Alder Street in the Medway 495 Business Park. The property is located in the Industrial III zoning district and is designated as Medway Assessors' Parcel 3-41.

The proposed site plan modification is on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plan is also posted at the Planning and Economic Development web page at: <http://www.townofmedway.org>. Interested persons or parties are invited to review the plan, attend the public hearing, and express their views. Written comments may be forwarded to the Board at: planningboard@townofmedway.org. Questions should be directed to 508-533-3291.

Andy Rodenhiser, Chairman

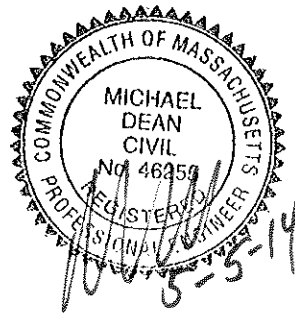
Telephone: 508-533-3291 Fax: 508-321-4987
planningboard@townofmedway.org

To be published in the *Milford Daily News: Monday, May 12, 2014 and Tuesday, May 20, 2014*

cc: *Planning Boards* – Bellingham, Franklin, Holliston, Milford, Millis and Norfolk

Medway Town Officials/Departments – Board of Selectmen, Town Administrator, Board of Assessors, Board of Health, Building Inspector/Zoning Enforcement Officer, Conservation Commission, Design Review Committee, Economic Development Committee, Fire Department, Police Department, Public Services Department, and Town Clerk

HYDROLOGIC & HYDRAULIC REPORT
Lot#3-41
49 Alder Street
In
Medway, Massachusetts



May 5, 2014 (Updated)

Prepared for:
East Hill Associates LLC.
49 Alder Street
Medway, MA

Prepared by: Guerriere & Halnon Inc
333 West Street
Milford, MA 01757

HYDROLOGIC & HYDRAULIC REPORT
Lot#3-41
Alder Street
Milford, Massachusetts

SITE LOCATION & DESCRIPTION

The site is located at the end of Alder Street adjacent to Route 495 in Medway, Massachusetts. Figure 1 shows the site locus.

The project locus contains approximately 13.28 acres of land. The existing property is presently the location of Lawrence Waste Services and consists of a 7,400 sf Office/Garage Building with parking located in the front of the building and a large paved area for lay down of waste containers. The parcel also has a large gravel area for additional outside storage area for containers. The site was permitted in 2012 and was completed in 2013. The site consists of some wooded area. The existing topography slopes from west to east toward the large wetland located on the east property line. The Stall Brook runs through the Southeast corner of the lot. There is another wetland on the southwest corner of the property.

The existing drainage system for the commercial site consists of three underground basins, two open basins, catch basins, drain manholes and stormceptors. The existing building is collected and directed to the large basin directly. The parking area in front and the paved area in back of the site is collected, treated and mitigated before it is directed to the wetlands. The entire disturbed area was design as pavement area and the existing drainage system has been design to handle the runoff generated from the development.

PROJECT DESCRIPTION

The project proponent proposes to construction a 4,500 s.f. Garage Building in an area that is pavement now and flows to a double catch basin located within the gravel area. The runoff is then directed into a stormceptor before it empties into the large underground basin located in the center of the site where the runoff is mitigated so there is no increase of volume or rate off to the adjacent wetlands. The new building will generate clean runoff and will be collected and directed into an existing drainage line, which carries the roof runoff from the existing building that runs along the back of the new building and directly into the large underground basin. There will be no change in drainage area or ground cover from the original design. The only change will be a small reduction in impervious area due to the crush stone island that runs along the back of the new building.

SUMMARY REACH#1
(Wetlands located in east of parcel)

Storm Event	Pre-Development	Post-Development
2 yr.	1.65 cfs	1.27 cfs
10 yr.	6.58 cfs	6.22 cfs
100 yr.	14.96 cfs	14.94 cfs

SUMMARY REACH#2
(Wetlands located to the west)

Storm Event	Pre-Development	Post-Development
2 yr.	0.08 cfs	0.08 cfs
10 yr.	0.56 cfs	0.56 cfs
100 yr.	1.57 cfs	1.57 cfs

Basin Summary Table II

BASINS PROPOSED CONDITIONS

<u>BASIN</u>	<u>UNITS</u>	<u>100 YR.</u>	<u>25 YR.</u>	<u>10 YR.</u>	<u>2 YR</u>
1	Qin = CFS	18,62	14.46	12.67	7.85
	Qout = CFS	5.07	3.25	2.79	1.67
	ELEV. = FT	242.95	241.90	241.57	240.68
	VOL. ST. = cf	18,856	14,566	12,575	6,505
2	Qin = CFS	2.73	2.14	1.89	1.20
	Qout = CFS	1.26	0.70	0.48	0.16
	ELEV. = FT	244.77	244.44	244.32	243.24
	VOL. ST. = cf	2,105	1,834	1,746	1,068
3	Qin = CFS	2.17	1.72	1.53	1.01
	Qout = CFS	1.10	0.84	0.69	0.19
	ELEV. = FT	242.24	241.77	241.57	241.10
	VOL. ST. = cf	1,600	1,299	1,184	940

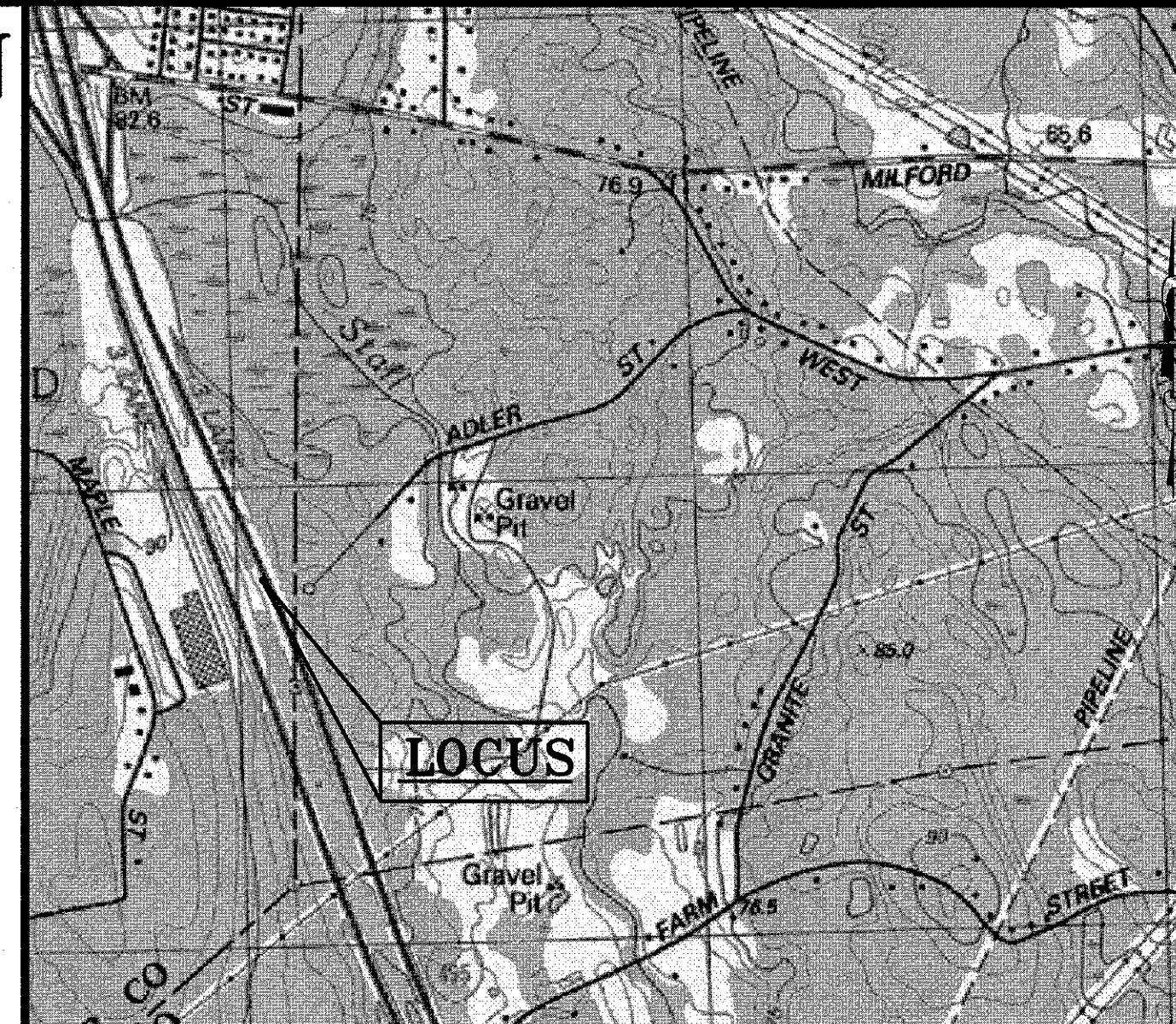
Figure#1
Portion of USGS Map Showing Locus



- NOTES
- 1) THIS PLAN REFERS TO THE TOWN OF MEDWAY ASSESSORS ATLAS SHEET 34 LOT 3-41#.
 - 2) SEE DEED BOOK 4666 PAGE 13 RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS.
 - 3) SEE THE FOLLOWING PLANS RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS:
1977 ALDER STREET LAYOUT PB 263 NO 834
1999 ALDER STREET EASEMENT PB464 NO 180
LAND COURT 32712A NOV 15, 1963
PB 5312 NO 127 PG 454 OF 1977
PB 3985 NO 575 PG 488 OF 1962
 - 4) ZONING CLASSIFICATION IS INDUSTRIAL III.
 - 5) WAIVER REQUESTING NOT REQUIRING THE WRITTEN DEVELOPMENT IMPACT STATEMENT, FROM SECTION 204-3 PLANNING BOARD SUBMITTALS SUBSECTION A. 7) A WRITTEN DEVELOPMENT IMPACT STATEMENT.

