

Tuesday, August 12, 2014
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

Citizen Comments:

Jesse and Teigan Bain: 37 Milford St.:

The residents who reside at 37 Milford Street were present at the meeting requesting that their property be rezoned from ARII to Commercial V.

They would like the PEDB to sponsor an amendment to the Medway Zoning Map for the fall 2014 town meeting to consider rezoning 37 Milford Street.

There are other letters also requesting to rezone 35, 33, & 32 Summer Street.

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

- Email dated July 14, 2014 from Jesse and Teigan Bain, 37 Milford Street
- A letter from Richard Berry, dated August 12, 2014 re: 32 Summer Street
- Letter from Audrey Alexander, 35 & 37 Summer Street.
- Email from Judi Notturmo, 33 Summer Street.
- Map from the Board's 2013 proposal to rezone property from AR 11 to Commercial V.

Susy reported that Mark Smith, owner of 31 Summer Street, had informed her verbally of his continuing interest in having that property rezoned to Commercial V as well.

Susy indicated that the PEDB did put forth a proposal at 2013 Annual Town Meeting to rezone this area and it was not a successful venture.

The Board discussed that the interested residents who are in support of this rezoning should come to the town meeting.

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to propose an amendment to the Medway Zoning Map for the Fall 2014 Town Meeting to consider rezoning 37, 35, 33, & 31 Summer St. and 37 Milford Street from ARII to Commercial V.

Mrs. Audrey Alexander from 35 & 37 Summer Street was present to support the initiative to rezone.

Medway Gardens Site Plan – Public Briefing Continuation:

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

- Revised site plan dated 7/22/2014 prepared by The Civil Design Group.
- Tetra Tech review letter dated 8/6/2014 regarding revised plan.
- DRAFT Site Plan decision dated 8/1/2014.

Tetra Tech indicated that all items have been addressed to their satisfaction.

The Board reviewed the draft decision.

**On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted unanimously to close the hearing for Medway Gardens Minor Site Plan.
(Member Gay abstained from vote)**

On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted unanimously to approve the decision for the Medway Gardens Minor Site Plan as presented. (Member Gay abstained from vote)

Consultant Reports:

PGC Associates:

Consultant Carlucci informed the Board that the land use reform bill did not get adopted by the Massachusetts Legislature. It never came up for a vote.

Tetra Tech:

Consultant Reardon indicated that the Board is in receipt of the following construction reports.
(See Attached)

- Construction Report - Charles River Village #51 (7-21-14)
- Construction Report - Charles River Village #52 (7-31-14)
- Construction Report - Cumberland Farms #6 (7-23-14)
- Construction Report - Cumberland Farms #7 (8-5-14)
- Construction Report - Cumberland Farms #8 (8-6-14)
- Construction Report - Cumberland Farms #9 (8-11-14)

- Construction Report - Norwood Acres #3 (7-23-14)

Consultant Reardon reported that a pre-construction meeting had been held for Millstone Village.

It was suggested to have the Consultant go to Charles River Village to view the site after a rain event.

Fox Run Farm:

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

- Memo dated 8/8/2014 from Steve Bouley, Tetra Tech.
- Tetra Tech Updated Bond Estimate – 8/12/14.
- Tetra Tech Sidewalk Estimate – 8/8/21.

The Board is in receipt of a follow-up memo from Consultant Bouley regarding Fox Run Farm. Both the sidewalk and bond estimates have been updated.

There is concern from resident behind Lot 8 that there is water from the roadway entering her property. It is the opinion from the Consultant that the grading issue should be resolved when the top course of paving is done.

The Board would like a letter sent to the resident and reference the email from Consultant Bouley.

Azalea Drive Street Acceptance:

TD Bank has released the bond in full for Azalea Drive. The street acceptance plan has been prepared.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to initiate the process for Azalea Drive Street Acceptance by asking the Board of Selectmen to lay out Azalea Drive for the fall town mtg.

ANR Plan: 0 Kelley Street:

The Board is in receipt of the following documents:

- ANR application dated July 25, 2014
- Email dated August 12, 2014 from Steven O'Connell at Andrews Survey and Engineering

The Board has been asked to hold on acting on the ANR plan for the 0 Kelly Street since the applicant is not able to have their attorney present. This will be acted on at the September 2, 2014 meeting. The applicant has granted an extension of time for the Board to act until September 5, 2014.

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to accept the applicant's grant of extension for action on the ANR Plan for 0 Kelley Street to 9/5/2014.

Minutes:

Minutes July 29, 2014:

The minutes from July 29, 2014 will be tabled until the next meeting.

Public Hearing: Tri Valley Commons Site Plan:

The Chairman opened the public hearing for Tri-Valley. Commons Site Plan. He also read from a document which explained the guidelines for the hearing.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to dispense of the reading of the public reading notice.

The following documents were entered into the record: (See Attached)

- Public Hearing Notice
- Site Plan Application and Project Description
- Development Impact Statement
- Requests for Waivers from the *Medway Site Plan Rules and Regulations*.
- Site Plan Review Letter – Tetra Tech dated 8/6/2014.
- Site Plan Review Letter – PGC Associates dated 8/7/2014.
- Preliminary Public Hearing Schedule.
- TVC Site Plan - Includes updated landscape plan and landscape elevations.
- Letter dated August 11, 2014 from Sergeant Jeff Watson, Medway Police Department.

The applicant is proposing to construct a 37,760 sq. ft. shopping plaza comprised of four buildings to be developed into two phases on a 4.6 parcel located on the north side of Route 109/Main Street between Papa Gino's and Charles River Bank.

The applicant Mr. Richard Landry was present along with Engineer, Robert Paxon from Guerriere & Halnon. Mr. Landry explained that he has met with the Design Review Committee several times and has made changes to address their concerns. The applicant has a flash drive which was uploaded to show the presentation.

It was explained that stormwater design will consist of catch-basins and manholes that outlet to underground detention basins and then to wetlands prior to flowing off-site. There will not be a drive thru which was present on the last submittal. Without the drive-thru, the traffic numbers decreased. The applicant will be going to the Zoning Board of Appeals next week for a Special Permit.

The Buildings C, D, and E were shown. The elevations of these were also shown traveling east. Building A and entire store (Advanced Auto) were shown. There have been changes which were included based on suggestions from Design Review Committee. The renderings also showed what you would see from the street, along with the plantings about 5 years out from initial build. The retaining wall will start back at the building and slope down to a maximum of 20 ft. in

height. The center building was also shown. This is 3,200 sq. ft. building. DRC liked this building the most. There will be fabric awning used. This is for rain cover.

The discussion moved to the plans for the access to and from Rt.109 which is in the 75% completion phase with Mass Highway. This has a turning shared lane going left in the opposite direction. Those drawing were submitted to MA DOT already. There was a meeting regarding this, and there were some concerns with the left turn going one-way. The applicant has gone to MA DOT and met with the representatives and the duel lane will be widened to 13 ft. This is within the right of way and the applicant has not received final sign off. The applicant has agreed to give the town easements for utility relocations. GPI has been at all meetings and will be present when traffic is discussed.

Ron Muller, Traffic Engineer for the applicant, explained that by eliminating the light, you are essentially eliminating the problem with the businesses across the street. Dunkin Donuts and the medical clinic will continue to have use of their driveways. The center turn lane will also help benefit traffic to the east. The proposed access drive will be constructed in conjunction with Route 109 improvement plans and will include an ingress and egress to the adjacent Gould's Plaza. The increased width will provide extra needed room for turning. There will be appropriate signing. Mr. Muller did research on accident records back to 2011. There were only 5 accidents during those years in this area. The crash rate is less than the State average. There is not an accident history with the State. The safety in this area will be improved.

A question was asked if they looked at the new location of lights west from Holliston St. in regards to wait time.

The applicant did study the Medway Commons traffic. Holliston St will have new lights.

There was a letter from Rt. 109 Committee and their recommendation is opposite. (See Attached)

There is concern relating to the utilities poles. These would need to be in the sidewalk area. Mr. Muller spoke with DOT and it was related they are comfortable with 13 ft. It will need to be reviewed. Comments will be provided. There will be no direct access from the proposed parking fields to Route109 (Main Street).

The two-way left turn lane is not supported (unanimous vote) by the Route109 Committee. Their concern is safety. It was suggested to have someone from the Rt. 109 Committee at the meeting when traffic is discussed.

There are only two spots for pedestrian crossings.

There was a question if the traffic report addressed the full build out of the site.

Engineer Bob Poxon responded that this does not address the build out.

Mr. Landry responded that there has been no discussion about the second phase. They did not develop drainage for the build out. The line demarcation was shown. The water within the site can be handled on site during phase one.

There was a question about what is proposed north of the wall.

Engineer Poxon responded that this will be gradually flattened and the tree line would be maintained. This could be shown on the plan. This will be loam and seeded.

It was suggested to take out the roadway beyond for future phase. There will be no utilities behind the buildings. The looping of the utilities would be in the front instead of the back.

It was communicated that the Fire Chief and DPW will be providing comments. The Board would like their comments to address phase one and two.

The whole thing is proposed for an 8 inch line.

It was recommended that the applicant provide an inventory of the mature trees from the westerly property line. This is an opportunity to leave some of those bigger trees.

The applicant is waiting for an answer if the possible choices of trees will survive.

Member Spiller-Walsh explained that the DRC is concerned about the scale of building since it is of an industrial nature. The length of Building A is extremely long. DRC thought that reducing the bays from 7 to 5 would help with the industrial look. This use is only allowed by special permit and we need to be concerned with how big it is and how it is buffered.

A concern also was brought up about the back of the buildings and how they will be visible from Main Street/Route 109 and the driveway leading up into the shopping plaza.

The applicant responded that he has worked with the DRC and he has changed this from steel doors to glass. The rooflines are varied and there are dormers and roof overhangs. There are architectural brackets. There is also asphalt shingling.

The Chairman wanted to know if there are ways to dress up the back of the buildings with trellises.

Member Spiller-Walsh noted that the industrial look of the buildings are the national look of this store. It would be beneficial to soften this look to comply the master plan goal of having a New England Town Center feel. We can create an illusion of an older fire house with a tower or a vintage village building which could be created by dropping the ridge line, and the last sections of the bays.

The applicant indicated that the retaining wall will be a large block wall, formed and colored to look like ledge. He will bring a photo at the next meeting.

Member Spiller-Walsh handed out a photo of a rock wall. **(See Attached)**

The applicant communicated that this retaining wall does not look anything like the presented photo. It is a smaller stack wall. The fencing on top will be a decorative black fence. The applicant will bring pictures of where he has used the suggested fence on other projects. There is a concern that the proposed landscaping plan proposed has some differences in elevations especially when you look at the size of the trees. It shows the trees being 35 ft. yet the landscaping sheet in the plan set does not specify such heights.

A recommendation was made to indicate the height of the trees.

Another suggestion was made to submit a plan which includes a mixture of calipers or trees with some mature and younger trees to cover the back of the building.

The applicant communicated that he can add larger trees. The landscape plan and renderings were done from the recommendations of the DRC. The height of trees shown on the landscape elevation drawing were noted as five years from now. The loading zone area will have mature trees to buffer the loading zone. This was referenced on the plans. The east of the site will remain as it is today.

There was discussion if there will be enough buffering near the wetlands. It was also suggested that the cut line 40 ft. be stacked.

It was communicated that the cut line as noted is 20 ft. from widest point and there is 40 ft. distance from the cut line. Everything else will be staying.

The Engineer communicated that there is currently staking, but he will stake the 40 ft.

ZBA Member Tony Biocchi communicated that it is common not to see large mature trees in the wetland areas. The big trees are typically outside this area. There is a significant elevation change near the wetlands.

The Board is in receipt of an email from the Conservation Agent Bridget Graziano (See Attached) She has indicated that developer has not submitted an ANRAD nor a NOI application to the Conservation Commission.

David Cole from the Zoning Board of Appeals was also present. He was asking about the parking.

The parking on north is all staying.

Member Hayes left at 9:00 pm and will return in five minutes.

There was a question about the delivery of products.

The Advanced Auto deliveries will be from behind the building. The trucks are box trucks.

Comments from Public:

Tim Borchers, 77 Main Street:

The question was in relation to what is the classification of the commercial office space and will there be adequate parking for phase two.

The applicant responded that the second phase will have office space for possible real estate.

David Cassidy, 42 Ellis Street:

This resident is concerned about the drainage and the sloping of the land.

The Engineer responded that the back will not be developed and will stay natural. This will meet the contours and the water will flow to the wetlands and there will be heavy rip rap stone.

If anything is proposed for the back, the applicant would need to come back to the planning board.

Engineer Paxon responded about the drainage. The infiltration onsite is not great. The outlet pipes will drain completely and are sized for peak run off. These are underground. This will flow into the wetlands. There will be an increase of flow.

Engineer Reardon responded that the applicant cannot have a net increase of flow. This will all be checked. The phase two parcel needs to be clearly represented. The analysis will show no downstream flooding. He would like to see highlighted pre and post flow.

Dr. Cooper: 81 Main St:

Dr. Cooper is concerned about this and would like to have a meeting with the applicant regarding traffic, public safety and access.

It was noted that the traffic is less than half the last submittal.

Joy Vargas, 3 Summer Hill Rd.

Her concern is about the aesthetic value and appearance on the Rt. 109 stretch. She would like improvements to reflect the rural history and New England style.

The applicant responded that he has made significant changes, but dealing with a National Business is hard. National Business chains are more eager to change when they go into a huge market, and will bend rules a little easier. Currently, they have accepted this design.

Resident - 2 KoyView place:

This resident asked if the developer is concerned that there are several vacancies in existing commercial buildings in town. Is he concerned about getting tenants?

The applicant indicated that they do have business interested in leasing and hopefully the space will be 75% leased by the time of construction.

During the stormwater discussion, the Board wanted to know the impact downstream and the impact of phase two.

It was suggested to the applicant that they do not revise the plans yet, but plan to do a super revision at the end.

Consultant Reardon would like to see the parking for Papa Gino's. This parking appears to be very close. He is also concerned with the bumper overhang.

The applicant will show renderings of this area.

There needs to be a spot designated for snow storage.

The Board suggested that the applicant reference the light bylaw in relation to Light fixture-height regulations and spillage onto Main Street.

Meeting Dates:

The Board discussed the scheduling of meeting dates. The applicant communicated that he can meet the dates. All comment will be addressed within the next two weeks. The following dates were noted:

- GPI has committed to attending the 9/9/2014 meeting\ which will focus on traffic
- DRC meeting will be 8/25/2014.
- Stormwater discussed on 8/26/2014.
- The 9/2/2014 hearing will focus on site and building design.

The applicant indicated they would respond to the Tetra Tech and PGC review letters by 8/20/2014.

Continuation:

On a motion made by Matt Hayes and seconded by Karyl Spiller-Walsh, the Board voted unanimously to continue the hearing for Tri-Valley Commons until August 26, 2014 at 8:00 pm.

Other Business/Correspondence:

- Susy reported the Town has hired an energy manager to share with the Town of Millis.
- The Board is in receipt of confidential correspondence from Town Counsel regarding the Board's non-reappointment of Bruce Hamblin to the Open Space Committee. This does not need to be discussed during executive session. Susy has sent an email and phone message to invite him to the meeting and has not heard back. The Board would like to make another attempt, but if he does not respond then this is the last attempt.

Mayland Woods Subdivision

The Board is in receipt of a memo from Susy Affleck-Childs dated August 6, 2014.
(See Attached)

The Board, at a prior meeting, wanted research done on the section of roadway being Howe Street and a portion of Field Rd. The research showed that Howe Street was part of a subdivision called Lovering Farms. The Town records also show that May 14-16, 1984 (Article 34) indicates that Howe Street was accepted as a public way based on plan from the Town Clerks office. The other subdivision Red Gate Estates is south of Mayland Woods. This was endorsed and recorded in 1986 and 1987 as a 28 Lot subdivision. The recorded Red Gate Estates plan shows a limited roadway layout outside the subdivision in the land area owned by Narducci Corp. that was later developed as Mayland Woods. The western edge of the Mayland Woods subdivision plan fits perfectly with the eastern diagonal boundary of the Lovering Farms Subdivision.

The Board reviewed what was presented and would like a letter sent to Mr. Narducci outlining his responsibilities.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to have a letter sent to Mr. Narducci outlining the areas of responsibilities for completion and acceptance of road.

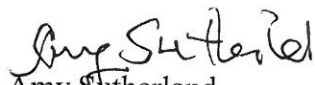
General Discussion:

Consultant Reardon wants to make sure there are clear understandings between the Planning Board and Conservation Commission about jurisdictional responsibilities. Susy will assist on making sure there is no overlap.


Adjourn:

On a motion made by Karyl Spiller-Walsh and seconded Matt Hayes the Board voted unanimously to adjourn the meeting at 10:00 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

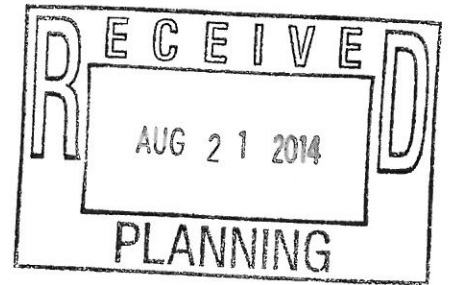
Reviewed and edited,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Berry's Greenhouses, Inc.
89 Pleasant Street South
South Natick, MA 01760

August 12, 2014

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



Dear Chairman Rodenhiser:

I have been informed by Paul Yorkis of Patriot Real Estate that the Planning and Economic Development Board is considering again the rezoning of the property at 32 Summer Street which is owned by me and my wife.

I appreciate the efforts and by way of this letter formally indicate that we would like to have the property zoned commercial.

I would appreciate it if you would please keep my representative Paul Yorkis informed of the process.

Thank you for your consideration.

Sincerely,

Richard H. Berry
Richard H. Berry
President

Cc: Paul Yorkis

Susan Affleck-Childs

From: Teigan Bain <snwlilacs@hotmail.com>
Sent: Monday, July 14, 2014 2:54 PM
To: Susan Affleck-Childs
Subject: rezoning

Hello Susy,

I had stopped down to the town hall today and spoke with the ladies out front. They pointed me in your direction. We wanted to find out what the process is for getting our land zoned commercial/residential. It breaks my heart to say it but we are going to have to look for another place to live. This just isn't what we envisioned our home becoming. Since we are the last little parcel of land on this block that is zoned for residential only it's going to be a very hard sale unless we can get zoned commercial as well. We have no idea how to go about applying for or processing this request. Hoping you can provide some guidance.

Thanks in advance,

Teigan Bain

Susan Affleck-Childs

From: ownyourownlife@comcast.net
Sent: Monday, August 04, 2014 3:37 PM
To: Susan Affleck-Childs
Subject: Re: Commercial V zoning district
Attachments: Commercial V zoning district

Hi Sue,

Unfortunately I am not available on the August 12. I'm taking a class I can't miss it, hopefully my husband will be able to get there, if not my husband and myself support the Bains and the Alexanders in rezoning there property along with ours 33 Summer street for commercial v zoning. Hopefully have it placed on the ballot for the town to decide.

Judi Notturmo

August 6, 2014

Planning Board

To whom it may concern:

I, Mrs. Audrey A. Alexander, with property at 35 & 37 Summer Street.

Would the Planning Board be willing to sponsor a re-zoning petition from ARII to Commercial 5. The property is right in the middle of all commercial property.

Thank you,

Mrs. Audrey A. Alexander

Mrs. Audrey A. Alexander

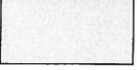
Proposed Expansion of Commercial V Zoning District

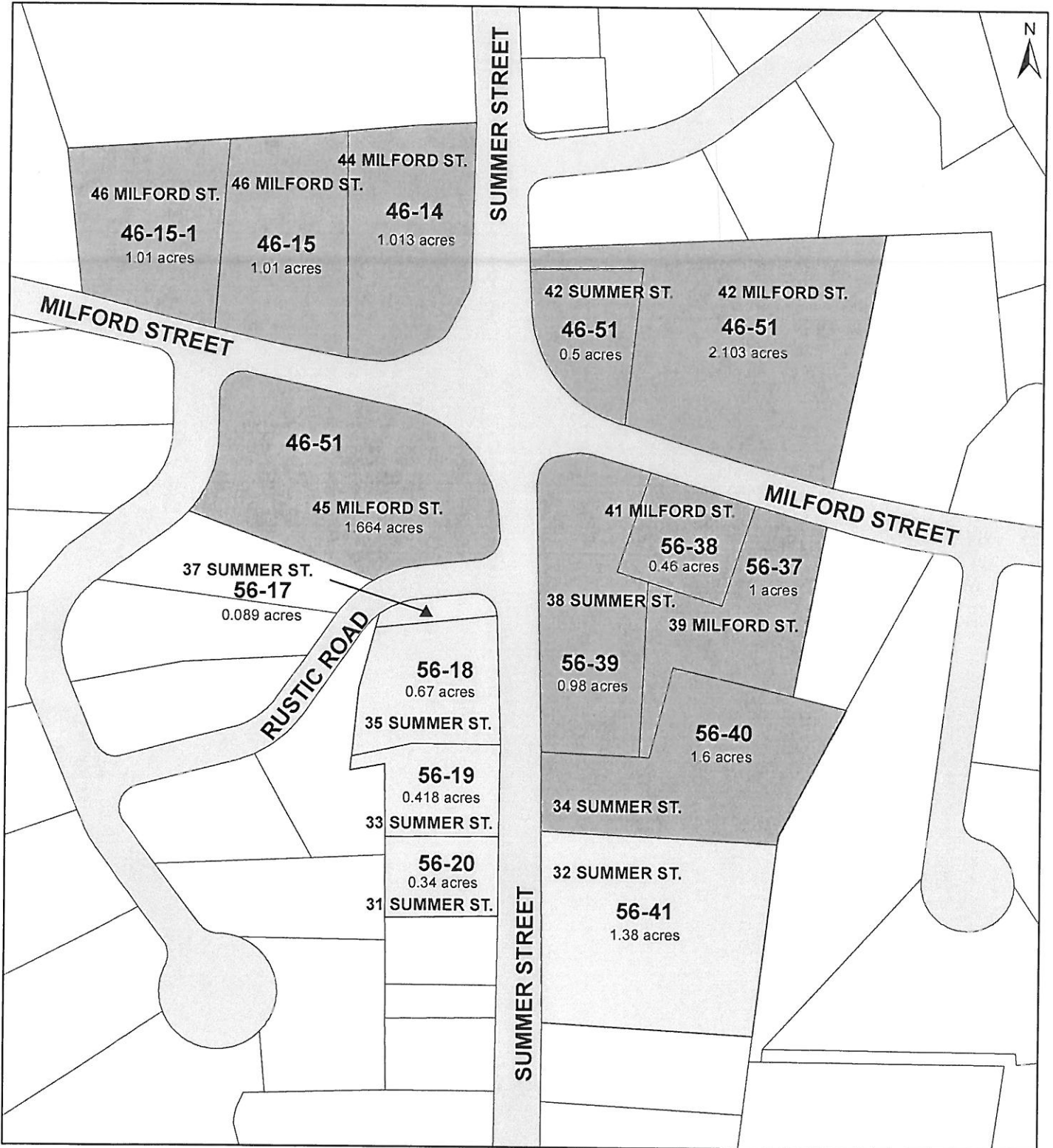
Draft Proposal - February 20, 2013

Data from MassGIS and the Town of Medway

The information on this map is believed to be correct but errors in data entry or transmission may occur.
 The map is not to be used for legal purposes.
 The information on this map is subject to change or revision at any time.

 Existing C-V District

 Proposed Parcels to be Rezoned from AR-II to C-V





TETRA TECH

July 2, 2014
(Revised August 6, 2014)

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

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

Dear Ms. Affleck-Childs,

Tetra Tech (TT) has performed a review of the proposed Minor Site Plan for the above mentioned project. The project includes the relocation of a portion of the green house that was demolished and construction of an outdoor pergola, as well as striping the gravel parking lot with 52 spaces. This scope of work exceeded the amount of work typically performed without site plan approval as deemed so by the Building Commissioner.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Medway Gardens, 38 Summer Street (Route-126), Medway, MA 02053" dated June 18, 2014, prepared by Civil Design Group, LLC (CDG).
- A letter (Letter) entitled "Medway Garden Center" dated June 18, 2014, prepared by CDG
- A letter (Notice Letter) entitled "Official Notice, Site Improvements at 38 Summer Street" dated May 2, 2014, prepared by Town of Medway Building Department (MBD).
- A form (Application Forms) set entitled "Application for Review and Approval, Minor Site Plan Project", dated June 20, 2014, prepared by CDG.

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.

On July 24, 2014 TT received an updated package from the applicant's engineering including response to our original comments, revised plan and response letter. We have reviewed this package and update our comments as bulleted below the original comments and dated 07/28/14.

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

1. The site plan shall be drawn at a scale of one (1) inch equals forty (40) feet or such other scale that has been approved in advance by the Planning Board and that clearly and adequately represents the proposed improvements. (Ch. 200 §204-4.B)
 - **TT 08/06/14 Update:** This item has been addressed to our satisfaction.
2. The applicant shall verify that all existing and proposed elevations shall refer to the North American Vertical Datum of 1988 (NAVD88) (Ch. 200 §204-4.D)
 - **TT 08/06/14 Update:** This item has been addressed to our satisfaction.
3. All site plan sheets shall contain a Board of Selectmen's endorsement signature block and other appropriate information. (Ch. 200 §204-4.F)
 - **TT 08/06/14 Update:** This item has been addressed to our satisfaction.
4. The Applicant shall provide list of requested waivers from these Rules and Regulations. (Ch. 200 §204-5.A)
 - **TT 08/06/14 Update:** Applicant requested a waiver from Section 204-5.A, the waiver shall be noted on Site Plan.
5. A site context sheet should be provided. The site context sheet shall include a locus plan showing the site and its boundaries in relation to all surrounding streets within two thousand (2,000) feet of the perimeter of the site. The plan shall be at a maximum scale of one (1) inch equals one thousand (1,000) feet. Scenic roads shall be noted. (Ch. 200 §204-5.B-1)
 - **TT 08/06/14 Update:** This item has been addressed to our satisfaction.
6. A table outlining the proposal's conformance with zoning requirements including lot area, continuous frontage, lot depth, lot width, front, side, and rear setbacks, buildings heights, lot coverage, gross floor area, maximum seating capacity, number of employees, and number of parking spaces including handicapped and employee spaces, and other items as appropriate for the zone and proposed uses shall be included on the site plan. (Ch. 200 §204-5.D.15)
 - **TT 08/06/14 Update:** This item has been addressed to our satisfaction.

Conformance with the MA DEP Storm Water Management Standards

7. TT has no comment.

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

8. TT has no comment.

General Comments

9. TT has no comment.

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,

A handwritten signature in black ink, appearing to read "S. P. Reardon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sean P. Reardon, P.E.
Vice President



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

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

DRAFT – August 1, 2014

Minor Site Plan Decision
Medway Gardens Center – 34 Summer Street

You are hereby notified that on August 12, 2014, at a duly called and properly posted meeting, the Medway Planning and Economic Development Board acted on the application of Onilleva Realty, LLC of Medway, MA for approval of a minor site plan for a new greenhouse and various site improvements at Medway Gardens, 34 Summer Street.