LAWRENCE WASTE SERVICES SITE PLAN FOR 49 ALDER STREET IN MEDWAY, MASSACHUSETTS

OWNER/APPLICANT:
EAST HILL ASSOCIATES REALTY
49 ALDER STREET
MEDWAY, MA 02053
DATE APRIL 29, 2014



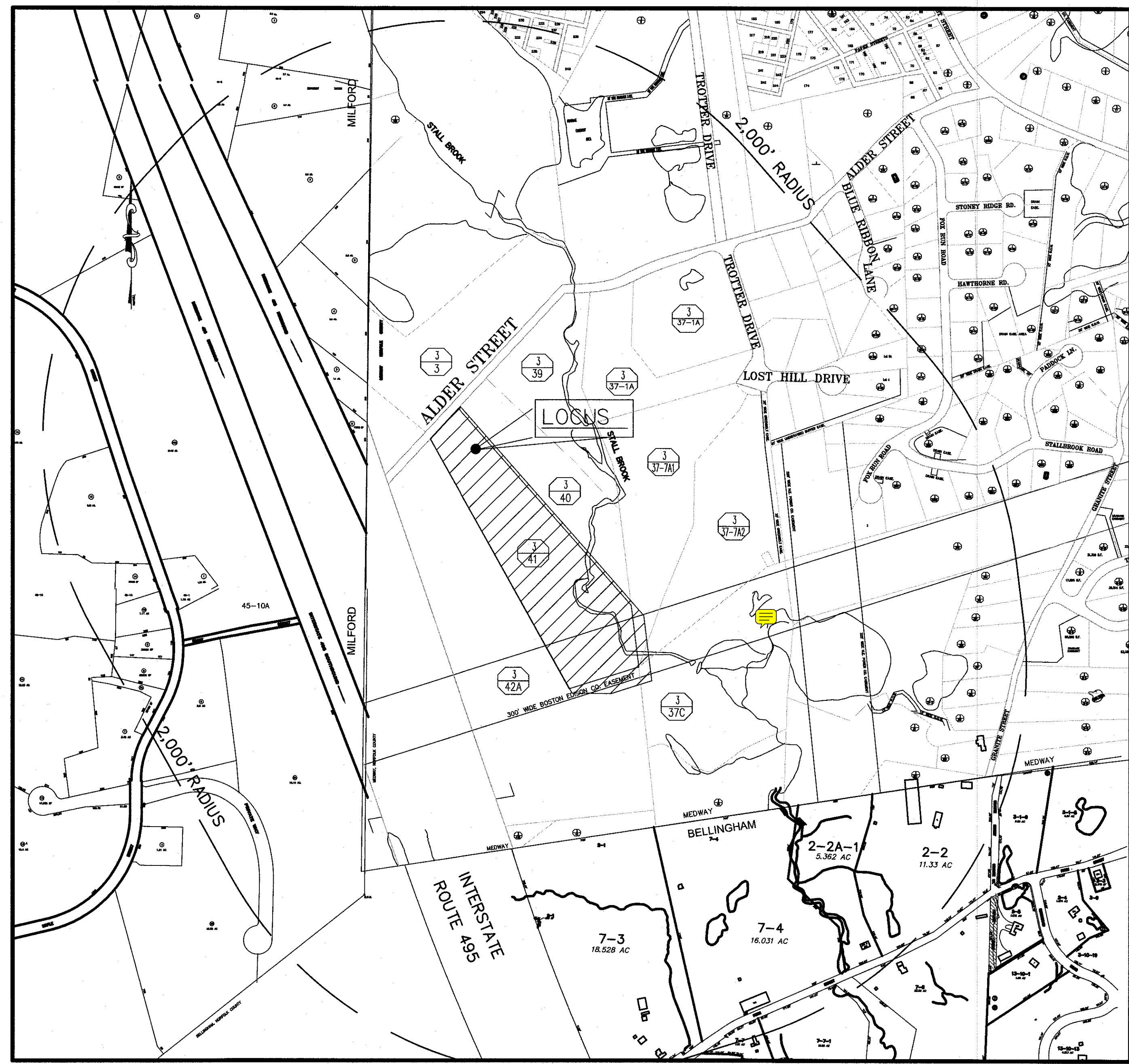
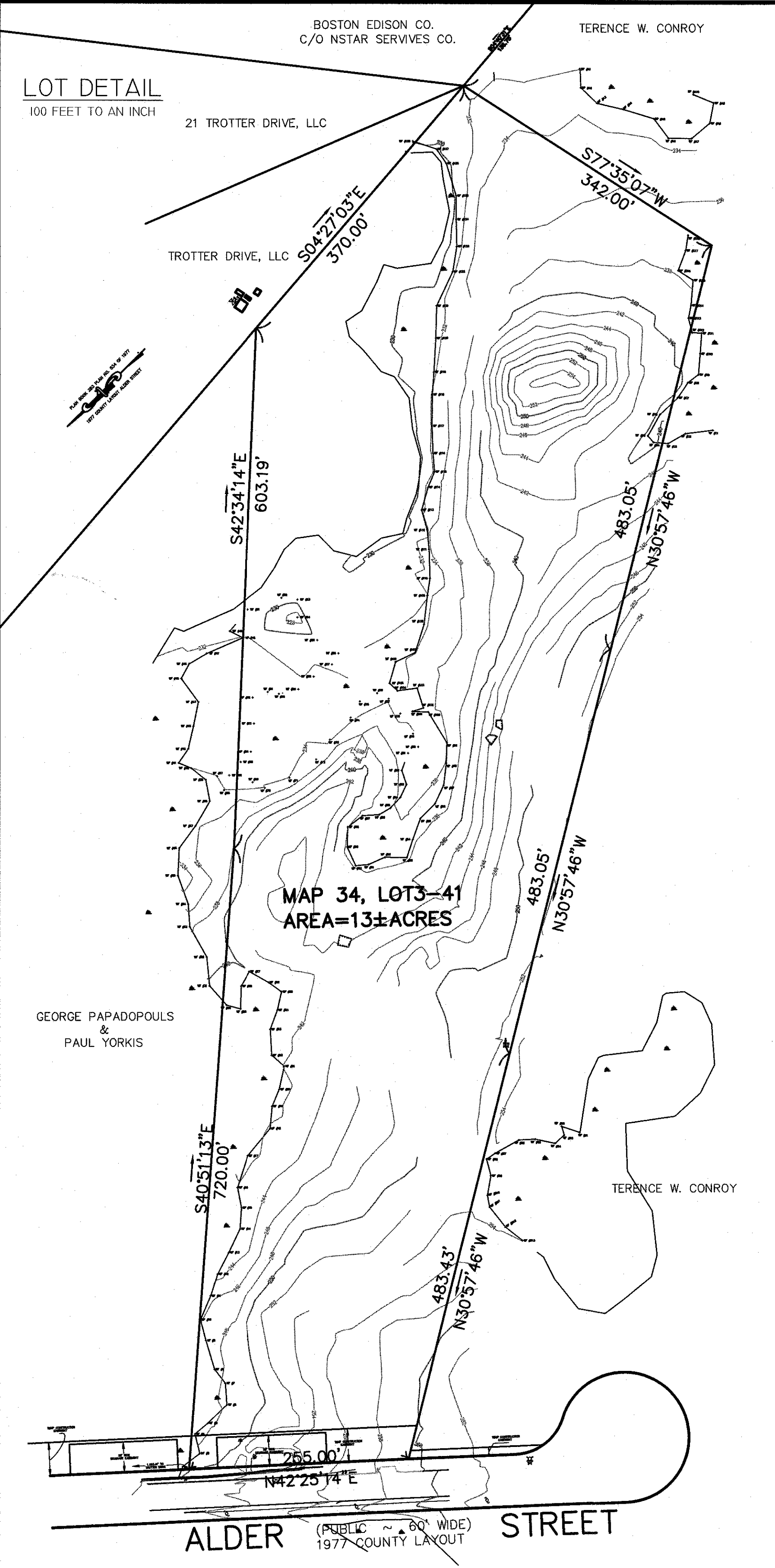
LOCUS MAP USGS
1,000 FEET TO AN INCH

DATE: _____ DATE: _____

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL

DATE: _____

SIGNATURE DATE: _____ BEING A MAJORITY

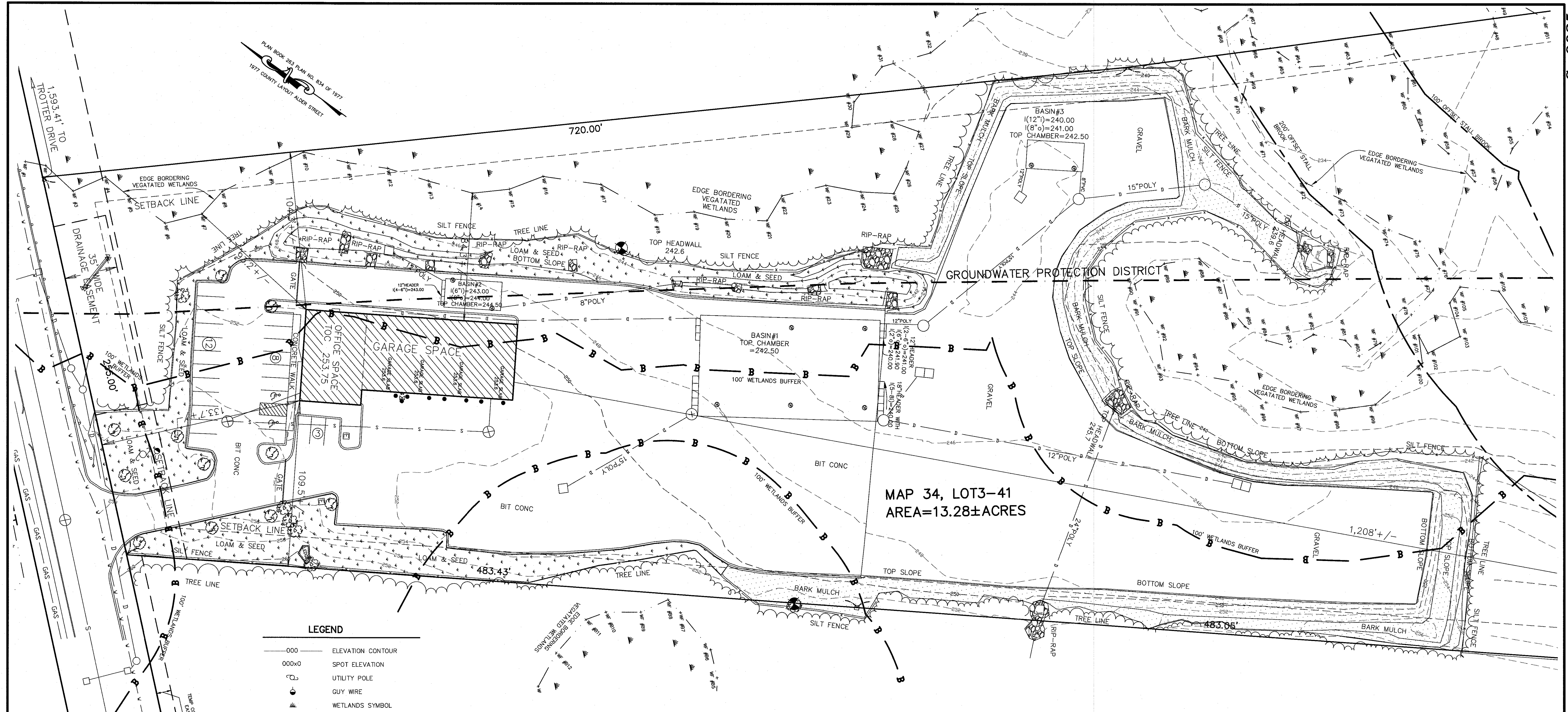


ZONE DESCRIPTION:	MIN. REQ'D/ MAX. ALLOWED	EXISTING	PROPOSED
ZONE - INDUSTRIAL III	INDUSTRIAL III		
LOT REQUIREMENTS:			
MIN. AREA (S.F.)	40,000 S.F.	13.28± ACRES	13.28± ACRES
MIN. WIDTH (FT.)	100'	255'	255'
MIN. FRONTAGE (FT.)	250'	255'	255'
YARD REQUIREMENTS:			
MIN. FRONT SETBACK (FT.)	30'	134'	134'
MIN. SIDE SETBACK (FT.)	20'	104'	104'
MIN. REAR SETBACK (FT.)	30'	1,208'	1,136'
BUILDING			
MAX. % COVERAGE	40%	1.2%	1.2%
OPEN SPACE			
MIN. % OF LOT AREA	-	66%	66%
BUILDING HEIGHT (FT.)			
MAX. HEIGHT (FT.)	60'	30'	30'
PARKING			
MIN. NUMBER OF SPACES	**17	**22	**22
MIN. HANDICAPPED SPACES	1	2	2
PARKING REQUIREMENT: ** INCLUDES NUMBER OF HANDICAP SPACES.			
OFFICE/GARAGE FACILITY:			
1 SPACE FOR EACH EMPLOYEE ANTICIPATED AND 5 EMPLOYEES= 5 SPACES			
1 SPACE PER 1,000 S.F. OF FLOOR SPACE.			
7,400 S.F./1,000 S.F. = 7.4 SPACES			
4,500 S.F./1,000 S.F. = 4.5 SPACES			
TOTAL SPACES REQUIRED= 16.9 SPACES			

INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. DETAIL SHEET
5. BUILDING ELEVATIONS

Guerriere & Halon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MA 01757
(508) 473-6630 FAX: (508) 473-8243



LEGEND

000	ELEVATION CONTOUR
000x0	SPOT ELEVATION
○	UTILITY POLE
—	GUY WIRE
WETLANDS SYMBOL	WETLANDS SYMBOL
WF# XX	WETLAND FLAG NUMBER
B	100' WETLAND BUFFER
—	STREAM
—	STREAM BUFFER
—	TREE LINE
○	TREE
□	CATCH BASIN
○	DRAIN MANHOLE
△	INVERT
D	DRAIN LINE
S	SEWER MANHOLE
S	SEWER LINE
—	RIP-RAP
—	GAS GATE
—	ELECTRIC TRANSFORMER
—	PARKING SPACES
—	HANDICAPPED PARKING
—	LOAM AND SEED AREA
—	BARK MULCH AREA
●	BOLLARD
—	SILT FENCE

NOTE: CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

"WARNING"
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233).
EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES

REV.	DATE	DESCRIPTION	INIT

LEGEND

ND	NO DISTURB LINE
WET	EDGE OF WETLANDS
—	EXISTING TREELINE
206	EXISTING CONTOUR
250	PROPOSED CONTOUR
OH	OVERHEAD WIRE
D	DRAIN LINE
S	SEWER LINE
W	WATER LINE
UE	UNDERGROUND ELECTRIC
RD	ROOF DRAIN
X-X-X	PROPOSED MULCH SOCK
B	100' BUFFER ZONE
○	EXISTING SEWER MANHOLE
○	EXISTING DRAIN MANHOLE
□	EXISTING CATCH BASIN
○	EXISTING UTILITY POLE
○	PROPOSED DRAINAGE MANHOLE
○	PROPOSED UTILITY POLE
○	PROPOSED CATCH BASIN
—	WETLANDS
—	HANDICAP SPACE
—	TRAFFIC FLOW
—	PROPOSED BUILDINGS
—	MOUNTED LIGHT

DATE: _____

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL

DATE: _____

SIGNATURE DATE: _____

BEING A MAJORITY

OWNER / APPLICANT

EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

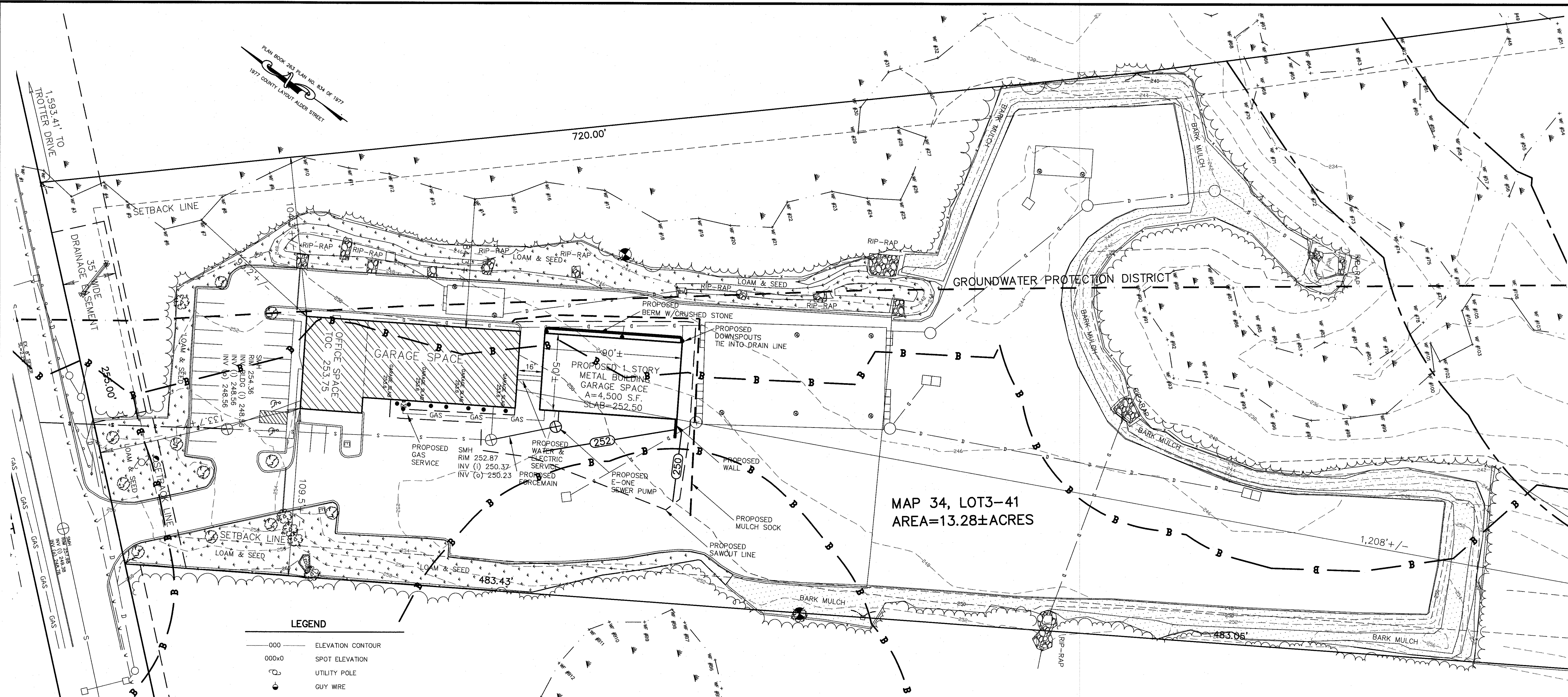
49 ALDER STREET

"EXISTING CONIDTIONS" PLAN OF LAND IN MEDWAY, MA

SCALE: 1"=30'
DATE: APRIL 29, 2014

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

PLAN BOOK 263 PLAN NO. 834 OF 1977
1977 COUNTY LAYOUT ALDER STREET



MAP 34, LOT3-41
AREA=13.28±ACRES

LEGEND

- 000 ELEVATION CONTOUR
- 000x0 SPOT ELEVATION
- UTILITY POLE
- GUY WIRE
- WETLANDS SYMBOL
- EDGE OF VEGETATED WETLANDS
- WF# XX WETLAND FLAG NUMBER
- B 100' WETLAND BUFFER
- STREAM
- STREAM BUFFER
- TREE LINE
- TREE
- CATCH BASIN
- DRAIN MANHOLE
- INVERT
- D DRAIN LINE
- S SEWER LINE
- RIP-RAP
- GAS GATE
- ELECTRIC TRANSFORMER
- PARKING SPACES
- HANDICAPPED PARKING
- LOAM AND SEED AREA
- BARK MULCH AREA
- BOLLARD
- SILT FENCE

NOTES

- 1) THIS PLAN REFERS TO THE TOWN OF MEDWAY ASSESSORS ATLAS SHEET 3 LOT 41#.
- 2) SEE DEED BOOK 4666 PAGE 13 RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS.
- 3) SEE THE FOLLOWING PLANS RECORDED WITH NORFOLK DISTRICT REGISTRY OF DEEDS:
1977 ALDER STREET LAYOUT PB 263 NO 834
1999 ALDER STREET EASEMENT PB464 NO 180
LAND COURT 32712A NOV 15, 1963
PB 5312 NO 127 PG 454 OF 1977
PB 3985 NO 575 PG 488 OF 1962
- 4) ZONING CLASSIFICATION IS INDUSTRIAL III.