After reviewing the application and information compiled during the public review process which commenced on June 23, 2014, (*the date of application submittal*), the Board, on a motion by Bob Tucker, seconded by Matt Hayes, voted to approve the Site Plan dated July 22, 2014 with the waiver as requested and conditions noted herein. Those voting in favor were:

_____ Spiller _____

all yes
Tom
abstain as he just arrived

SITE INFORMATION – The application pertains to the Medway Gardens site located at 34 Summer Street in the Commercial V. Zoning district, shown as Parcel 56-40 on the Medway Assessors Map. The site is located on the east side of Summer Street, south of Route 109 and immediately adjacent to the new Cumberland Farms under construction.

PROPOSED SCOPE OF WORK – The project includes a new greenhouse wooden pergola and various site improvements including a reorganized and striped parking arrangement, perimeter landscaping/buffering, outside merchandise display and an improved access/egress to the site.

PROCEDURAL SUMMARY

June 23, 2014 Onilleva Realty LLC submits an application for a minor site plan for improvements to the Medway Gardens site at 34 Summer Street.

- July 1, 2014 Notice of Public Briefing is mailed to abutters and posted with the Medway Town Clerk and to the Town's web site.
- July 2, 2014 PED office notifies Town staff of the application and requests review and comments.
- July 22 and August 12, 2014 Public Briefing is opened and closed.

INFORMATION SUBMITTED BY APPLICANT

Application for Minor Site Plan Review dated June 20, 2014

Project Description Letter and Stormwater Evaluation dated June 18, 2014 prepared Civil Design Group, LLC, North Andover, MA,

Site Plan – Medway Gardens, dated June 18, 2014 prepared by Civil Design Group, LLC, North Andover, MA; revised July 22, 2014.

Certified Abutters' Lists dated July 18, 2014 from the Medway Assessors Office.

OTHER INFORMATION PRESENTED

Minor Site Plan Determination Letter dated May 2, 2014 from Building Commissioner John F. Emidy

Plan Review Letter dated July 17, 2014 from PGC Associates, the Town's Consulting Planner.

Plan Review Letter dated July 2, 2014 from Tetra Tech, the Town's Consulting Engineer.

Response Letter (to Tetra Tech and PGC review letters) dated July 22, 2014 from Civil Design Group, LLC.

Email Communication dated July 2, 2014 from Medway Fire Chief Jeff Lynch.

TESTIMONY

Joe Avellino, Onilleva Realty, Inc. and Medway Gardens
Philip Henry, P.E. – Civil Design Group, project engineer

WAIVERS

The applicant requested that the Board waive the requirement of the Medway Site Plan Rules and Regulations for the submittal of a Development Impact Statement due to the limited scope of the site improvement project.

CONDITIONS OF APPROVAL

1. **Plan Revisions**

*add have
No changes needed*

2. **Plan Endorsement** - Within thirty (30) days after the Board has filed its *Decision* with the Town Clerk, the Applicant shall submit a final site plan reflecting all required revisions to the Board to review for compliance with the Board's *Decision*. The Applicant shall provide an original of the site plan documents in their final form to the Board for signature/endorsement. After endorsement, the Applicant shall provide 2 full copied sets of the endorsed site plan to the Board plus an electronic file.
3. **Project Completion** - At the conclusion of the site improvements, the applicant shall provide the Board with a written certification of a professional engineer registered in the Commonwealth of Massachusetts that all construction work has been completed in strict compliance with the approved and endorsed site plan and decision.

APPEALS - Any person aggrieved by the Board's *Decision* may appeal such to the court within twenty (20) days of the date the *Decision* is filed with the Town Clerk.

PLANNING & ECONOMIC DEVELOPMENT BOARD MEMBERS:

Date: _____

ATTEST:

Susan E. Affleck-Childs, Planning & Economic Development Coordinator

cc: John Emidy, Building Commissioner
Thomas Holder, DPS Director
Joe Avellino, Onilleva Realty, LLC
Phil Henry, Civil Design Group

DRAFT

Tetra Tech
 One Grant Street
 Framingham, MA 01701

Project Charles River Village	Date 7-18-2014	Report No. 51
Location Neelon Lane, Medway, MA	Project No. 143-21583-13014	Sheet 1 of 2
Contractor Canesi Bros.	Weather A.M. SUNNY P.M.	Temperature A.M. 85 P.M.

FIELD OBSERVATIONS

On Friday, July 21, 2014 Steve Bouley from Tetra Tech (TT) visited the project site to observe the construction process. The following observations were made while on-site:

1. Observations

- A. The contractor was in the process of installing the proposed Roof Drain Infiltration Trench #2 while on-site. The contractor was installing the stone per detail and stated that he expected to have the pipe installed sometime next week.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't		Bulldozer	Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe	Asphalt Reclaimer		
Laborers	1	Loader	Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader	Static Roller		
Oper. Engr.	2	Bobcat	Vib. Walk Comp.		
Carpenters		Hoeram	Compressor		
Masons		Excavator	Jack Hammer		
Iron Workers		Grader	Power Saw		
Electricians		Crane	Conc. Vib.		
Flag persons		Scraper	Tree Remover		
Surveyors		Conc. Mixer	Chipper		
Owner		Conc. Truck	Screener		
		Pickup Truck	Drill Rig		
		Dump Truck 6 Whl	Boom Lift		
		Dump Truck 10 Whl	Water Tank		
		Dump Truck 14 Whl	Lull		
		Dump Truck 18 Whl	Gradall		

OFFICIAL VISITORS TO JOB

Police Details: n/a	RESIDENT REPRESENTATIVE FORCE	
Time on site: 8:30 A.M-9:00 AM	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Steve Bouley	

Project Charles River Village	Date 7-18-2014	Report No. 51
Location Neelon Lane, Medway, MA	Project No. 143-21583-13014	Sheet 2 of 2
Contractor Canesi Bros.	Weather A.M. SUNNY P.M.	Temperature A.M. 85 P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor is expected to install the 8" perforated pipe in Roof Drain Infiltration Trench #2 next week.

3. New Action Items

- A. A few drainage items should be addressed including installation of additional rip-rap in the basin adjacent to building 4, rip-rap at the outlet pipe on Cherokee Lane, and modification of the swale on Cherokee Lane.

4. Previous Open Action Items

- A. We discussed on-site the surface treatment of Cherokee Lane. The project conditions and plans require the applicant to provide a design for the roadway which supports the weight of a fire truck. I reminded the applicant that this was a requirement through e-mails and their engineer contacted me to discuss. We will continue to coordinate on this issue. *The Applicant and I discussed the surface treatment again and decided that the installation of crushed stone over a typical roadway subbase may be a good solution to meet the requirements of project conditions as well as the desires of the planning board, public services, and the fire department. We will continue with that approach and present to the interested parties.*
- B. Now that the sanitary sewer line has been completely installed along with the services, a pressure test shall be conducted per the regulations. *The pressure test of both the water and sewer has been completed. We will keep it as an action item until we receive the reports from the subcontractor and can verify the test results. A sieve test shall be supplied for both the gravel borrow and the dense graded crushed stone proposed below the pavement. The contractor has provided the positive pressure and chlorination tests for the water line however we are waiting for the pressure test results for the sewer.*
- C. Upon completion of paving, the contractor shall sweep adjacent roadways including Village Street, Cherokee Lane, and Charles River. *Complete*
- D. There were a few items that should be completed prior to house construction. They include the installation of the "No Parking" signs along Neelon, rip-rap at pipe ends (outside of basins), sweeping of Cherokee Lane. *These items have been addressed. There is one sign (20 MPH) that has not been installed because it may conflict with the private utilities. It will be installed after the utilities to ensure proper clearance.*

5. Materials Delivered to Site Since Last Inspection:

Tetra Tech One Grant Street Framingham, MA 01701		
Project Charles River Village	Date 7-31-2014	Report No. 52
Location Neelon Lane, Medway, MA	Project No. 143-21583-13014	Sheet 1 of 2
Contractor Canesi Bros.	Weather A.M. SUNNY P.M.	Temperature A.M. 85 P.M.

FIELD OBSERVATIONS

On Thursday, July 31, 2014 Steve Bouley from Tetra Tech (TT) visited the project site to observe construction progress and the current condition of the site. The following observations were made while on-site:

1. Observations

- A. The contractor is in the process of installing the proposed 8" perforated HDPE pipe in Roof Drain Infiltration Trench #2. It appears that the drain is being installed per plan.
- B. TT met with Bridget Graziano, John Claffey and Bill Canesi regarding issues with sediment existing the site through Cherokee Lane. A determination was made during the meeting that the site would be revisited by Conservation and/or TT during a heavy rain event to determine if any sediment is flowing off-site.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't	1			Dept. or Company	Description of Work
Foreman		Bulldozer	Asphalt Paver		
Laborers		Backhoe	Asphalt Reclaimer		
Drivers		Loader	Vib. Roller		
Oper. Engr.		Rubber Tire Backhoe/Loader	Static Roller		
Carpenters		Bobcat	Vib. Walk Comp.		
Masons		Hoeram	Compressor		
Iron Workers		Excavator	Jack Hammer		
Electricians		Grader	Power Saw		
Flag persons		Crane	Conc. Vib.		
Surveyors		Scraper	Tree Remover		
Owner		Conc. Mixer	Chipper		
		Conc. Truck	Screener		
		Pickup Truck	Drill Rig		
		Dump Truck 6 Whl	Boom Lift		
		Dump Truck 10 Whl	Water Tank		
		Dump Truck 14 Whl	Lull		
		Dump Truck 18 Whl	Gradall		

OFFICIAL VISITORS TO JOB

Police Details: n/a	RESIDENT REPRESENTATIVE FORCE	
Time on site: 2:30 P.M-3:30 PM	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Steve Bouley	

Project Charles River Village	Date 7-31-2014	Report No. 52
Location Neelon Lane, Medway, MA	Project No. 143-21583-13014	Sheet 2 of 2
Contractor Canesi Bros.	Weather A.M. SUNNY P.M.	Temperature A.M. 85 P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor is expected to finish the installation of Roof Drain Infiltration Trench #2 next week.

3. New Action Items

- A. Conservation/TT will inspect the site during the next heavy rain event to determine if any sediment is flowing off-site.

4. Previous Open Action Items

- A. We discussed on-site the surface treatment of Cherokee Lane. The project conditions and plans require the applicant to provide a design for the roadway which supports the weight of a fire truck. I reminded the applicant that this was a requirement through e-mails and their engineer contacted me to discuss. We will continue to coordinate on this issue. *The Applicant and I discussed the surface treatment again and decided that the installation of crushed stone over a typical roadway subbase may be a good solution to meet the requirements of project conditions as well as the desires of the planning board, public services, and the fire department. We will continue with that approach and present to the interested parties.*
- B. Now that the sanitary sewer line has been completely installed along with the services, a pressure test shall be conducted per the regulations. *The pressure test of both the water and sewer has been completed. We will keep it as an action item until we receive the reports from the subcontractor and can verify the test results. A sieve test shall be supplied for both the gravel borrow and the dense graded crushed stone proposed below the pavement. The contractor has provided the positive pressure and chlorination tests for the water line however we are waiting for the pressure test results for the sewer.*
- C. There were a few items that should be completed prior to house construction. They include the installation of the "No Parking" signs along Neelon, rip-rap at pipe ends (outside of basins), sweeping of Cherokee Lane. *These items have been addressed. There is one sign (20 MPH) that has not been installed because it may conflict with the private utilities. It will be installed after the utilities to ensure proper clearance.*
- D. A few drainage items should be addressed including installation of additional rip-rap in the basin adjacent to building 4, rip-rap at the outlet pipe on Cherokee Lane, and modification of the swale on Cherokee Lane.

5. Materials Delivered to Site Since Last Inspection:

Tetra Tech One Grant Street Framingham, MA 01701		
Project Cumberland Farms	Date 07-23-14	Report No. 06
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 1 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John Lanagan	Weather A.M. SUNNY P.M.	Temperature A.M. 90° P.M.

FIELD OBSERVATIONS

On Wednesday, July 23, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. TT was on-site to observe the installation of proposed DMH-2, DCB-2 and appurtenant 12" HDPE pipe. The structures and pipe were installed per the approved plans.
- B. The 2" water service crossing of the proposed sewer stub and the drain adjacent to DMH-2 was extended to the west past the crossings. The water service was backfilled with sand and warning tape placed.
- C. The 6" pvc sewer crossing of the drain adjacent to DMH-2 was extended to the west past the crossing and capped for future completion of the installation. The sewer was backfilled with sand and warning tape placed.
- D. The concrete sidewalks, proposed seating area and fuel tank concrete pad adjacent to the building were poured as shown on the approved plans.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't					Dept. or Company	Description of Work
Foreman	1	Bulldozer		Asphalt Paver		
		Backhoe		Asphalt Reclaimer		
Laborers	1	Loader	1	Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.	1	Bobcat		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator	2	Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flag persons		Scraper		Tree Remover		
Surveyors		Conc. Mixer		Chipper		
		Conc. Truck		Screener	OFFICIAL VISITORS TO JOB	
		Pickup Truck		Drill Rig		
		Dump Truck 6 Whl		Boom Lift		
		Dump Truck 10 Whl		Water Tank		
		Dump Truck 14 Whl		Lull		
		Dump Truck 18 Whl		Gradall		

Police Details:	RESIDENT REPRESENTATIVE FORCE	
Time on site: 8:30 A.M. – 12:30 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Steve Bouley	

Project Cumberland Farms	Date 07-23-14	Report No. 06
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 2 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John Lanagan	Weather A.M. SUNNY P.M.	Temperature A.M. 90° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The site contractor plans to install drainage later this week.