ZONE
INDUSTRIAL III

FRONT YARD - 30' MIN
SIDE YARD - 20' MIN
REAR YARD - 30' MIN
AREA = 40,000 S.F. MIN

REV.	DATE	DESCRIPTION	INIT

NOTES

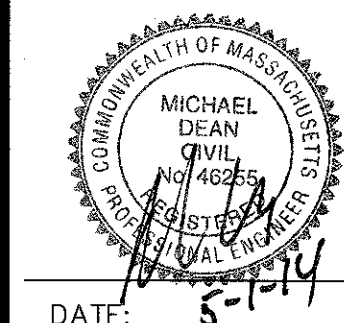
LEGEND

- ND NO DISTURB LINE
- WET EDGE OF WETLANDS
- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OH OVERHEAD WIRE
- D DRAIN LINE
- S SEWER LINE
- W WATER LINE
- UE UNDERGROUND ELECTRIC
- RD ROOF DRAIN
- X X X PROPOSED MULCH SOCK
- B 100' BUFFER ZONE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- WETLANDS
- HANDICAP SPACE
- TRAFFIC FLOW
- PROPOSED BUILDINGS
- MOUNTED LIGHT

MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD APPROVAL

DATE: _____

SIGNATURE DATE: _____
BEING A MAJORITY



OWNER / APPLICANT
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