3. New Action Items

- A. Jim Smith with Medway DPS had a question regarding the proposed decrease in lane width at the intersection of Summer/Milford Street. He asked if it is necessary since the decrease is only 6" in lane width. Please see attached email correspondence with the design engineer Philip Henry of CDG regarding the subject.
- B. A message was received from the board regarding the time at which construction could begin in the morning. TT reminded Kevin Leverone of Highland Development that work is not to commence prior to 7:00 A.M.

4. Previous Open Action Items

- A. The Design Review Committee shall inspect and choose 5 largest boulders for use as rock outcropping. All other boulders will be crushed and used as gravel.

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech One Grant Street Framingham, MA 01701		
Project Cumberland Farms	Date 08-05-14	Report No. 07
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 1 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John Lanagan	Weather A.M. SUNNY P.M.	Temperature A.M. 90° P.M.

FIELD OBSERVATIONS

On Tuesday, August 5, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. TT was on-site to observe the installation of proposed subsurface detention system. The site contractor stated that the number of units changed due to issues with the original pre-caster. A new pre-caster was chosen which provides 12 smaller units as opposed to the 9 larger units shown on the endorsed plan set. The volume of the system did not change. The chambers were placed on 6-inches of crushed stone. See attached sketch.
- B. Binder course was placed by the contractor to the approved depth (2 ½-inches) as shown on the plan set.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't					Dept. or Company	Description of Work
	2	Bulldozer		Asphalt Paver	1	
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	5	Loader	1	Vib. Roller	2	
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.	3	Bobcat		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator	2	Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flag persons		Scraper		Tree Remover		
Surveyors		Conc. Mixer		Chipper		
		Conc. Truck		Screener		
		Pickup Truck		Drill Rig		
		Dump Truck 6 Whl		Boom Lift		
		Dump Truck 10 Whl		Water Tank		
		Dump Truck 14 Whl		Lull		
		Dump Truck 18 Whl		Gradall		

OFFICIAL VISITORS TO JOB

Police Details:	RESIDENT REPRESENTATIVE FORCE	
Time on site: 1:30 P.M. – 2:30 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Steve Bouley	

Project Cumberland Farms	Date 08-05-14	Report No. 07
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 2 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John Lanagan	Weather A.M. SUNNY P.M.	Temperature A.M. 90° P.M.
FIELD OBSERVATIONS CONTINUED		

2. Schedule

- A. The contractor plans to complete the installation of the subsurface detention system this week and begin to move stockpiles of gravel in preparation for landscaping. The contractor plans to pave top course in approximately 3 weeks.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. The Design Review Committee shall inspect and choose 5 largest boulders for use as rock outcropping. All other boulders will be crushed and used as gravel.
- B. Jim Smith with Medway DPS had a question regarding the proposed decrease in lane width at the intersection of Summer/Milford Street. He asked if it is necessary since the decrease is only 6" in lane width. Please see attached email correspondence with the design engineer Philip Henry of CDG regarding the subject. *This item has been addressed to our satisfaction.*
- C. A message was received from the board regarding the time at which construction could begin in the morning. TT reminded Kevin Leverone of Highland Development that work is not to commence prior to 7:00 A.M.

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech
 One Grant Street
 Framingham, MA 01701

Project Cumberland Farms	Date 08-06-14	Report No. 08
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 1 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John Lanagan	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 90°

FIELD OBSERVATIONS

On Wednesday, August 6, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. TT was on-site to observe the installation of the second row of four units for the proposed subsurface detention system. The units were placed on 6-inches of crushed stone and all seams taped with rubber to prevent soil infiltration.
- B. Drilling company on-site to install monitoring wells.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't				Dept. or Company	Description of Work
Foreman		Bulldozer		Asphalt Paver	
Laborers	1	Backhoe		Asphalt Reclaimer	
Drivers		Loader		Vib. Roller	
Oper. Engr.	1	Rubber Tire Backhoe/Loader		Static Roller	
Carpenters		Bobcat		Vib. Walk Comp.	
Masons		Hoeram		Compressor	
Iron Workers		Excavator	1	Jack Hammer	
Electricians		Grader		Power Saw	
Flag persons		Crane		Conc. Vib.	
Surveyors		Scraper		Tree Remover	
		Conc. Mixer		Chipper	
		Conc. Truck		Screener	
		Pickup Truck		Drill Rig	
		Dump Truck 6 Whl		Boom Lift	
		Dump Truck 10 Whl		Water Tank	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl	1	Gradall	

OFFICIAL VISITORS TO JOB

Police Details:	RESIDENT REPRESENTATIVE FORCE	
Time on site: 12:00 P.M. – 1:30 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Steve Bouley	

Project Cumberland Farms	Date 08-06-14	Report No. 08
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 2 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John Lanagan	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 90°

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor plans to complete the installation of the subsurface detention system this week and begin to move stockpiles of gravel in preparation for landscaping. The contractor plans to pave top course in approximately 3 weeks.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. The Design Review Committee shall inspect and choose 5 largest boulders for use as rock outcropping. All other boulders will be crushed and used as gravel.

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech
 One Grant Street
 Framingham, MA 01701

Project Cumberland Farms	Date 08-11-14	Report No. 09
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 1 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 90°

FIELD OBSERVATIONS

On Monday, August 11, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. TT was on-site to observe the installation of DMH-1 and CB-4 (Stormceptor STC-450i Inlet Unit). The structures were installed per the approved plans on a bed of crushed stone and backfilled/compacted in lifts.
- B. The large boulders are waiting to be approved by the DRC. The contractor stated that the landscapers were meeting on-site today to speak about the proposed landscaping and that a representative from the DRC was contacted to show the contractor where the boulders are to be placed.
- C. The contractor sawcut in the right of way in preparation for connections of the drainage, sewer and water to existing structures in the roadway as well as prep for new curb/sidewalk installation.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't				Dept. or Company	Description of Work
Foreman		Bulldozer		Asphalt Paver	
Laborers	1	Backhoe		Asphalt Reclaimer	
Drivers		Loader		Vib. Roller	
Oper. Engr.	1	Rubber Tire Backhoe/Loader		Static Roller	
Carpenters		Bobcat		Vib. Walk Comp.	
Masons		Hoeram		Compressor	
Iron Workers		Excavator	1	Jack Hammer	
Electricians		Grader		Power Saw	
Flag persons		Crane		Conc. Vib.	
Surveyors		Scraper		Tree Remover	
		Conc. Mixer		Chipper	
		Conc. Truck		Screener	
		Pickup Truck		Drill Rig	
		Dump Truck 6 Whl		Boom Lift	
		Dump Truck 10 Whl		Water Tank	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl	1	Gradall	

OFFICIAL VISITORS TO JOB

Police Details:	RESIDENT REPRESENTATIVE FORCE	
Time on site: 12:00 P.M. – 1:30 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Steve Bouley	

Project Cumberland Farms	Date 08-11-14	Report No. 09
Location Milford St. (Rt. 109)/Summer St. (Rt. 126)	Project No. 143-21583-14007	Sheet 2 of 2
Contractor Highland Development/J.B. Lanagan Kevin Leverone/John	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 90°

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. The contractor plans to connect the water, sewer and drainage to existing infrastructure in the roadway at the end of this week and early next week. TT asked that the contractor contact the water and sewer department during connections to the existing mains in the roadway.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. The Design Review Committee shall inspect and choose 5 largest boulders for use as rock outcropping. All other boulders will be crushed and used as gravel.

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech
 One Grant Street
 Framingham, MA 01701

Project Norwood Acres	Date 07-23-14	Report No. 03
Location Trail Drive/Summer St. (Rt. 126)	Project No. 143-21583-14004	Sheet 1 of 2
Contractor Wayne Marshall	Weather A.M. SUNNY P.M.	Temperature A.M. 90° P.M.

FIELD OBSERVATIONS

On Wednesday, July 23, 2014 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the roadway subbase and the current condition of the subdivision. The following observations were made:

1. Observations

- A. Mr. Marshall has installed the proposed 3-inch stone to 10-inches below finish grade. He then covered the stone with mirafi filter fabric and placed 3-inch minus dense grade stone gravel.
- B. Mr. Marshall is also in the process of grading the proposed retention basins.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't	1	Bulldozer	1	Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers		Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flag persons		Scraper		Tree Remover			
Surveyors		Conc. Mixer		Chipper			
		Conc. Truck		Screener			
		Pickup Truck		Drill Rig			
		Dump Truck 6 Whl		Boom Lift			
		Dump Truck 10 Whl		Water Tank			
		Dump Truck 14 Whl		Lull			
		Dump Truck 18 Whl		Gradall			

OFFICIAL VISITORS TO JOB

Police Details:	RESIDENT REPRESENTATIVE FORCE	
Time on site: 11:30 A.M. – 12:00 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Steve Bouley	

Project Cumberland Farms	Date 07-23-14	Report No. 03
Location Trail Drive/Summer St. (Rt. 126)	Project No. 143-21583-14004	Sheet 2 of 2
Contractor Wayne Marshall	Weather A.M. SUNNY P.M.	Temperature A.M. 90° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. Mr. Marshall would like to begin installation of the roadway section as soon as possible upon approval of the change to the roadway section.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. The cross slope of the sidewalk as it crosses the entrance to Trail Drive exceeds the allowable 2% cross slope per ADA/AAB guidelines. Also, detectable warning panels have not been installed at the ADA ramp locations as shown on the approved plans. The bituminous concrete apron and ADA ramps (Trail Drive) should be removed and regraded to follow all applicable ADA/AAB guidelines.
- B. A change to the approved roadway section has been requested by Mr. Marshall. TT does not have any issues with the proposed change to the roadway section. *The change was granted by the PEDB with the addition of filter fabric placed above the stone layer to prevent migration of the gravel into the stone. This item has been completed to the satisfaction of TT.*

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Friday, August 08, 2014 2:40 PM
To: Susan Affleck-Childs
Subject: RE: fox run farm
Attachments: Bond Estimate_Fox Run Farm 2012-03-07 (revised 2014-08-08).pdf; Sidewalk Estimate_Fox Run Farm 2014-08-08.pdf

Hi Susy,

I just spoke with Andy about the following issues some of which were talked about yesterday at my meeting with Mujeeb:

1. Concern from the resident at Lot 8 that water from the roadway is entering their property. This is a grading issue and will be dealt with during top course paving which should eliminate any water from the roadway entering the driveway to the house.
2. On-going concern about stormwater exiting the roof leaders from Lot 8 and Lot 9 and crossing into abutting properties. The only way we will be able to see this is during a heavy enough storm event. I will try to make it out during a storm to witness any runoff exiting the development Andy said he will also try as well.
3. A resident showed Andy the cover on the water quality inlet and how it is not fastened. A child could potentially open this cover easily and climb into the structure. I will visit the site next week to check this out.
4. There are covers for the drainage which say "Electric" in the drainage parcel. I will visit the site next week to check this out.
5. The inspection ports for the underground infiltration system aren't secured properly and/or don't have the correct castings. I will visit the site next week to check this out.

I have also attached the updated Bond Estimate and the Sidewalk estimate showing credits/debits. From what I see the applicant would owe approximately \$8,000-\$10,000 depending on if the contingency is put towards that cost. Let me know if you need anything else and have a great weekend, thanks.

Steve

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, August 08, 2014 11:17 AM
To: Bouley, Steven
Subject: RE: fox run farm

Urgent, NO. Important, YES.

From: Bouley, Steven [mailto:Steven.Bouley@tetrattech.com]
Sent: Friday, August 08, 2014 11:17 AM
To: Susan Affleck-Childs
Subject: RE: fox run farm

I got his voicemail, I'm assuming he will call sometime today. I have a doctor's appointment at 3:00 so I will be leaving around 2:00. Was it anything urgent?

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, August 08, 2014 11:13 AM

To: Bouley, Steven
Subject: RE: fox run farm

Thanks.

From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]
Sent: Friday, August 08, 2014 11:09 AM
To: Susan Affleck-Childs
Subject: RE: fox run farm

Please see attached reports. I will give him a call.

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Friday, August 08, 2014 11:03 AM
To: Bouley, Steven
Subject: RE: fox run farm

Perhaps you can give him a call. 781-760-9908 and tell him I suggested you call him. He has a lot of concerns about things he saw at Fox Run Farm this morning that he wants to discuss.

Thanks so much.

From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]
Sent: Friday, August 08, 2014 10:47 AM
To: Susan Affleck-Childs
Subject: RE: fox run farm

He has not

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Friday, August 08, 2014 10:41 AM
To: Bouley, Steven
Subject: RE: fox run farm

Thanks. Has Andy called?

From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]
Sent: Friday, August 08, 2014 10:37 AM
To: Susan Affleck-Childs
Subject: RE: fox run farm

Hi Susy,

The report numbering is messed up with these reports. I am going to renumber them all and send all of them over to you.

Steve

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Friday, August 08, 2014 10:25 AM

To: Bouley, Steven
Subject: fox run farm

Hi,

Andy will be calling you to discuss Fox Run Farm. He drove around there this morning and talked with some of the residents.

When you can, please forward to me Fox Run Farm construction reports 18 and 19 and 21-23. Also, any reports #28 and up (if any).

Thanks.