49 ALDER STREET

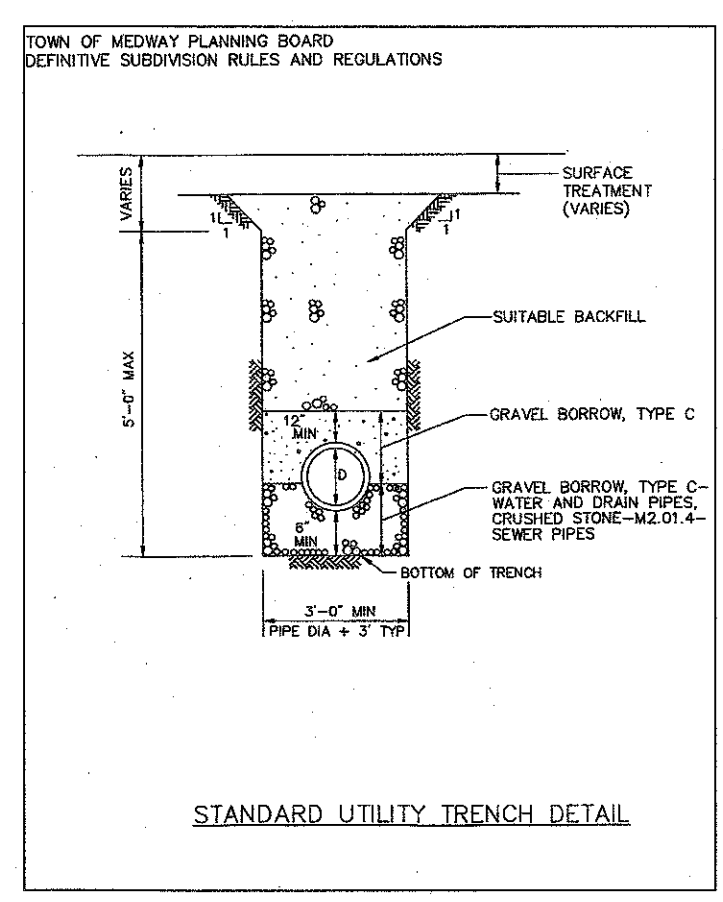
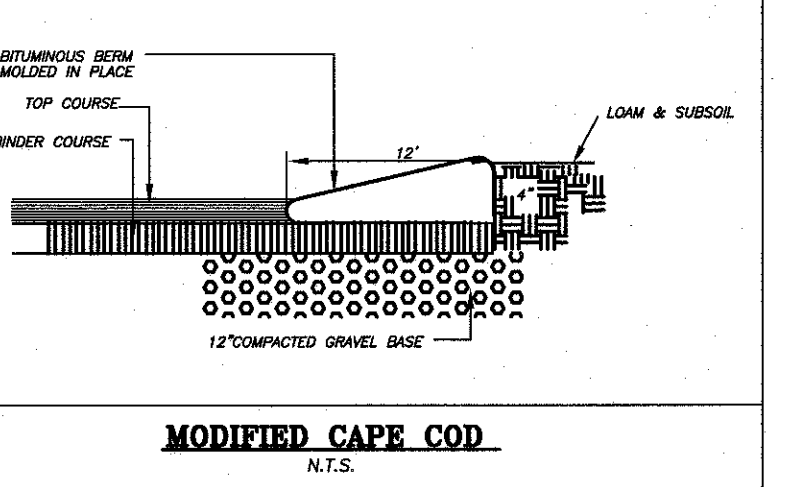
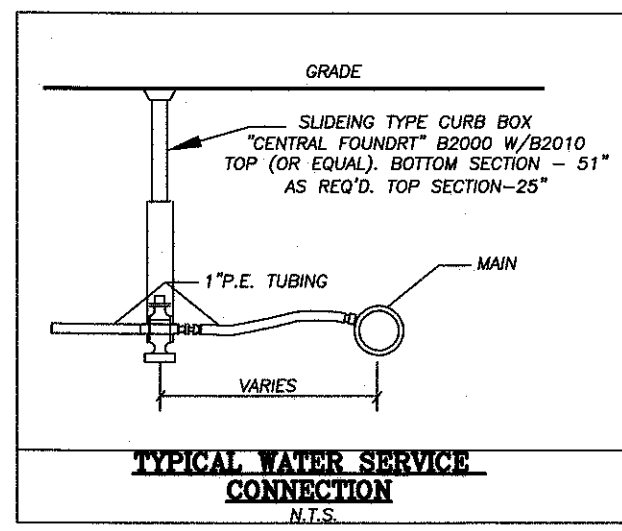
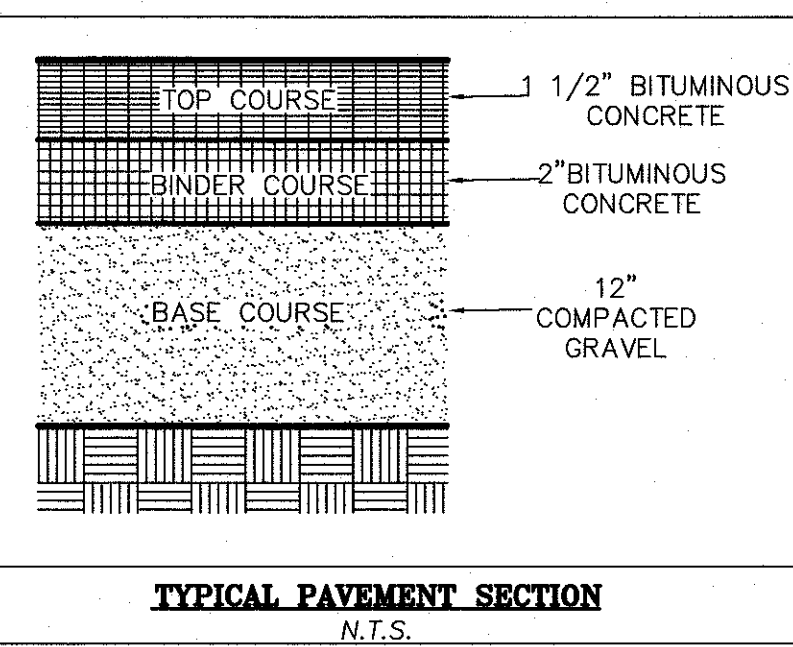
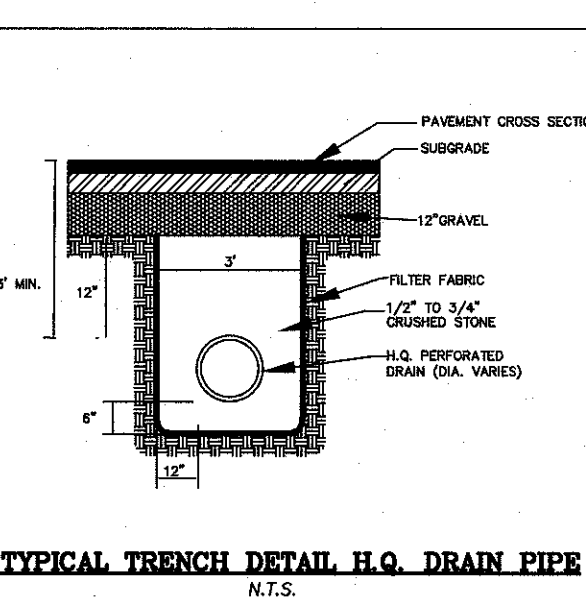
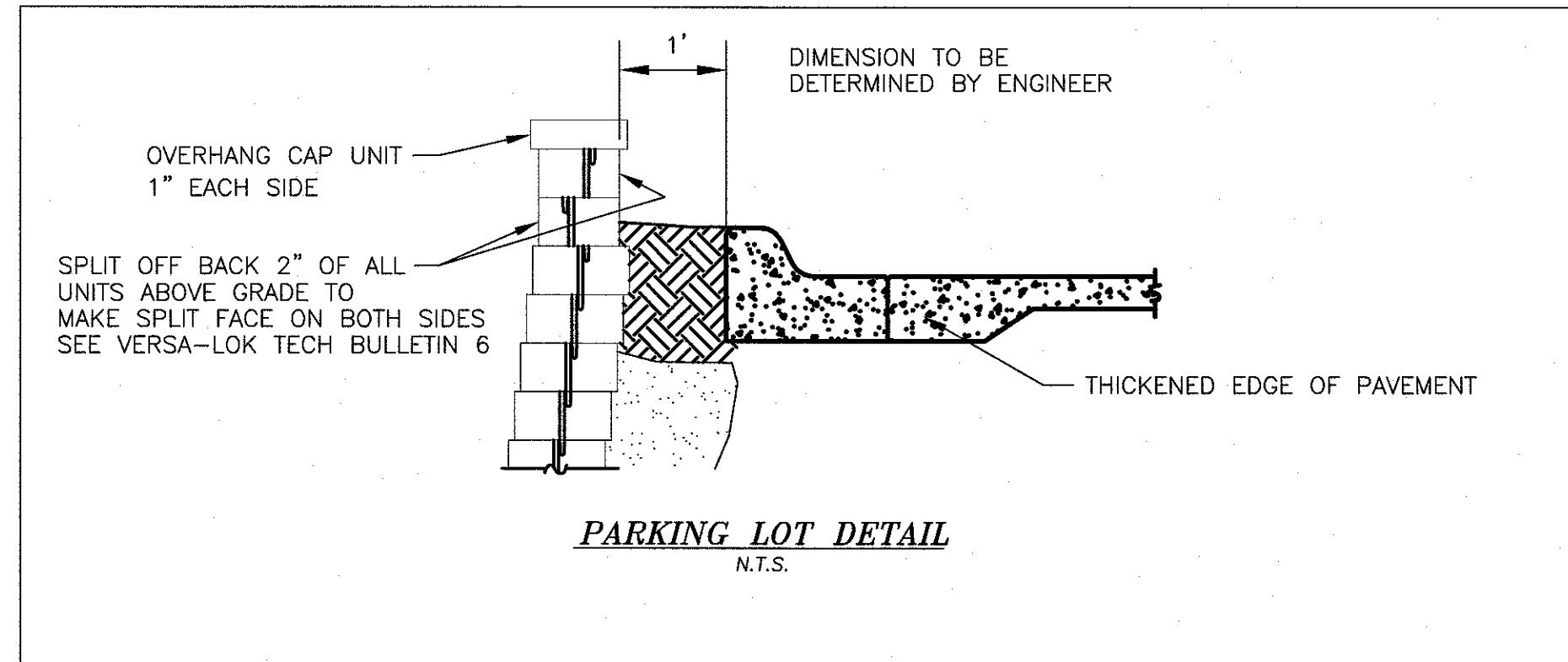
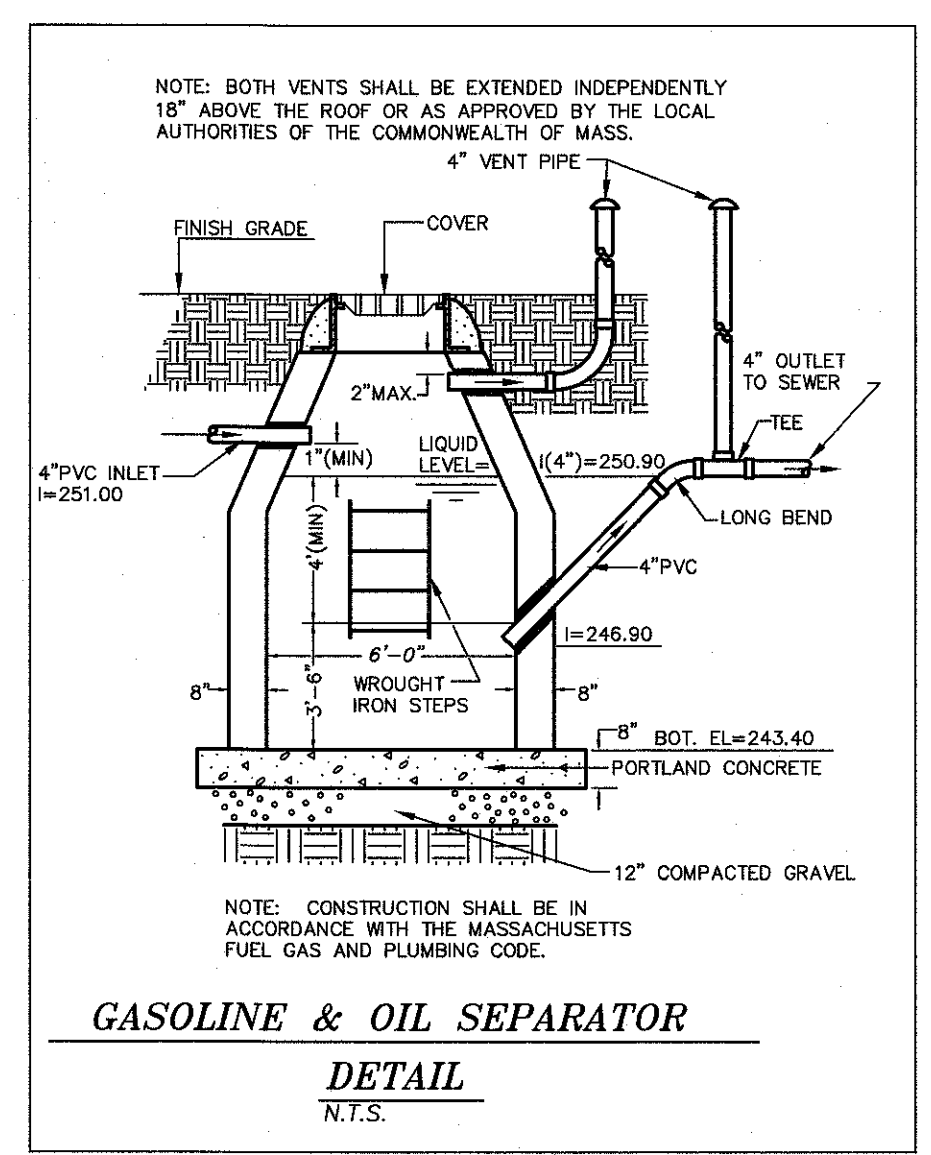
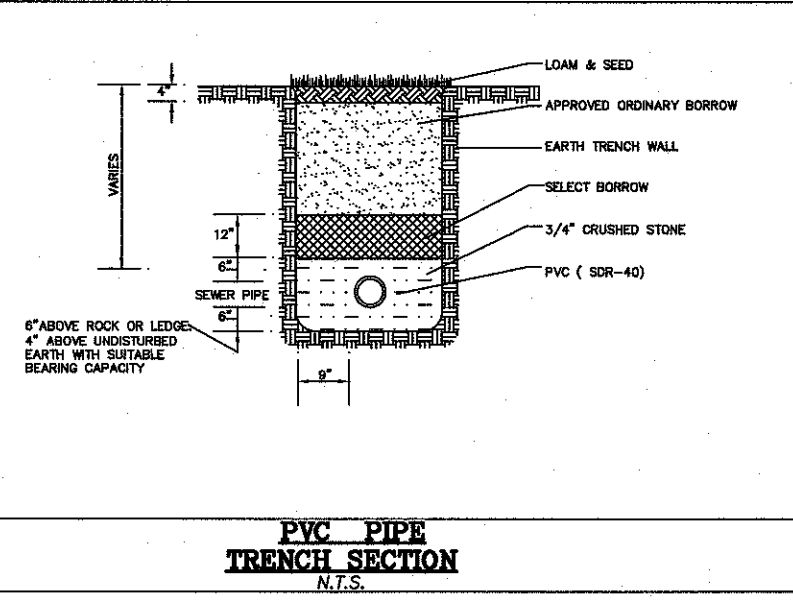
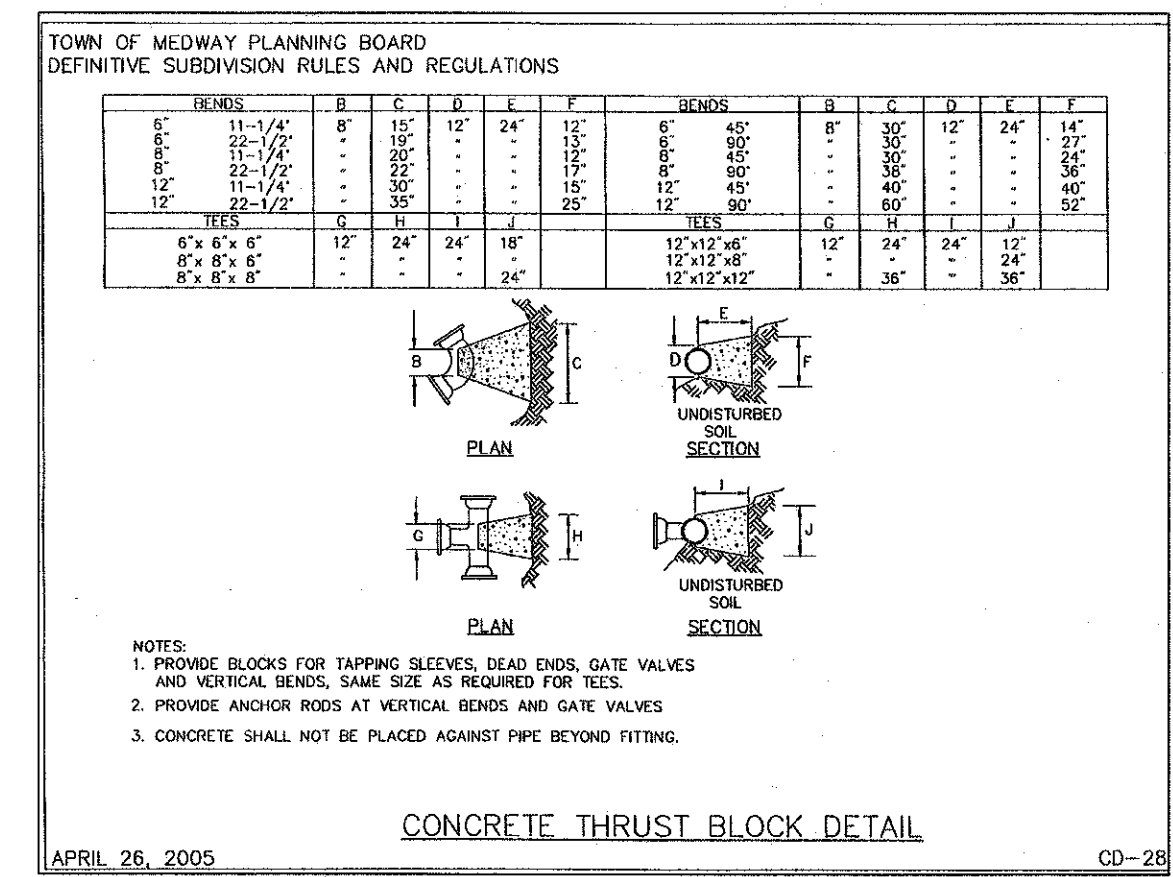
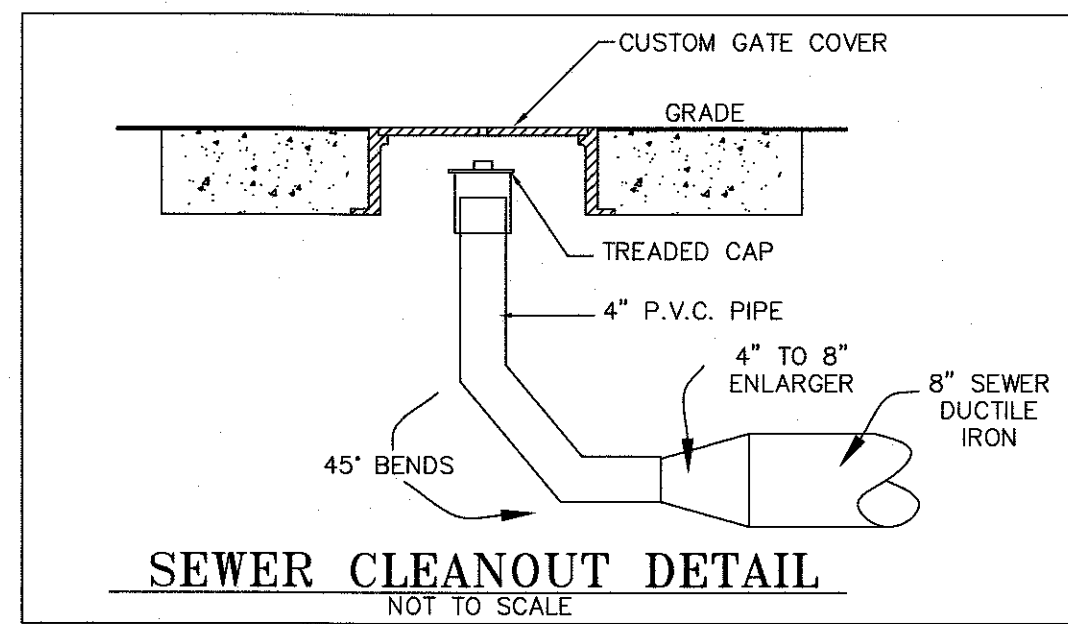
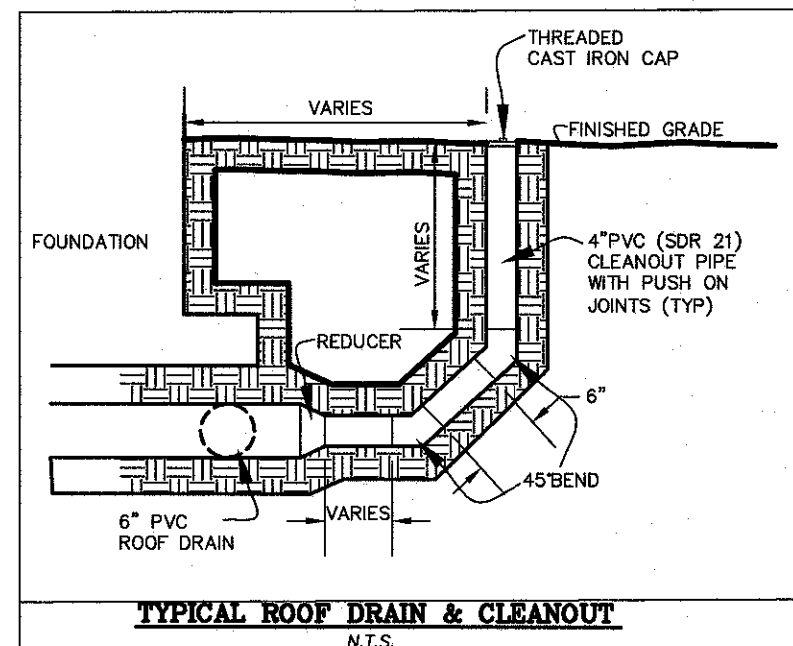
"SITE"
PLAN OF LAND
IN
MEDWAY, MA

SCALE: 1"=30'
DATE: APRIL 29, 2014

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

"WARNING"
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL. ENGAGED IN WORKING IN THESE AREAS, CALL "DIG SAFE" 1-888-DIG-SAFE.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.