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*

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TETRA TECH

**Bond Value Estimate
Fox Run Farm
Comprehensive Permit
Medway, Massachusetts
March 7, 2012 (revised August 12, 2014)**

One Grant Street
Frammingham, MA 01701
Tel 508.903.2000 Fax 508.903.2001

DESCRIPTION	QUANTITY ^{1A}	QUANTITY ^{1B}	UNIT	UNIT COST	UNIT COST	ENGINEERS ESTIMATE	ENGINEERS ESTIMATE
HMA Top Course - 1 1/2" Depth (Roadway)	125	125	TON	\$95.00	\$120.00	\$11,875	\$15,000
HMA Top Course - 1 1/4" Depth (Sidewalk)	23	13	TON	\$95.00	\$120.00	\$2,185	\$1,560
HMA Binder Course - 1 3/4" Depth (Sidewalk)	32	19	TON	\$100.00	\$120.00	\$3,200	\$2,280
HMA Berm - Modified	402	375	LF	\$5.00	\$5.50	\$2,010	\$2,063
HMA Binder Repair ²	1	1	LS	\$1,700.00	\$1,700.00	\$1,700	\$1,700
Gravel Borrow (Sidewalk)	110	48	CY	\$30.00	\$32.00	\$3,300	\$1,536
Vertical Concrete Curb	333	310	LF	\$38.00	\$25.00	\$12,654	\$7,750
Vertical Granite Curb	125	125	LF	\$40.00	\$41.00	\$5,000	\$5,125
Concrete Wheelchair Ramp	30	17	SY	\$75.00	\$75.00	\$2,250	\$1,275
Loam ³	44	48	CY	\$38.10	\$45.00	\$1,676	\$2,160
Seeding ³	394	485	SY	\$1.75	\$1.65	\$690	\$800
Light Poles	3	3	EA	\$5,000.00	\$5,000.00	\$15,000	\$15,000
Pavement Markings	1	1	LS	\$250.00	\$250.00	\$250	\$250
2 year Snow Plowing	515	515	LF/YR	\$2.50	\$2.50	\$2,575	\$2,575
2 year Road Maintenance	515	515	LF/YR	\$2.00	\$2.00	\$2,060	\$2,060
2 year Drainage Maintenance	515	515	LF/YR	\$2.00	\$2.00	\$2,060	\$2,060
As-built Plans	515	515	LF	\$5.00	\$5.00	\$2,575	\$2,575
						\$71,060	\$65,769
					Subtotal	\$71,060	\$65,769
					Contingency (25%)	\$17,765	\$16,442
					Recommended Bond Value	\$88,825	\$82,211

Notes:

- Green columns designate the original estimate conducted for this development. The development was estimated utilizing site plans dated August 15, 2005 and revised September 21, 2009. Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 3/2011 - 3/2012.
- Yellow columns designate the updated estimate conducted for this development. The development was estimated utilizing site plans dated May 24, 2011. Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 8/2013 - 8/2014.
- Binder repair pricing includes the area of roadway that will require repair as described in inspection report #16. Pricing includes removal of the existing binder and top 4" of gravel base and the replacement of both. The area of pavement and gravel to be removed and replaced includes the area north of the centerline of the roadway between STA 0+40 to STA 0+60. Area could increase/decrease per an inspection at the time of removal. Areas that have settled shall be brought to grade with a leveling course prior to top course paving
- Loam and seeding pricing includes all non-hardscape areas within the right of way.



TETRA TECH

Sidewalk Estimate
Fox Run Farm
Comprehensive Permit
Medway, Massachusetts
August 8, 2014

One Grant Street
Framingham, MA 01701
Tel 508.903.2000 Fax 508.903.2001

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
HMA Top Course - 1 1/4" Depth (Sidewalk)	13	TON	\$120.00	(\$1,560)
HMA Binder Course - 1 3/4" Depth (Sidewalk)	19	TON	\$120.00	(\$2,280)
HMA Berm - Modified	224	LF	\$5.50	(\$1,232)
Gravel Borrow (Sidewalk)	48	CY	\$32.00	(\$1,536)
Extra Vertical Concrete Curb	224	LF	\$25.00	\$5,600
Concrete Wheelchair Ramp	17	SY	\$75.00	(\$1,275)
Extra Loam ³	16	CY	\$45.00	\$720
Extra Seeding ³	188	SY	\$1.65	\$310
Light Poles	3	EA	\$2,500.00	(\$7,500)

(\$8,753)

Subtotal	(\$8,753)
Contingency (25%)	(\$2,188)
Recommended Value	(\$10,941)

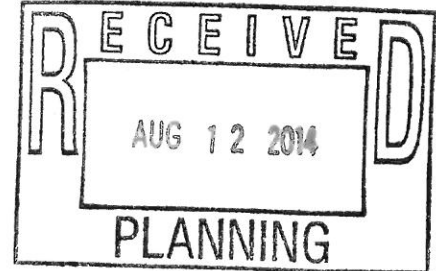
Notes:

1. Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 08/2013 - 08/2014.

Andrews Survey & Engineering, Inc.
Land Surveying • Civil Engineering • Site Planning

August 12, 2014

Medway Planning Board
155 Village Street
Medway, MA 02053



Re: *Grant of Extension to file ANR decision
Cheryl Rosenberg – Kelley Street, Medway
ASE Project #2012-289*

Dear Board Members:

On behalf of the owner and applicant, Cheryl Rosenberg, please accept this letter as a formal grant of extension to September 5, 2014 in which the Planning Board shall file a decision for the Approval Not Required (ANR) application submitted for the above referenced property on Kelley Street.

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact this office.

Very truly yours,
ANDREWS SURVEY & ENGINEERING, INC.

A handwritten signature in cursive script that reads "Stephen J. O'Connell".

Stephen J. O'Connell
Partner / Senior Project Manager

C: Cheryl Rosenberg
Corey Finkelstein
Barry Queen, Esquire

F:\Acad\2012 Projects\2012-289\docs\Grant of ANR extension 8-12-14.doc

104 Mendon Street, P.O. Box 312
Uxbridge, MA 01569
Phone (508) 278-3897
Fax (508) 278-2289

www.andrews-engineering.com

500 East Washington Street
North Attleboro, MA 02760
Phone (508) 316-0452
Fax (508) 316-0963

Susan Affleck-Childs

From: Stephen O'Connell <soconnell@andrews-engineering.com>
Sent: Tuesday, August 12, 2014 6:13 PM
To: Susan Affleck-Childs; Gino Carlucci
Cc: Byron Andrews; Corey Finkelstein ; Abram Rosenfeld
Subject: RE: Kelley Street ANR
Attachments: Grant of ANR extension 8-12-14.pdf

Approved

Susy,

Attached please find the grant of extension to September 5, 2014 as discussed. We look forward to presenting to the Planning Board on September 2, 2014. The applicant's attorney will be in attendance to accompany me on the applicant's behalf.

Should you have any questions or require additional information, please contact me.

Regards,

Stephen J. O'Connell

Partner / Senior Project Manager

Andrews Survey & Engineering, Inc.

104 Mendon Street, P.O. Box 312

Uxbridge, MA 01569

P: 508.278.3897

F: 508.278.2289

M: 617.312.1678

soconnell@andrews-engineering.com

www.andrews-engineering.com

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]

Sent: Tuesday, August 12, 2014 2:39 PM

To: Stephen O'Connell

Cc: Gino Carlucci

Subject: RE: Kelley Street ANR

Hi Stephen,

I would prefer an extension instead of a withdrawal. I would suggest until September 12th.

Is that something you could forward to me today?

Many thanks.

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*

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From: Stephen O'Connell [<mailto:soconnell@andrews-engineering.com>]
Sent: Tuesday, August 12, 2014 2:36 PM
To: Susan Affleck-Childs
Cc: Gino Carlucci
Subject: Kelley Street ANR

Susan & Gino,

The applicant for the ANR has requested that this item not be taken up at this evening's meeting since their attorney is out of town. We are happy to prepare a written extension to the 21-day requirement, or if you prefer us to request a withdrawal and then to resubmit, that's what we will do.

Please advise at your earliest convenience.

Regards,

Stephen J. O'Connell

Partner / Senior Project Manager

Andrews Survey & Engineering, Inc.

104 Mendon Street, P.O. Box 312

Uxbridge, MA 01569

P: 508.278.3897

F: 508.278.2289

M: 617.312.1678

soconnell@andrews-engineering.com

www.andrews-engineering.com

LAND SUBDIVISION - FORM A

RECEIVED

Application for Endorsement of Plan Believed Not to Require Subdivision Approval (ANR)

JUL 25 2014

Planning & Economic Development Board - Town of Medway TOWN CLERK

INSTRUCTIONS TO APPLICANT/OWNER

This 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.

RECEIVED JUL 25 2014 PLANNING

JULY 21, 2014

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: DIVISION OF LAND OF O KELLEY STREET
Prepared by: BYRON ANDREWS, PLS - ANDREWS SURVEY & ENGINEERING, INC.
P.E. or P.L.S registration #: 47389 Plan Date: JUNE 20, 2014

PROPERTY INFORMATION

ANR Location Address: O KELLEY STREET
The land shown on the plan is shown on Medway Assessor's Map # 49 Parcel # 32
Total Acreage of Land to be Divided: 5.78 Ac.
Subdivision Name (if applicable): N/A
Medway Zoning District Classification: AGRICULTURAL - RESIDENTIAL II
Frontage Requirement: 150 FT. Area Requirement: 22,500 S.F.

Is the road on which this property has its frontage a designated Medway Scenic Road? NO

The owner's title to the land that is the subject matter of this application is derived under deed from: IRVING & GLADYS FINKELSTEIN to CHERYL ROSENBERG dated MAY 5, 1988 and recorded in Norfolk County Registry of Deeds, Book 7956 Page 214 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: CHERYL ROSENBERG
Applicant's Signature: Cheryl Rosenberg
Applicant's Address: 24 FAIRVIEW CT.
GRAND ISLAND, NY 14072
Applicant's Telephone: 774-248-0058
Applicant's Email: (NONE)

PROPERTY OWNER INFORMATION (if different than applicant)

Property Owner Name: CHERYL ROSENBERG
Address: 24 FAIRVIEW CT.
GRAND ISLAND, NY 14072

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

Date: JULY 21, 2014
Cheryl Rosenberg
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 KELLEY STREET (name of way(s), which is:
 - a. A public way. Date of street acceptance: FEB. 13, 1941
 - 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: _____

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

✓	2 signed original ANR applications (FORM A)
✓	8 prints of ANR plan
✓	Project Explanation
✓	Application/Filing Fee \$450 -

Date Form A, ANR Plan, and Project Explanation Received by Planning & Economic
 Development Board: 7-25-2014

ANR Application/Filing Fee Paid: Amount: \$450 Check # ~~350~~ 306
 Cheryl Rosenberg

PGC ASSOCIATES, INC.

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

MEMO TO: Medway Planning and Economic Development Board

FROM: Gino D. Carlucci, Jr.

DATE: August 4, 2014

RE: Rosenberg property on Kelley-Vine Streets

I have reviewed the ANR plan submitted for endorsement by Cheryl Rosenberg of Grand Island, NY. The plan was prepared by Andrews Engineering and Surveying, Inc., of Uxbridge, and is dated June 20, 2014. The plan proposes to divide a parcel totaling 252,047 square feet into a lot of 80,326 square feet and a parcel of "Remaining Land" of 171,721 square feet. The property is within the AR-II district.

This property has twice before been submitted for endorsement as an ANR plan. In 2006, it was proposed to be divided into three lots and in 2008 it was proposed to be divided into 2 lots. Both times I advised the Board that I did not believe the plan qualified for ANR endorsement and both times the Board did not endorse (See attached memos from 2006 and 2008). In this submittal I see no additional information submitted that would counter the facts presented in those two earlier submittals.

I summarize the reasons I continue to recommend denial of endorsement below and also note a technical deficiency in the plan.

1. The status of Kelley Street is very much in doubt. While a portion of Kelley Street was accepted at Town Meeting in 1941, there is no evidence that the portion of Kelley Street in front of the proposed lot was part of that acceptance. The applicant's own plan labels this segment of road as a private way.
2. A subdivision called Camelot III was approved in 1996. It specifically limited the number of lots in the subdivision "to 22 lots "until the egress road to Elm Street or an alternative egress out of the land shown on the amended plans is ever constructed by the applicant or others." Clearly, the intent of the Planning Board at the time of the Camelot III approval was that no additional lots be allowed without additional access."
3. Section 3.2.11 requires a statement of whether a property is classified as Chapter 61A or 61B be provided. This was not done.

I recommend that the applicant either provide additional documentation as to why the plan warrants endorsement as an ANR plan or withdraw it and resubmit it as a definitive subdivision plan. Due to the 21-day period by which the Board must either endorse or deny, I recommend that the plan be denied if it is not withdrawn.

PGC ASSOCIATES, INC.

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
508.533.0617 (Fax)
pgca@comcast.net

MEMO TO: Medway Planning Board

FROM: Gino D. Carlucci, Jr.

DATE: October 28, 2008

RE: Rosenberg proposed ANR off Kelley/Vine Streets

I have reviewed a revised proposed ANR plan for a parcel owned by Cheryl Rosenberg on Kelley and Vine Streets. A previous plan had been submitted for this parcel in 2006 to divide a 5.78-acre parcel into three lots. The new plan (dated August 11, 2008 and prepared by O'Driscoll Land Surveying Company) proposes two lots. The plan indicates that the parcel has frontage on Kelley Street and Vine Lane. In a memo of August 21, 2006, I recommended that that the Planning Board not endorse the plan and I have attached a copy of that memo. That 2006 plan was then withdrawn.

Little has changed since my 2006 memo. The new application checks off 2 reasons why the plan qualifies for endorsement as an ANR plan. First, it states that Kelley Street was accepted as a public way on February 13, 1941. A portion of Kelley Street may have been accepted on that date, but there is no evidence that the relevant portion (that which would serve as frontage for the proposed lots) was ever accepted. In fact, the applicant's own plans indicate that it is a private way.