- NOTES**
- THIS PLAN REFERS TO THE MEDWAY ASSESSORS ATLAS SHEET 34 LOT 3-41.
 - ALL UTILITIES, STRUCTURES AND SITE FEATURES SHOWN ARE PROPOSED UNLESS NOTED OR OTHERWISE INDICATED AS EXISTING.
 - ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - TRAFFIC GENERATION IS 600 VEHICLES PER DAY.
 - SEWAGE FLOW:
 75 GPD/1,000 S.F. OFFICE SPACE=2.4*75=180 GPD
 125 GPD/SERVICE BAY=4*125 = 500 GPD
 (GPD=GALLONS PER DAY) TOTAL=680 GPD
 - TOPOGRAPHIC INFORMATION COLLECTED ON THE GROUND BY GUERRIERE AND HALNON, INC.
 - FIRE LANES SHALL BE BUILT TO ACCOMMODATE 20 TON FIRE APPARATUS DURING CONSTRUCTION.
 - FIRE LANES TO BE POSTED AND APPROVED BY THE MEDWAY FIRE AND POLICE DEPARTMENTS.
 - EXTERIOR LIGHTS SHALL BE 200 WATT METAL HALIDE BULBS AND SHALL BE ORIENTED SO AS NOT TO GLARE ONTO ADJOINING PROPERTIES.
 - SILTATION BARRIERS AND DEVICES TO BE IN PRIOR TO ALL CONSTRUCTION.
 - NO EQUIPMENT SHALL BE STORED IN THE FIRE LANES. ALL FIRE LANES SHALL BE KEPT CLEAR AND PASSABLE AT ALL TIMES.
 - NO COMBUSTIBLES CONSTRUCTION SHALL BE ALLOWED UNTIL ALL HYDRANTS ARE INSTALLED TO GRADE, TESTED AND IN SERVICE.
 - ALL LOADING AREAS SHALL BE DESIGNED AND CONSTRUCTED SO THAT VEHICLES LOADING OR UNLOADING DO NOT OBSTRUCT THE FIRE LANE.
 - ALL CURBING TO BE BITUMINOUS CONCRETE BERM UNLESS OTHERWISE NOTED.
 - ALL DUMPSTERS TO BE ON CONCRETE PADS AND TO BE PROPERLY SCREENED.
 - KNOX BOXES TO BE REQUIRED ON ALL BUILDINGS.
 - ALL DRAINAGE PIPE TO BE SMOOTH BORE CORRUGATED POLYETHYLENE SIMILAR TO HQ PIPE AND FITTINGS AS MANUFACTURED BY HANCOR FUNDLAY, OHIO, OR EQUIVALENT UNLESS OTHERWISE NOTED.
 - ALL SEWER PIPE TO BE SDR 35 POLYVINYL CHLORIDE (PVC), UNLESS NOTED.
 - ALL WATER PIPE TO BE 8" DUCTILE IRON(CLD)CLASS 52 UNLESS NOTED.
 - DOMESTIC WATER SERVICE TO BE 2" COPPER TYPE K.
 - ALL MATERIAL AND INSTALLATION SHALL FOLLOW MEDWAY WATER SPECIFICATIONS.
 - GAS LINE SPECIFICATIONS BY UTILITY PROVIDER.
 - PROPOSED FREE STANDING SIGNS TO COMPLY WITH THE TOWN OF MEDWAY ZONING BYLAW SECTION.
 - ALL ENTRANCES TO BE HANDICAPPED ACCESSIBLE.
 - ALL WATER LINE TO BE INSTALLED MINIMUM OF 4.5' BELOW EXISTING ROAD GRADE.

LEGEND

- WET — EDGE OF WETLANDS
- EXISTING TREELINE
- 250 — EXISTING CONTOUR
- 250 — PROPOSED CONTOUR
- OH — OVERHEAD WIRE
- D — DRAIN LINE
- S — SEWER LINE
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- RD — ROOF DRAIN
- X — X — X — PROPOSED FENCE
- B — 100' BUFFER ZONE
- ⊗ — EXISTING SEWER MANHOLE
- ⊙ — EXISTING DRAIN MANHOLE
- □ — EXISTING CATCH BASIN
- ⊕ — EXISTING UTILITY POLE
- ⊕ — PROPOSED DRAINAGE MANHOLE
- ⊕ — PROPOSED UTILITY POLE
- ⊕ — PROPOSED CATCH BASIN
- WETLANDS
- HANDICAP SPACE
- TRAFFIC FLOW
- PROPOSED BUILDINGS
- MOUNTED LIGHT

OWNER / APPLICANT

EAST HILL ASSOCIATES LLC
 49 ALDER STREET
 MEDWAY, MA 02053

49 ALDER STREET

"DETAIL SHEET" PLAN OF LAND IN MEDWAY, MA

SCALE: NOT TO SCALE
 DATE: APRIL 29, 2014

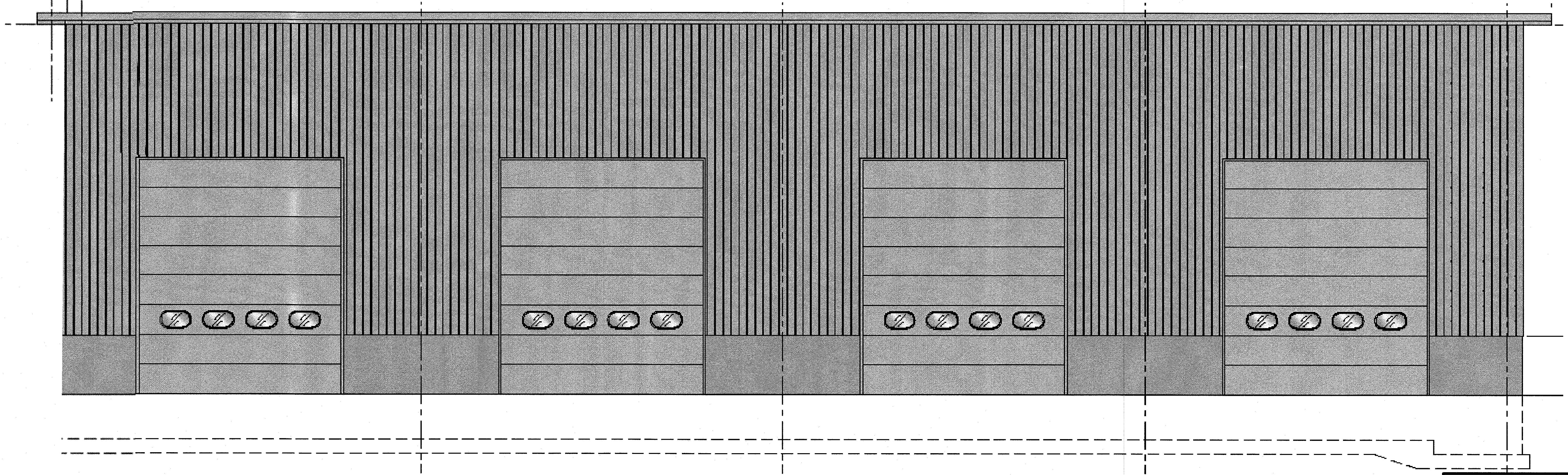
Guerriere & Halnon, Inc.
 Engineering & Land Surveying
 333 WEST STREET, MILFORD, MASS. 01757
 (508) 473-6630 FAX: (508) 473-8243

SIGNATURE DATE: _____ BEING A MAJORITY

REV.	DATE	DESCRIPTION	INIT

MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD APPROVAL
DATE: _____

SIGNATURE DATE: _____
BEING A MAJORITY



OWNER / APPLICANT
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

49 ALDER STREET

"DETAIL SHEET"
PLAN OF LAND
IN
MEDWAY, MA

SCALE: NOT TO SCALE
DATE: APRIL 29, 2014

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

PGC ASSOCIATES, INC.

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

May 21, 2014

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

Re: **Lawrence Waste Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the site plan modification submitted by owner/applicant East Hill Associates Realty of Framingham, MA. The plan is dated April 29, 2014, and it was prepared by Guerriere and Halnon, Inc. of Milford, MA. The property is located at 49 Alder Street in the Industrial III zoning district.

The plan proposes to construct an additional building of 4500 square feet (50' x 90') next to/behind the existing 7400 square foot building (including 5000 square feet of garage space and 2400 square feet of office space). The building will consist of additional garage space for working on dumpsters. I have comments as follows:

Zoning

1. The proposed use is general industrial in the form of storage and maintenance of waste containers (but no waste). This is allowed in the Industrial III zoning district, and the proposed development appears to comply with the Zoning Bylaw.
2. The plan proposes no increase in parking spaces and no increase in the number of employees. There are currently 22 parking spaces, including two van-accessible handicapped spaces. The Zoning Bylaw requires 1 space per 2 employees and 1 per 1000 square feet of net floor area. The plan states that there will be 5 employees and calculates the parking requirement as 5 spaces for the 5 employees plus another 7.4 spaces for the 7400 square feet of existing floor area and another 4.5 spaces for the 4500 square feet of new floor area for a total of 17 spaces.