The second reason suggests that Kelley Street is a way shown on a definitive subdivision plan known as Camelot III. However, to qualify for ANR endorsement under this provision, the way needs to be constructed on the ground or have in place a performance guarantee that ensures that it will be constructed. The way is neither constructed nor is there a performance guarantee in place. The applicant's attorney appears to argue that this segment of roadway is "constructed" by virtue of a sidewalk that has been built from the end of the constructed portion of Kelley Street to Villa Drive. Clearly, this does not meet the requirement of being constructed since it does not provide access for vehicles.

Furthermore, the Camelot III subdivision plan referenced in the application and in the attorneys argument does not even provide a proposed layout for the relevant section of Kelley Street. While it indicates a right-of-way line on the south side, the right of way on the north side extends only about 130 feet in front of the subject parcel (150 feet of frontage is required in the AR-II district) and appears to end, except that a temporary cul-de-sac easement extends from this point in a circle to join the southern right-of-way line. A conflicting right-of-way line from an unrecorded plan is also shown on the ANR plan. Thus, it is not even clear from the plan where the frontage for Lot 1 would be. Therefore, the Camelot III subdivision plan of 1996 did not even provide a "way shown on a subdivision plan."

Finally, the Camelot III decision clearly states that the subdivision approval is limited to 22 lots "until the egress road to Elm Street or an alternative egress out of the land shown on the amended

plans is ever constructed by the applicant or others.” Clearly, the intent of the Planning Board at the time of the Camelot III approval was that no additional lots be allowed without additional access.

Therefore, I repeat my previous recommendation that the ANR plan be denied and that a subdivision plan be submitted in order to create the proposed lots.

PGC ASSOCIATES, INC.

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
508.533.0617 (Fax)
pgca@comcast.net

MEMO TO: Medway Planning Board

FROM: Gino D. Carlucci, Jr.

DATE: August 21, 2006

RE: Rosenberg proposed ANR off Kelley/Vine Streets

I have reviewed a proposed ANR plan for a parcel owned by Cheryl Rosenberg on Kelley and Vine Streets. The plan proposes to divide a 5.78-acre parcel into three lots. The plan indicates that the parcel has frontage on Kelley Street and Vine Lane. In both cases, the plan indicates that these are private ways.

Copies of portions of plans were also submitted as well as a Town Meeting vote indicating acceptance of Kelley Street as a public way. In my opinion, the submissions are not sufficient to document that the segment of Kelley Street in question is a public way. In fact, the most recent plan provided that appears to depict the segment of Kelley/Vine Street in question, is from 1972 and "Vine Lane" is clearly labeled as a private way. It may be a statutory private way that might have been laid out by the Town, but lots with frontage on such statutory private ways do not qualify for ANR endorsement.

Moreover, whether or not it is a public way is essentially moot, because that portion of Kelley Street and Vine Lane are not constructed except for a sidewalk that runs from the end of Villa Drive to Kelley Street. As noted in "Streets and Ways" by F. Sidney Smithers, in *Perry v. Planning Board of Nantucket*, the Appeals Court ruled that "we conclude that whatever status might be acquired by ways as 'public ways' for the purposes of other statutes by virtue of their having been 'laid out' . . . such ways will not satisfy the requirements of the 'public way' exemption in Section 81L . . . unless they in fact exist on the ground in a form which satisfies the previously quoted goals of Section 81M."

The application indicates that the reason ANR endorsement is warranted is that the lots have frontage on a way shown on a definitive subdivision plan. In a conversation with Paul Yorkis, representing the applicant, he indicated that three lots from the Camelot III subdivision obtain their frontage from Kelley Street. The three lots all have access from the end of the Kelley Street cul-de-sac (1) and from Villa Drive (2). They cannot use Kelley Street for access because it is not constructed. The fact that a previous Board may have mistakenly approved frontage on a street that is not constructed that may or may not be a public way in no way binds the current Board to do so.

I recommend that the Board decline endorsement of the ANR plan and that the plan be resubmitted as a definitive subdivision plan.



Andrew Shury & Engineering, Inc.
 Land Surveyors
 100 Main Street, Suite 100
 North Attleboro, Massachusetts 01939
 Telephone: (508) 851-1100
 Fax: (508) 851-1101
 www.ash-engineering.com

PROJECT INFORMATION
 PROJECT NO. 2012-289
 DATE: JUNE 20, 2014
 CHECKED BY: BJA
 DRAWN BY: BJA
 SCALE: AS SHOWN

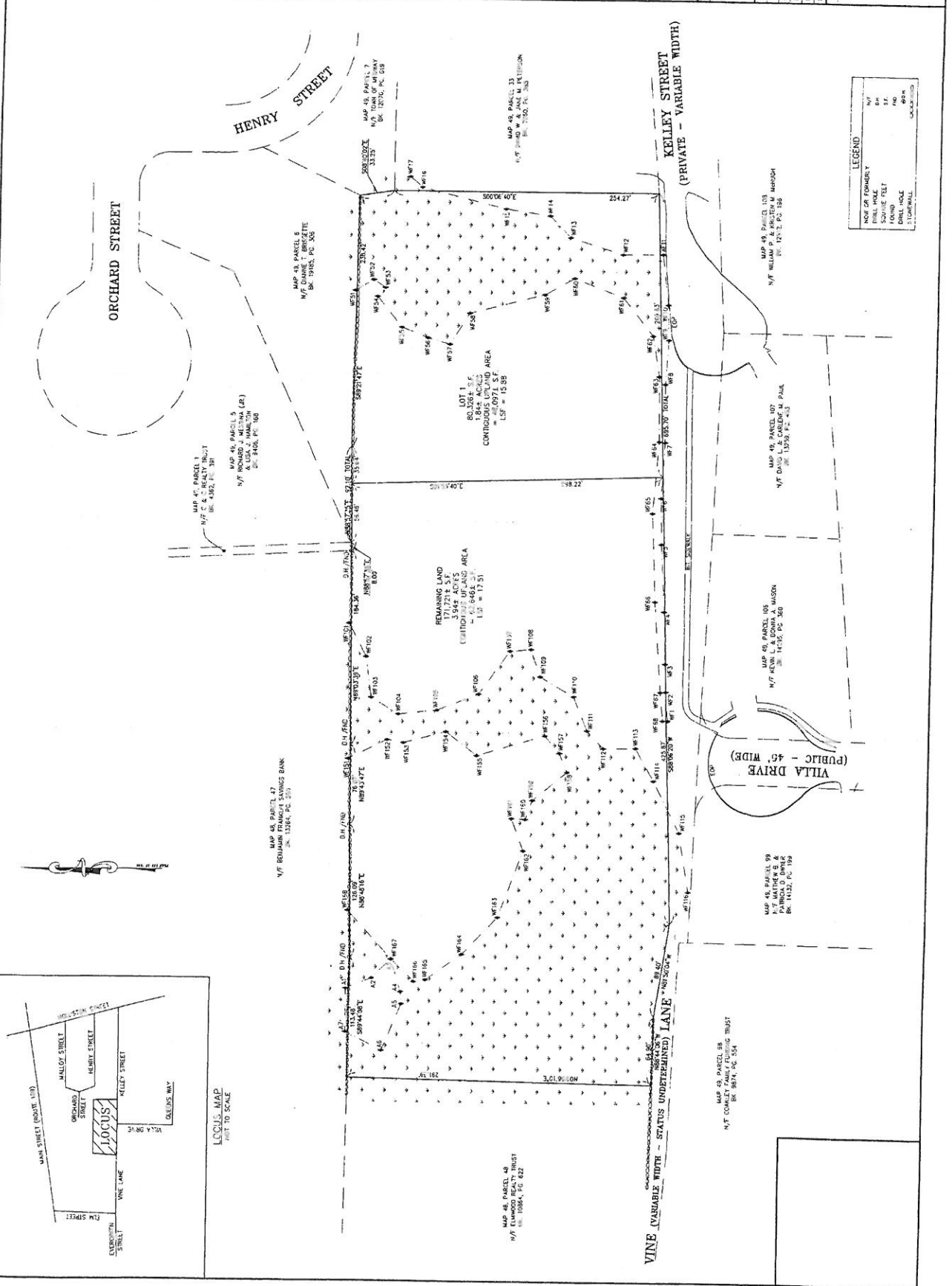
PROPERTY INFORMATION
 MAP 48, PARCEL 48
 N/2 ELWOOD REALTY TRUST
 BK. 1085A, PG. 021

PLANNING BOARD COMPLIANCE
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF 87 C.M.R. 1.00, AS AMENDED, AND THE ZONING REGULATIONS OF THE TOWN OF HENRY, MASSACHUSETTS. THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD OF THE TOWN OF HENRY, MASSACHUSETTS. THE PLANNING BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



GRAPHIC SCALE
 1 inch = 40 feet
 1 foot = 12 inches

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



LEGEND

USE OF PROPERTY	BY
PLANNING BOARD	BY
SCHEME FEET	BY
FOUND	BY
CONCRETE	BY
STONE WALL	BY



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053
Telephone: 508-533-3291 Fax: 508-321-4987
planningboard@townofmedway.org

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

July 24, 2014

NOTICE OF PUBLIC HEARING
Tri Valley Commons Site Plan - 72 Main Street

In accordance with the Medway Zoning Bylaw, 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, August 12, 2014 at 7:30 p.m. at Medway Town Hall, 155 Village Street to consider the application of Thurken III, LLC of New Castle, NH for approval of a major site plan for the development of a retail shopping plaza at 72 Main Street to be known as Tri Valley Commons.*** The application, proposed site plan, stormwater drainage report, and traffic impact and access study were filed with the Town of Medway on July 15, 2014. The *Tri Valley Commons Site Plan* is dated May 20, 2014 and was prepared by Guerriere & Halnon, Inc. of Milford, MA and Landry Architects of Salem, NH.

The applicant proposes to construct a 37,760 sq. ft. shopping plaza comprised of four buildings to be developed in two phases on a 4.6 acre parcel (*Medway Assessors' Parcel 40-51*) located on the north side of Route 109/Main Street between Papa Gino's and Charles River Bank in the Commercial I zoning district. A portion of the site includes wetlands resources and is within the jurisdiction of the Medway Conservation Commission. Access to the development from Main ST/Route 109 will be from a non-signalized driveway designed in conjunction with the Route 109 improvement plan. Internal ingress and egress with the adjacent Gould's Plaza at 74 Main Street will be provided. Proposed site work includes construction of the access driveway, curbing and sidewalks, 142 off-street parking spaces, retaining wall, landscaping, lighting, installation of a stormwater drainage system, and connection to municipal water and sewer. The property is owned by Mecoba Properties Inc. of Medway, MA. A small portion of the planned driveway is on property owned by NAGOG Knoll Realty Trust of Acton, MA.

The application, proposed site plan, stormwater report, and traffic study are on file with the Medway Town Clerk and the Planning and Economic Development office at the Medway Town Hall, 155 Village Street and may be reviewed on Mondays from 7:30 a.m. to 5:30 p.m., on Tuesdays – Thursdays from 7:30 a.m. to 4:30 pm, and on Fridays from 7:30 a.m. to 12:30 p.m. The plans are also posted at the Planning and Economic Development web page at: <http://www.townofmedway.org>. Interested persons are invited to review the plans, attend the public hearing, and express their views at the designated time and place. Written comments are encouraged and may be forwarded to planningboard@townofmedway.org. Questions should be directed to 508-533-3291.

Andy Rodenhiser, Chairman

To be published in the *Milford Daily News: Monday, July 28, 2014 and Tuesday, August 5, 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, Town Clerk, and Treasurer/Collector

Application for Review and Approval of a
MAJOR SITE PLAN PROJECT

Planning & Economic Development Board – Town of Medway
155 Village Street - Medway, MA 02053
(508) 533-3291

This application for Site Plan Review and Approval is made pursuant to the Medway Zoning By-Law, Section V. USE REGULATIONS, Subsection C. SITE PLAN APPROVAL and the Board's Rules and Regulations for the Submission and Review of Site Plans (as approved December 3, 2002)

Date: July 16, 2014

The undersigned, being the applicant and the owner of all land included within the proposed site shown on the accompanying plan(s) entitled Tri Valley Commons dated May 20, 2014, prepared by Guerriere & Halnon, Inc. and _____, herewith submits

this application and plan to the Medway Planning & Economic Development Board for Review and Approval of a *Major Site Plan Project*.

PROPERTY/SITE INFORMATION

1. Property Location Address 72 Main Street
2. Assessor's Information Map: 40 Parcel: 51
3. Zoning District: Commercial-1
4. The owner's title to the land is derived under a deed from: MECOBA Properties, Inc. dated _____ and recorded in Norfolk County Registry of Deeds, Book 10850, Page 278 or Land Court Certificate of Title # _____ registered in Norfolk County District Book _____ Page _____.
5. Frontage: 482.47 Feet
Yard Depth: Front 66.3Ft Side 34.0Ft Side 102.6Ft Rear 53.5Ft

6. Is any portion of the site within a flood plain area? YES NO
 If YES, is it clearly shown on the plan? YES NO
7. Is any portion of the site within a wetland resource area? YES NO
 If YES, is it clearly shown on the plan? YES NO
8. Is any portion of the site within a groundwater protection area: YES NO
 If YES, is it clearly shown on the plan?
9. Does any portion of the site have frontage on a Scenic Road? YES NO

CONTACT INFORMATION

10a) **Property Owner:** MECOBA Properties Inc Nagog Knoll Rlty Tr
 Address: 70 Main St 260 Great Rd
Medway, MA 02053 Acton, MA 01720
 Primary Contact: Jack Hamilton
 Telephone: _____ FAX: _____
 E-Mail address: _____

10b) **Applicant (if other than property owner):** Thurken III, LLC
 Address: PO Box 857 New Castle, NH 03854
 Primary Contact: Richard Landry, Jr
 Telephone: 603-890-6414 FAX: 603-894-4358
 E-Mail address: rl@landryarchitect.com

Please check here if you are the equitable owner (purchaser on a purchase and sales agreement.)