The parking requirement has changed since the facility was initially permitted. Parking is now calculated by uses that apply to all districts rather than separate parking requirements for each district. Since the facility has 2400 square feet of office space and 9500 square feet of light industrial, the most conservative calculation would be that 8 spaces are required for the office space (1 per 300 square feet), plus 10 for light industrial space (1 per 1000 square feet) for a sub-total of 18. Light industrial also requires 1 space per 2 employees, which would add 3 spaces for 5 employees for a total requirement of 21. Since 22 are provided, the requirement is met.

It should be noted, however, that the requirement is for **net floor area** while the preceding calculation is based on gross floor area because net was not available. Also, the office space parking requirement assumes that employee parking is included but the five employees are counted again for the light industrial count so the 22 spaces are more than adequate.

3. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. There is no information about lighting so it is not possible to determine if the lighting requirements are met.

Site Plan Rules and Regulations

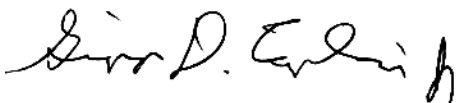
4. Section 204.3 A. (7) requires a Development Impact Report. This is not provided, and no waiver from this requirement is requested.
5. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. No waiver is requested.
6. Section 204-5 D. (7) requires that a landscape architect prepare the landscape plan. Landscape details are shown on the site plan, but it was not prepared by a Landscape Architect and a no waiver from this requirement is requested.
7. Section 204-5 D. (8) requires a color scheme and color renderings of the buildings. These have not been provided and no waiver is requested. A drawing illustrating a single façade elevation of the proposed building has been provided.
8. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. It appears that no additional signage is proposed.
9. Section 204-5 D. (13) requires a lighting plan. As noted in #3 above, no lighting information has been provided.
10. Section 204-5 (16) requires information about fire prevention and suppression. A “Knox Box” was required for the first building. Since the proposal is for a separate building, a second Knox Box may be needed.

General Comments

11. The plan appears to meet the criteria specified in Section 203-9 C.

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

Sincerely,



Gino D. Carlucci, Jr.



May 22, 2014

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

**Re: 49 Alder Street
Lawrence Waste Services Site Plan Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs,

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above mentioned project. The project includes the construction of a proposed 4,500 steel building for the operation of a waste removal business and will be constructed on an existing paved area next to the existing building.

TT is in receipt of the following materials:

- A plan (Plans) set entitled “Lawrence Waste Services Site Plan for 49 Alder Street in Medway, Massachusetts”, dated April 29, 2014, prepared by Guerriere & Halnon, Inc. (GHI).
- A drainage report (Drainage Report) entitled “Hydrologic & Hydraulic Report”, dated May 5, 2014, prepared by GHI.
- A letter (Project Description Letter) entitled “Site Plan Review Project Description and Development Impact Statement” dated March 18, 2014, prepared by Gale.

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

Conformance with Planning Board Rules and Regulations for Submission and Review of Site Plans (Chapter 200):

1. The applicant requested a waiver for Development Impact Statement (Ch. 200 §203-7)
2. Sheet 5 – Building Elevations shall be stamped, signed and dated by a qualified professional. (Ch. 200 §204-4.A)

3. The applicant shall verify with Planning Board that a scale of one (1) inch equals thirty (30) feet is acceptable. (Ch. 200 §204-4.B)
4. The applicant shall confirm that all existing and proposed elevations refer to North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §204-4.D)
5. The applicant shall provide Abutter's addresses with assessor's references. (Ch. 200 §204-5.B.2)
6. The applicant shall verify that the Existing Landscape Inventory is prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. (Ch. 200 §204-5.C.3)
7. The applicant shall provide sedimentation barriers for the catch basins. (Ch. 200 §204-5.D.5)
8. The applicant shall provide dimensions and details for the Architectural Plan. (Ch. 200 §204-5.D.8)
9. Color Renderings of the project shall be provided depicting structures and common views of the site from a public way. (Ch. 200 §204-5.D.9)
10. The applicant shall show the locations of snow storage. (Ch. 200 §205-7)

Conformance with the MA DEP Storm Water Management Standards

11. The proposed project is a redevelopment project. Per MA DEP Storm Water Management Standards the applicant is required to submit a completed Stormwater Checklist with the supporting data to document compliance with the stormwater management standards.

Conformance with the Town of Medway Water/Sewer Department Rules & Regulations

12. The applicant shall add note "Plumbers and drain layers of established reputation and experience will be licensed by the Board as Drain Layers authorized to perform work." (Article III-2)

General Comments

13. The applicant shall provide a detail for the proposed E-One Sewer Pump.

14. The applicant shall verify where the Gasoline & Oil Separator is being utilized.

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,



Brian R. Marchetti, P.E.
Project Manager

Susan Affleck-Childs

From: Bridget Graziano
Sent: Friday, May 23, 2014 9:26 AM
To: Susan Affleck-Childs
Subject: RE: Lawrence Waste site plan modification - 49 Alder Street

Susy,

At last night's meeting, the Conservation Commission approved the application for Lawrence Waste. The Order of Conditions will be issued within 21 days of the close of the hearing, which was last night. Here are some highlights for the Planning Board.

Conditions:

Stormwater management-

1. Operations and Maintenance Plan must be implemented annually as required for all stormwater management systems. Inspectional Reports shall be available for request from the Town of Medway at any time, this condition shall remain in perpetuity.
2. filter fabric shall be installed on all CB's during construction, these shall be replaced after a rainstorm with 1" or more of rain or when filter fabric is full with sediment, these shall be inspected daily.
3. CB's are to be cleaned post-construction and reports sent to Conservation office.
4. Stormceptor is to be inspected post-construction and report of inspection sent to conservation office.

Erosion controls-

1. Compost sock and filter fabric
2. Extension of compost sock around saw cut of asphalt

Hope this help!

Bridget

From: Susan Affleck-Childs
Sent: Wednesday, May 21, 2014 8:36 AM
To: Bridget Graziano
Subject: Lawrence Waste site plan modification - 49 Alder Street

Hi Bridget,

I understand that Lawrence Waste's application for a Notice of Intent for 49 Alder Street is before the Conservation Commission on Thursday evening.

The PEDB will begin its public hearing on the proposed site plan modification on 5/27.

On Friday, would you send me a brief email note providing the status of the Commission's review/action on 49 Alder Street so I can provide that info to the PEDB for its public hearing.

Thanks for your help.

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*

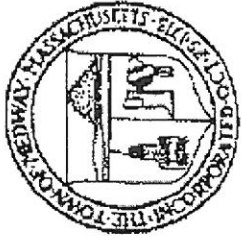
Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record.

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

_____ Information from ESET NOD32 Antivirus, version of virus signature database 8359 (20130521)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



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

May 16, 2014

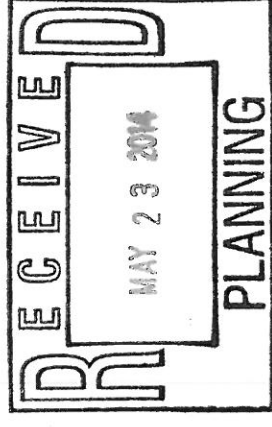
Mr. Andy Rodenhiser
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

RE: MEDWAY HIGH SCHOOL ATHLETIC FIELDS
ADAMS & SUMMER STREET

Dear Members of the Medway Planning and Economic Development Board,

The DRC met with the Thomas Holder and Bill Seymour of Gale Associates on 5/5/2014 to review the proposed site plan for athletic fields and a pavilion at MHS. The presentation was thorough and clear and the DRC had a limited number of recommendations.

- The DRC concluded that the proposed pavilion is appropriate in design and scale for the site. No aesthetic design improvements were suggested. However, for the purposes of use and functional design, the DRC suggested drinking water and facilities be included in the design. These are integral to the shelter of the pavilion space and use of the fields.
- Mr. Seymour provided a cut sheet for a Unilock retaining wall system and presented material samples in a variety of colors choices. The DRC recommended the "Sienna" color for its natural appearance.
- The DRC also discussed large areas of visible retaining wall at the West side and Southwest corner of the fields. The DRC recommended that screening be incorporated in these areas. The suggestions for screening include natural vegetation at the top, but also these areas could be utilized for signage or scoreboards, which could also serve as a functional screen.
- Citizens Frank and Marcia Cary, who were present at the meeting, spoke of their concern for buffering traffic noises and lights that would be introduced along the access



Design Review Committee Members

*Matthew Buckley, Chairman
Julie Fallon, Vice Chair*

*Karyl Spiller-Walsh, Planning and
Economic Development Board Liaison
Rod MacLeod, Member*

*Rachel Walsh, Member & Corresponding Secretary
Mary Wejfer, Member*

road to the fields and the North side of the MHS. Their Adams Street house, which abuts this road, will be exposed to these effects. The DRC concurred that a buffer should be improved along this road. Mr. Seymour identified the locations on the site plan that would require increased buffers. It was agreed that additional natural screening would be provided to increase the buffer.

The DRC is available to clarify any of these recommendations.

Sincerely,



Matthew Buckley
Chairman

cc: John Emidy, Building Commissioner



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
Fax: 508-533-3216
Emergency: 911

Alex H. Wingley
Chief of Police

May 23, 2014

To: Medway Planning Board
From: Jeffrey W. Watson
Sergeant/Safety Officer
Medway Police Department
Ref: Medway High School Athletic fields



I have looked at the site plans for the proposed Medway High School Athletic fields. Because the width of the current access road is not wide enough for two way traffic, this road would have to become a one way. Currently this roadway is used at the end of the day for pick up. I would recommend that the direction of travel stay the same. You would enter on the South side of the school near the tennis courts and exit on the North side of the school.

A one way sign would need to be placed at the entrance. An arrow and one way sign would have to be placed at the exit of the parking lot to ensure no one takes a left turn. Also a do not enter sign would have to be placed on the North side.

The width of the access road also proposes another issue for people who will want to park on the side of the access road once the lot is full. No parking signs along this access road will be required.



May 19, 2014

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

**Re: Medway High School Athletic Facility Improvements
88 Summer Street (Route 126)
Medway, Massachusetts
Transportation Impact Assessment – Peer Review**

Dear Mr. Rodenhiser:

On behalf of the Medway Planning and Economic Development Board, Tetra Tech (TT) has performed a review of the April 2014 Transportation Impact Assessment prepared by Vanasse & Associates, Inc. (VAI) for the proposed Medway High School Athletic Facility Improvements. As we understand it, the proposed project includes the following elements:

- Reconstruction of an existing softball/practice field as a multi-purpose synthetic turf playing field
- Construction of a new multi-purpose synthetic turf playing field
- Construction of 68 new parking spaces to support both fields
- Installation of lights to allow for night-time use of the fields

The Transportation Impact Assessment was reviewed for conformance with standard professional practices in the state of Massachusetts for the preparation of traffic studies for projects of the size and nature of the proposed project. Following is a summary of our review.