10c) **NOTE** – If someone other than the property owner or the equitable owner is the applicant or will be representing the applicant, then the property owner or equitable owner must designate an Official Representative below:

Official Representative: Thurken III, LLC
 Address: PO Box 857 New Castle, NH 03854
 Primary Contact: Richard Landry, Jr.
 Telephone: 603-890-6414 Fax: 603-894-4358
 E-Mail address: rl@landryarchitects.com

11. **Engineer:** Guerriere & Halnon, Inc.
 Address: PO Box 235 Milford, MA 01757
 Primary Contact: Robert Poxon, Project Engineer
 Telephone: 508-473-6630 FAX: 508-473-8243
 E-Mail address: rpoxon@guerriereandhalnon.com

12. **Surveyor:** Guerriere & Halnon, Inc.
Address: PO Box 235 Milford, MA 01757
Primary Contact: Robert Poxon
Telephone: 508-473-6630 **FAX:** 508-473-8243
13. **Architect:** Landry Archiects
Address: 389 Main Street Salem, NH 03079
Primary Contact: Richard Landry Jr.
Telephone: 603-890-6414 **FAX:** 603-894-4358
14. **Contractor:** Unknown at this time
Address: _____
Primary Contact: _____
Telephone: _____ **FAX:** _____

PROJECT INFORMATION – Type of Project

15. A major site plan project is defined as any multi-family, commercial, industrial, institutional, or municipal project, which involves:

PLEASE CHECK (X) ALL THAT APPLY

- New construction; or
- Alteration, reconstruction or renovation work that will result in a change in the outside appearance of an existing building or premises, visible from a public or private street or way; or
- A change in use of a building or buildings or premises;

and which includes one or more of the following:

PLEASE CHECK (X) ALL THAT APPLY

- New Construction* – Construction of 2,500 or more sq. ft. of *gross floor area”
 Building Dimensions: * Gross Square Footage 37,760
- New Construction* – Construction of a new building or addition requiring fifteen (15) or more parking spaces
 Building Dimensions: * Gross Square Footage 37,760
- Change in Use* – A change in use of an existing building requiring fifteen (15) or more parking spaces
 Building Dimensions: Gross Square Footage

• “Gross floor area” includes the existing building and proposed addition if any, and/or proposed new building.
 *SEE ATTACHED SITE PLAN

_____ *Change in Parking Area* – Construction, expansion redesign or alteration of an existing parking area involving the addition of fifteen (15) or more new parking spaces.

Building Dimensions: _____ Gross Square Footage _____

_____ *Other* – Any use or structure, or expansion thereof, exempt under MGL, c. 40A, s. 3, but only if one or more of the above criteria is met.

OTHER PROJECT INFORMATION

16. *Project Description* as specified in s. 204-3 of the *Site Plan Rules & Regulations*
Please attach a separate sheet fully describing the proposed work. Provide as much detail as possible.
17. *Development Impact Statement* as described in s. 204-3 of the *Site Plan Rules & Regulations*
18. Description of easements, option to purchase, purchase and sale agreement, court decision, or other legal restrictions (*Please attach separate sheets as needed.*)

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true and complete to the best of my knowledge and belief.

If Applicable, I hereby authorize RICHARD LANDRY JR. to serve as my *OFFICIAL REPRESENTATIVE* to represent my interests before the Town of Medway with respect to this application for site plan review and approval.

In submitting this application, I also authorize the Planning Board, its agents, and other Town officials to access the site during the plan review process.

Signature of Property Owner

John S. Hamilton Pres.

Signature of Applicant (if other than Property Owner)

6/24/14

Date

6/25/14

Date

Signature of Official Representative

Date

Revised – February 28, 2011

___ *Change in Parking Area* – Construction, expansion redesign or alteration of an existing parking area involving the addition of fifteen (15) or more new parking spaces.

Building Dimensions: _____ Gross Square Footage _____

___ *Other* – Any use or structure, or expansion thereof, exempt under MGL, c. 40A, s. 3, but only if one or more of the above criteria is met.

OTHER PROJECT INFORMATION

- 16. *Project Description* as specified in s. 204-3 of the *Site Plan Rules & Regulations*. Please attach a separate sheet fully describing the proposed work. Provide as much detail as possible.
- 17. *Development Impact Statement* as described in s. 204-3 of the *Site Plan Rules & Regulations*
- 18. Description of easements, option to purchase, purchase and sale agreement, court decision, or other legal restrictions (*Please attach separate sheets as needed.*)

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true and complete to the best of my knowledge and belief.

If Applicable, I hereby authorize RICHARD LANORY JR. to serve as my *OFFICIAL REPRESENTATIVE* to represent my interests before the Town of Medway with respect to this application for site plan review and approval.

In submitting this application, I also authorize the Planning Board, its agents, and other Town officials to access the site during the plan review process.

[Signature]
Signature of Property Owner

6/25/14
Date

[Signature]
Signature of Applicant (if other than Property Owner)

6/25/14
Date

Signature of Official Representative

Date

Revised – February 28, 2011

Signature of Owner (if other than Petitioner)	Date
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SUBMITTAL INSTRUCTIONS – Required Submittals

Town Clerk

- One (1) copy of the signed Major Site Plan Project Application form
- One (1) copy of the Project Description as specified in s. 204-3 of the *Site Plan Rules & Regulations*
- One (1) set of Site Plan Documents prepared in conformance with s. 204-4 and s. 204-5 the *Site Plan Rules and Regulations*
- One (1) copy of stormwater/drainage calculations prepared in conformance with s. 204-3 3) of the *Site Plan Rules and Regulations*.

Planning & Economic Development Board

- One (1) Major Site Plan Project Application form with original signatures
- Sixteen (16) copies of the Project Description as specified in s. 204-3 of the *Site Plan Rules & Regulations*
- Sixteen (16) copies of the *Development Impact Statement* as described in s. 204-3 of the *Site Plan Rules & Regulations*
- Sixteen (16) sets of the Site Plan prepared in conformance with s. 204-4 and s. 204-5 of the *Site Plan Rules and Regulations*. Also, electronic version in pdf.
- Three (3) copies of stormwater/drainage calculations prepared in conformance with s. 204-3 3) of the *Site Plan Rules and Regulations*.
- List of all abutters and parties of interest as defined in s. 202-5 of the *Site Plan Rules & Regulations* (certified by Medway Board of Assessors)
- One (1) copy of all relevant approvals received to date from other Town boards/ departments/commissions
- List of requested waivers from the *Site Plan Rules & Regulations* with explanation and justification
- Major Site Plan Project Filing Fee – Made payable to the Town of Medway
 - For projects up to 4,999 sq. ft. /gross floor area \$ 750 + \$.25/sq. ft.
 - For projects of 5,000 - 9,999 sq. ft./gross floor area \$1,000 + \$.25/sq. ft.
 - For projects of 10,000 -14,999 sq. ft./gross floor area \$1,500 + \$.25/sq. ft.
 - For projects of 15,000 and more sq. ft./gross floor area \$2,000 + \$.25/sq. ft.
- Major Site Plan Project Plan Review Fee – Made Payable to the Town of Medway
 - For projects up to 4,999 sq. ft./gross floor area \$ 1,000 deposit
 - For projects of 5,000 - 9,999 sq. ft./gross floor area \$ 1,500 deposit
 - For projects of 10,000 -14,999 sq. ft./gross floor area \$ 2,000 deposit.
 - For projects of 15,000 and more sq. ft./gross floor area \$ 2,500 deposit

NOTE – Gross Floor Area includes the existing building and proposed addition if any, and/or proposed new building.

NOTE – Two (2) separate checks are to be submitted.



August 6, 2014

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

**Re: Tri Valley Commons
72 Main Street
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 four (4) new buildings of an area of 30,760 sf on a 4.6 ac site. The project also proposes to construct 142 parking spaces, a joint driveway entrance/exit (adjoining side property line) and a new curb cut on Route 109. New utility services will be constructed to accommodate the improvements. The stormwater design will consist of catch-basins and manholes that outlet to underground detention basins and then to wetland prior to flowing off-site.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Tri Valley Commons, A Site Plan in Medway, Massachusetts, 72 Main Street", dated May 20, 2014, prepared by Guerriere & Halnon, Inc. (GHI).
- A stormwater management report entitled "Stormwater Report, Tri Valley Commons, Medway, MA" dated May 20, 2013, prepared by GHI
- A description (Projection Description) entitled "Project Description, Tri Valley Commons" prepared by GHI
- A form (Application Forms) set entitled "Application for Review and Approval, Major Site Plan Project", dated July 16, 2014, prepared by GHI
- A form (Form Q) set entitled "Medway Planning and Economic Development Board, Form Q - Request for Waiver from Rules and Regulations", dated July 2, 2014, prepared by GHI.

The Plans, Drainage Report and accompanying materials 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 Medway Zoning By-Laws Section V:

- 1) Foot-candle readings at property lines between residential and non-residential properties shall not exceed 0.01 foot candles at any elevation. (Zoning §Section V-B.6.e.1)

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

- 2) The site plan shall be prepared, stamped, signed and dated by qualified professionals including a Registered Architect and/or Registered Landscape Architect in the Commonwealth of Massachusetts. (Ch. 200 §204-4.A)
- 3) The Applicant requested a waiver for the site plan to be drawn at a scale of one (1) inch equals forty (40) feet or such other scale that has been approved in advance by the Planning Board and that clearly and adequately represents the proposed improvements (Ch. 200 §204-4.B)
- 4) The Applicant shall verify on the plan set that all existing and proposed elevations refer to the North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §204-4.D)
- 5) The Applicant requested a waiver for an Existing Landscape Inventory. (Ch. 200 §204-5.C-3)
- 6) Location and dimensions of proposed parking, including lot line setbacks, access lanes and curb radii. (Ch. 200 §204-5.D-2)
- 7) The Applicant shall provide a Building Layout/Floor Plan. (Ch. 200 §204-5.D-10)
- 8) The Applicant shall provide an Entry/Exit to Structures. (Ch. 200 §204-5.D-11)
- 9) Horizontal sight distances on the public way(s) at all entrances in both directions shall be provided (Ch. 200 §204-5.D-14)
- 10) The site must be designed to accommodate adequate snow storage for snow that is plowed from the paved parking and pedestrian areas. Snow storage areas shall be shown on the plan set. (Ch. 200 §205-7)
- 11) No light fixture shall be over twenty (20) feet in height. Overly bright lighting must be avoided. (Ch. 200 §205-8.C)

- 12) The Applicant requested a waiver for Tree Replacement (Ch. 200 §205-9.F)
- 13) Construction Standards — The requirements and construction standards of the *Rules and Regulations for the Subdivision of Land in Medway* shall be adhered to in matters not covered specifically by these *Site Plan Rules and Regulations*. Design and construction details not covered by either these *Rules and Regulations* or the *Subdivision Regulations* shall follow accepted engineering, construction, and landscape architectural practice.
 - a. Typical Precast Concrete Curb, Typical Concrete Walk-Curb Detail and Typical Vertical Granite Curb Detail to have a 7" reveal similar to Vertical Granite Curb detail. (Medway Construction Details, CD-12)
 - b. Precast Concrete Drain Manhole — Crushed Stone Base to be 12" Min. (Medway Construction Details, CD-21)
 - c. Water Main Plug and Water Main Tee refer to Concrete Thrust Block Detail (Medway Construction Details, CD-28)
 - d. Hydrant Detail to meet or exceed Town of Medway Hydrant Detail. (Medway Construction Details, CD-29)

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

- 14) The table provided in the report for standard 3 states that the hydrologic soil group (HSG) for the site is "HSG C" soils. The recharge volume calculations use the "volume to recharge" as 0.35 inches of runoff which corresponds to "HSG B" soils. The Applicant should clarify which HSL soils underlay the site.
- 15) The Pre- and Post- inflow areas do not match. The pre-development inflow area is 4.60ac and post-development area is 3.88ac. The Applicant should clarify where all areas of the developed site are discharging. Missing areas should be added to the Hydro CAD model.

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

- 16) 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 111-2)

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

- 17) Are all of the sidewalks on the site proposed to be cement concrete?
- 18) The Applicant shall verify the siltation basket is also being used outside the property as well.
- 19) What type of pipe material is being used for the drain and gas line?
- 20) Are there electrical and communication lines provided to the building?
- 21) It may be beneficial to include the drainage infrastructure on the grading plan to help clarify where runoff will enter the system. It is difficult to review drainage infrastructure without grading.

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,

A handwritten signature in black ink, appearing to read 'S. P. Reardon', with a long horizontal flourish extending to the right.

Sean P. Reardon, P.E.
Vice President

**DEVELOPMENT IMPACT STATEMENT
“TRI VALLEY COMMONS”**

Prepared by: Robert J. Poxon, Project Engineer

Traffic Impact

A Traffic Impact & Access Study has been prepared by Ron Müller & Associates and two copies have been submitted.

Environmental Impact

The site is a 4.6 acre parcel of land located on the northerly side of Main Street (Rt. 109). The site has never been developed and is completely wooded. The site is slightly elevated above the roadway grade of Main Street. Topography of the site slopes from west to east toward a wetlands located within a small drainage swale between the subject property and the property of Charles River Bank. This area flows into an existing culvert within Main Street.