Study Area

- The traffic study area evaluated is comprised of four intersections along Summer Street (Route 126) including the existing High School driveway and the signalized intersection of Summer Street and Milford Street (Route 109). For a project of this land use type/size and trip generation characteristics, the study limits are appropriate.

Study Hours

- The traffic study evaluated the weekday afternoon peak hour as well as the Saturday midday peak hour. The hours evaluated are appropriate for an athletic fields project.

Traffic Volumes

- The traffic volumes used in the study were collected April 2014 when Medway public schools were in session, and are appropriate for use in the study.

Safety Analysis

- The safety analysis presented in the study included crash data for the five most recent years available from the Massachusetts Department of Transportation (MassDOT), which was for the years of 2007 – 2011. Crash rate calculations prepared by VAI indicate that the intersection crash rates at study intersection are below the MassDOT state-wide and District 3 average rates. We concur with VAI's conclusions that no discernible safety issues are apparent at the study intersections.

Future Traffic Projections (non-project)

- Future traffic volumes were projected for a seven year time horizon (2021) and existing volumes were increased by one percent per year (approximately seven percent in total). The growth rate used in the study is appropriate and supported by the MassDOT traffic data which was reviewed by Tetra Tech for the Cumberland Farms project.
- Traffic from five specific projects in the area (including the proposed Cumberland Farms store currently under construction) were accounted for in VAI's future analyses. Inclusion of traffic from these projects in the study is appropriate.

Project Trip Generation

- The trip generation estimates for “new trips” to the Medway High School fields were based on percent utilization of the proposed 68 parking spaces to be constructed. 60 percent utilization was assumed for the weekday afternoon peak and 85 percent utilization during the Saturday peak hour. This translates to 41 trips (0.60 trips per space) for the weekday afternoon and 58 trips (0.85 trips per space) for the Saturday peak hour. We believe that these trip generation estimates are low.

For a similar synthetic turf athletic field project Tetra Tech worked on in the Town of Hingham, we measured trips rates on a Saturday of 2.25 trips/space. Our observations and personal experience indicates that larger high school athletic fields are often divided into two or three separate fields for many youth athletic games or practices. Additionally, the youth sports events are tightly scheduled, with games starting every hour which results in overlap in traffic and parking demands at the facilities, as well as higher trip generation rates per space.

We recommend that VAI revise the Saturday trip generation estimates to reflect a more realistic trip generation rate of 2.25 trips per new space (153 new trips) and conduct an updated traffic capacity analysis for the Saturday peak hour at the intersection of Summer

Street (Route 126) and the Medway High School driveway to ensure that operations will still be adequate at this critical location with the increased traffic estimates.

Project Trip Distribution

- The study assumed a distribution pattern based on the existing traffic volume pattern at the Route 126/Medway High School intersection and the other study locations. As use of the proposed fields will be similar to the existing field, the distribution assumptions are reasonable and appropriate.

Intersection Operational Analysis

- The intersection capacity and queuing analyses presented in the study were performed in accordance with the 2010 *Highway Capacity Manual* and are consistent with professional practices in Massachusetts.
- The results of the analysis presented in the study indicate that traffic operations at the key study location (Summer Street at the Medway High School driveway) are LOS F during the weekday afternoon peak hour for drivers turning left out of the driveway during all three analysis cases (Existing, No-Build and Build). However, as these conditions coincide with the end of the school day, it is important to note that the Town stations an employee at the intersection during this time frame to direct traffic and facilitate the exiting maneuver from the driveway.
- Traffic operations on a Saturday at the Summer Street at the Medway High School driveway are expected to be LOS C in the future, with and without the project, pending our recommendation to re-evaluate the Saturday peak hour at the driveway with the increased trip generation estimates noted above.

Sight Distance Analysis

- Sight distance analyses were conducted for the intersection of Summer Street and the Medway High School driveway. The results indicate that there is adequate sight distance on Summer Street looking in both directions for observed 85th percentile travel speed on Summer Street (47 mph northbound and 44 mph southbound).

Recommendations

- The traffic and parking management recommendations made by VAI are reasonable and appropriate and it would be beneficial for the Town to adopt these recommendations.
- Similarly, the access/egress recommendation made by VAI should also be implemented.

Thank you for the opportunity to provide the Medway Planning and Economic Development Board with these peer review services. We trust that you will find the above comments helpful in your review of the proposed application. If you have any questions or comments regarding the above information, please feel free to contact me at (508) 903-2038.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael J. Hall". The signature is written in a cursive style with a large, sweeping initial "M".

Michael J. Hall
Senior Project Manager

Cc: Brian Marchetti, P.E., Tetra Tech



TOWN OF MEDWAY
BUILDING DEPARTMENT
155 VILLAGE STREET
MEDWAY MASSACHUSETTS
PHONE 508-533-3253
FAX-508-533-3252
jemidy@townofmedway.org

May 13, 2014

Thomas Holder, Director
Department of Public Services
Town of Medway, MA.

Dear Tom:

I am following up our discussion regarding the proposed new athletic fields and other improvements to be located on Lot 38-339 and Lot 29-020 (0 Adams Street). These lots are adjacent to the High School as referenced by drawing number G003, dated March 27, 2014 prepared by Gale Associates. The plans show the installation of stadium lighting on both of the proposed athletic fields.

It has come to my attention that the proposed facility improvements shall require a Special Permit from the Zoning Board of Appeals for Lot 29-020. My review of the Medway Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, Paragraph 6. Exterior Lighting, item g) indicates that the Zoning Board of Appeals (ZBA) may authorize lighting for athletic fields by "Special Permit".

With regards to the southern field as identified as Lot 38-339, it is my opinion that the Dover Amendment shall exempt this lot for the educational use. Therefore any "Special Permit" is not required for the lighting for the field.

Please contact me if you have any questions.

Respectfully,

John F. Emidy C.B.O.
Building Commissioner
Zoning Enforcement Officer

JFE

Cc: file



PETITION FOR RELIEF MEDWAY ZONING BOARD OF APPEALS

155 VILLAGE STREET, MEDWAY, MA 02053

Be sure all questions are answered fully. If more space is necessary, attach additional sheets. Attach plans showing parcel, building locations, dimensions, and proposed relief. Return to Town Clerk along with \$175.00 filing fee.

<i>Petitioner Name(s)</i>	Town of Medway (T. Holder)		
<i>Attorney (if any) Name</i>	N/A		
<i>Premises Owner Name</i>	Town of Medway		
<i>Tenant (if any) Name</i>	N/A		
<i>Location of Premises</i>	0 Adams Street		
<i>Registry of Deeds Book, Page Number, and Date: or Land Court Certificate Number and Date: of Current Title</i>	Book 30051 Page 568 June 7, 2012		
<i>State present use of premises</i>	<i>State proposed use of premises</i>	<i>Zoning District(s) Containing Premises</i>	<i>Does a relevant executory option, lease, or Purchase & Sale Agreement exist?</i>
Undeveloped Woodlands	Athletic Field	AR-1	No
<i>Give extent of proposed alterations (if any)</i>	<i>Have you applied for a bidg. permit?</i>		
	No		
	<i>Has permit been refused?</i>		
	N/A		

The project proposes to construct a new Multi-purpose synthetic turf field, new 68 space parking lot, and various site amenities. Included in this construction is the proposed

4-pole MUSCO athletic lighting, system, which is the reason for the special permit request.

Special Permit as provided in Section(s) V. B. 6.9 of the Medway Zoning By-Laws.
 Variance from requirements of Section(s) _____ of the Medway Zoning By-Laws.
 Appeal of Building Inspector's decision. *(Attach copy of decision.)*

State why you believe the grant of Relief will not cause substantial detriment to the Public Good

The proposed 4-pole MUSCO Athletic lighting system as designed complies with the 0.01 ft. candle level by-law at the property lines as shown in the enclosed lighting plans. The lighting system will allow for the Town of Medway to fully utilize the new synthetic turf field and by meeting the 0.01 ft. candle level at the property line will not cause substantial detriment to the public good.

*(Appeal Only)
State the basis of your appeal*

N/A

(Variance Only) Give the proposed limits of the requested relief (e.g., front setback to 32.5 feet; lot shape factor to 24)

N/A

(Variance Only) Give the distances from the property lines of buildings on abutting premises

N/A

(Variance Only)
What circumstances exist, relating to the shape, topography, or soil conditions of the subject premises, which do not generally affect other land in the zoning district?
(See MGL 40A§10.)

N/A

(Variance Only)
What substantial hardship is caused by the circumstances listed above, when the Medway Zoning By-Law is applied?
(See MGL 40A§10.)

N/A

(Variance Only)
State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning By-Law.

N/A

I hereby certify that the above statements and all testimony to be given by me during the Zoning Board of Appeals hearing associated with this application are true to the best of my knowledge and belief.

Signature of Petitioner

John A. ...

Date

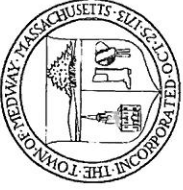
5-14-14

Date

Signature of Petitioner

Signature of Owner (if other than Petitioner)

Date



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

MEMORANDUM

May 23, 2014

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Millstone Village Open Space - Update

I am writing to give you the best update I can on the status of ideas about the Millstone Village open space parcel and associated parking area. My comments are based on my recent conversations with Open Space Committee (OSC) chair Tina Wright, GLM engineer Rob Truax, and Medway's Interim Conservation Agent Bridget Graziano.

It is my understanding that the forthcoming recommendation from the OSC is to locate a small parking area on land within the old County Layout of Lovering Street. Attached is the Assessor's map that depicts this area as an east/west roadway layout. I cannot yet tell you who owns and has jurisdiction of that property. Is it the County, the Town, the adjacent property owners to the north and/or the current owner of the Millstone Village property? Some title research will be necessary.

The proposed parking area will serve the trails to be constructed on the Millstone Village open space parcel and could be used in the future when/if further trails are developed on the adjacent Town owned property under the care and custody of the Conservation Commission. That property was conveyed to the Town by the developer of the Evergreen Meadow/Larussi Way subdivision.

I am informed by Rob Truax that Elite Home Builders has agreed to construct the parking area but has asked that the Town handle the necessary permitting. Bridget Graziano has agreed to flag the wetlands in the area and Rob Truax will use that information to develop a trail and parking area plan sheet to add to the Millstone plan set.

The Open Space Committee plans to finalize its recommendation to the PEDB at its OSC meeting on June 3rd. Tina Wright tried to convene an extra OSC meeting for 5/27/14 but a quorum could not be secured.

Please be aware that the property owners at 1 and 3 Larussi Way continue to be VERY concerned about this matter believing that the parking area will lead to construction of trails on the ConCom owned parcel adjacent to their property. Selectmen Dennis Crowley was contacted and has taken an interest in this matter. I spent time some time with Dennis last week reviewing the various plans and issues.

cc: Bridget Graziano, Tina Wright, Rob Truax, Julie Venincasa