Other than the removal of trees, the development of the site as a retail shopping plaza should have no adverse environmental impact both on-site and off-site. The development will be serviced by municipal water and sewer as well as natural gas. Stormwater runoff generated by the development will be collected, stored, recharged and released, all in accordance with Stormwater Management Standards and Best Management Practices. The proposed development will not alter or disturb any wetlands resource areas on or within the vicinity of the site. Building and disturbance setbacks, as required by Medway wetlands bylaws and regulations have been incorporated into the design. A notice of intent will be filed with the Medway conservation commission.

Community Impact

The use of the property is in harmony with other uses in the zoning district. The proposed retail shopping plaza will provide additional tax revenues and increase job opportunities for the community with minimal impact on municipal services.

Parking Impact

The parking for the proposed project will be solely contained within the development. Ingress and egress for the development will be via a new roadway from Route 109 (Main Street). There will be no direct access from the proposed parking fields to Route 109 (Main Street).

**PROJECT DESCRIPTION
"TRI VALLEY COMMONS"**

The site is a 4.6 acre parcel of land located on the northerly side of Main Street (Rt. 109). The site has never been developed and is completely wooded. The site is slightly elevated above the roadway grade of Main Street. Topography of the site slopes from west to east toward a wetlands located within a small drainage swale between the subject property and the property of Charles River Bank. This area flows into an existing culvert within Main Street.

The site will be developed as a retail shopping plaza with 4 buildings totaling 30,760 s.f., and the associated paved parking and access ways. The main access to the development will be from a proposed drive from Main Street (Rt. 109). The proposed access drive will be constructed in conjunction with Route 109 Street Improvement Plans and include an ingress and egress to the adjacent Goulds Plaza. The development will be serviced by municipal water and sewer as well as natural gas. Stormwater runoff will be collected and attenuated on site using a catch basin to drain manhole collection system and two underground detention/infiltration areas.

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
<i>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</i>	Section 204-3 Planning Board Submittals Sub-section A. 7) Development Impact Statement sections: b-Environmental Impact Assessment, c-Community Impact Assessment, d-Parking impact assessment.
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	
<i>What aspect of the Regulation do you propose be waived?</i>	Except for a traffic study, waive submittal of the Development Impact Stmt.
<i>What do you propose instead?</i>	Impacts are reflected on proposed Site Plan
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	Based on the location of the proposed development, the existing surrounded uses, and that the proposed use is allowed in the Commercial I Zone, the statement would appear unnecessary.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Engineering fees.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	Has no impact to the development
<i>What is the impact on the development if this waiver is denied?</i>	No impact on the development
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	No impact to the Town
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	None are required
<i>What is the estimated value of the proposed mitigation measures?</i>	None
<i>Other Information?</i>	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, Inc.
Date:	7/2/2014
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
<i>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</i>	Section 204-5.C.3 Existing Landscape Inventory
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	An existing landscape inventory shall be prepared by a Professional Landscaped Architect.
<i>What aspect of the Regulation do you propose be waived?</i>	Waive requirement for Existing Landscape Inventory.
<i>What do you propose instead?</i>	20% of the property will remain undisturbed.
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The site is being developed as a retail shopping plaza. All the trees in the development area are proposed to be removed. The inventory of these trees would create an unnecessary expense to the applicant
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Landscape Architect fees
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	The approval of the waiver would not result in an improvement to the design, just eliminate an unneeded step in the submittal process.
<i>What is the impact on the development if this waiver is denied?</i>	None
<i>What are the design alternatives to granting this waiver?</i>	None
<i>Why is granting this waiver in the Town's best interest?</i>	It will not affect the Town
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	Extensive proposed plantings and landscaped areas and retention of 20% of the existing vegetation.
<i>What is the estimated value of the proposed mitigation measures?</i>	Unkown
<i>Other Information?</i>	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, Inc.
Date:	7/2/2014
Questions?? - Please contact the Medway PED office at 508-533-3291.	

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
<i>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</i>	Section 205-6 (G) Parking Stalls, 3) a & b
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	a) Car spaces/stalls shall be 10 feet by 20 feet b) Wheel stops are required at the head of each car stall where a space/stall abuts a walkway
<i>What aspect of the Regulation do you propose be waived?</i>	10' X 20' spaces and the installation of car stops.
<i>What do you propose instead?</i>	9' X 18' full size and 8' X 15' compact spaces and no wheel stops
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	Proposed space sizes are in conformance with Section 5 B 6 d of the Zoning By-Laws. Proposed walkways adjacent to parking spaces are of sufficient width to not require curb stops.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	The smaller spaces allows for the construction of less pavement and reduces construction costs.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	Yes, less impervious area and more green space.
<i>What is the impact on the development if this waiver is denied?</i>	More pavement, reduced green space, and possible reduction in building area.
<i>What are the design alternatives to granting this waiver?</i>	none
<i>Why is granting this waiver in the Town's best interest?</i>	Creates less pavement and more green space.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	none
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	none
<i>What is the estimated value of the proposed mitigation measures?</i>	
<i>Other Information?</i>	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, Inc.
Date:	7/2/2014

Questions?? - Please contact the Medway PED office at 508-533-3291.

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
<i>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</i>	Section 205-6 (H) Vertical Granite Curb
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Parking area shall be bounded with vertical granite curb or similar type of edge treatment
<i>What aspect of the Regulation do you propose be waived?</i>	Waive use of vertical granite curb.
<i>What do you propose instead?</i>	Install vertical concrete curb with vertical granite at entrance from 109.
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	Vertical concrete curb is less expensive and more readily available.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Savings in material cost and cost of installation.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	None, the perimeter would still have vertical curbing.
<i>What is the impact on the development if this waiver is denied?</i>	Increase construction cost.
<i>What are the design alternatives to granting this waiver?</i>	The use of vertical granite curb throughout the development.
<i>Why is granting this waiver in the Town's best interest?</i>	No impact to the Town.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	Vertical granite curb will be installed at the roundings of the entrance from route 109.
<i>What is the estimated value of the proposed mitigation measures?</i>	
<i>Other Information?</i>	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, Inc.
Date:	7/2/2014
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

Complete 1 form for each waiver request

Project Name:	TRI VALLEY COMMONS
Property Location:	72 Main Street
Type of Project/Permit:	Major Site Plan Project
<i>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</i>	Section 205-9 (F) Tree Replacement
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	The total dia of all trees over 10" in dia that are removed from the site shall be replaced with trees that equal the total breast height dia of the removed trees.
<i>What aspect of the Regulation do you propose be waived?</i>	Waive tree replacement.
<i>What do you propose instead?</i>	plant trees as part of a compehensive landscape design.
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The site is a mature wooded area surrounded by developed land. The required tree replacement would be excessive for the proposed type of development.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	Tree replacement costs.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	The allowance of tree plantings in accordance with the proposed landscaping design plan will create a more appealing site.
<i>What is the impact on the development if this waiver is denied?</i>	Could result in too dense plantings and and future sight problems.
<i>What are the design alternatives to granting this waiver?</i>	Comprehensive site landscaping design.
<i>Why is granting this waiver in the Town's best interest?</i>	Town will not be affected.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	None
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	Comprehensive lanscaping with 20% of the site undisturbed.
<i>What is the estimated value of the proposed mitigation measures?</i>	
<i>Other Information?</i>	
Waiver Request Prepared By:	Robert J. Poxon, Project Engineer, Guerriere & Halnon, Inc.
Date:	7/2/2014
Questions?? - Please contact the Medway PED office at 508-533-3291.	

PGC ASSOCIATES, INC.

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

August 7, 2014

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

Re: **Tri-Valley Commons Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the proposed site plan submitted by Thurken III LLC of New Castle, NH. The owners are Mecoba Properties, Inc. of Medway and Nagog Knoll Realty Trust of Acton.

The proposal is to construct a retail shopping center with 4 buildings totaling 37,760 square feet, plus associated parking, drainage, landscaping, etc. The plan was prepared by a team including Landry Architects of Salem, NH (architecture), and Guerriere and Halnon, Inc. (civil engineering) of Franklin. The plan is dated May 20, 2014.

The property is located at 72 Main Street in the Commercial I zoning district. I have comments as follows:

Zoning

1. The proposed use is a shopping center with retail, vehicle repair and restaurant uses. The retail and restaurant uses are allowed by right in the C-1 district. The shopping center and vehicle repair uses require a special permit from the ZBA, which have been applied for. The proposed development complies with the dimensional requirements of the Zoning Bylaw.
2. The plan proposes 142 parking spaces, including 11 van-accessible handicapped spaces. The plan includes a table illustrating how the number of spaces was calculated. The calculation indicates that 114 spaces are required. It indicates that 81 spaces are required for Phase I, and 90 are provided, and that 33 are required for Phase II and 52 are being provided. It should be noted that the calculations are based on net usable area. Since floor plans with spaces labeled were not provided, it is not possible to verify these figures.
3. While not identified on the plan, it appears that 12 of the spaces will be compact spaces. Sub-section V. B. 6. (d) (2) allows for compact spaces, but states that the compact spaces shall always constitute a minimum of 50% of the spaces, distributed proportionately, in closest proximity to a facility entrance. The 12 compact spaces represent 100% of the closest spaces to Building E so they comply with the bylaw.

4. Sub-section V.H.10 requires 1 bicycle space per 20 required parking spaces. If 114 spaces are required, then a rack or racks for 6 bicycle spaces needs to be provided.
5. S Sub-section V.H.7 (c) requires parallel parking spaces to be 8 feet wide by 22 feet long. There are three parallel parking spaces in front of Building B that are only 20 feet long.
6. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. There is a slight light trespass from the site that reaches a maximum of 2.9 foot-candles onto the lot to the west, and 2.2 foot-candles on the Main Street right-of-way at the proposed entrance to the shopping center. This may be a less of an issue in this case since a common entrance is proposed that would serve the abutting property as well and since the abutting property owner is a co-applicant and that property is part of the site plan, it is not technically an "abutting" property but a part of the submitted site plan. The spillage onto Main Street occurs primarily at the intersection with the proposed common entrance. While additional light in this vicinity may be a positive, it does not strictly meet the bylaw requirement that there be no light trespass on any street. A special permit from ZBA would be needed to exceed the lighting limits specified on the bylaw.
7. A location for a development sign for the project is shown on the plan. However, no details on the design of the sign have been provided so it is not clear whether the sign meets the requirements of the Zoning Bylaw. The location appears to meet the 10-foot setback from a street right-of-way requirement but there is no dimension on the plan to document this.

Site Plan Rules and Regulations

3. Section 204.3 A. (7) requires a Development Impact Report. A 1-page report was provided, and a waiver from this requirement is requested.
4. Section 204-5 A requires certain information on the cover sheet of a plan set. The cover sheet is missing a table listing plan revisions (though the table is on other sheets). A list of waivers being requested is shown on the cover sheet as required, but the list is not consistent with the separate list and justification for waivers that was also submitted.
5. Section 204-5 B requires a Site Context Sheet. This was not provided. It should be noted, however, that much of the required information is shown on the Existing Conditions sheet. A locus is on the cover sheet and there are no groundwater protection districts or flood plains on the site.
6. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. A waiver from this requirement is requested. Other information required to be on the Existing Conditions sheet are natural features, swales, areas of high water table (water table levels are shown on the Site Utilities sheet), and natural drainage courses.

7. Section 204-5 D (1) requires that dimensions of buildings and setbacks be on the plan. The dimensions of Building A were not entirely provided. The building is not regular and only two dimensions were shown for this building and not all setback distances were shown.
8. Section 204-5 D (2) requires that dimensions of parking spaces and loading/unloading areas and setbacks be provided. Dimensions for the standard spaces only are provided in a note. Setbacks have not been provided and as noted above the parallel spaces do not comply with the dimensional requirements. Curb radii are also not provided.
9. Section 204-5 D (5) requires an erosion control plan. An erosion control plan has been provided. Due to the slope of the site and the proximity to wetlands, it may be desirable to add a temporary detention basin to the plan. It also may be desirable to designate stockpile and staging areas to the plan.
10. Section 204-5 D (8) and (9) require an architectural plan with dimensions and details of façade designs of each building including specifications on style, materials and colors from all elevations as well as color renderings of the buildings and signage, as well as with views from public ways and other locations. Elevations have been provided. It is not clear if some of the required drawings and renderings and views have been provided to the Design Review Committee.
11. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting of all signs within the development. This has not been provided. As stated above, a development sign is shown on the plans but no details about the sign have been provided. Building signs are also shown in a generic manner on the elevations of the buildings. Also, a detailed list of sign standards for tenants is also required as part of the signage plan.
12. Section 204-5 D. (13) requires a lighting plan. A lighting plan has been provided. The photometric diagram indicates appropriate lighting levels but with some spillover to an abutting property and Main Street. Also, no information on times of illumination was provided.
13. Section 205-3 A encourages minimizing curb cuts. The proposed project does this by proposing a shared access with the abutting property. However, it is not clear from the plans what the impact of the shared access will have on the existing access to the Gould's Plaza site.
14. Section 205-3 B requires that driveways be set back at least 15 feet from a side lot line. The proposed access road does not meet this but is actually a better and more efficient solution. However, a waiver should be requested.
15. Section 205-3 C requires safe and convenient pedestrian and vehicular access both within the site and between the site and other buildings. Section 205-3 D requires pedestrian-friendly connections and crosswalks with different materials. No pedestrian facilities are provided except for sidewalks directly in front of buildings. No sidewalks or crosswalks between buildings, between the site and the sidewalk along the frontage or to abutting properties are provided.


16. Section 205-6 A states that parking “should” be located to the side and rear of the building. This is not an absolute requirement. Some parking is located in front of the buildings facing Main Street.
17. Section 205-6 B requires pedestrian walkways through parking lots to have protection in the form of barriers or bollards or crosswalk striping. No pedestrian walkways through the parking areas are shown though the project consists of 4 separate buildings and presumably there will be pedestrian traffic between them (See Comment #15).
18. Section 205-6 G requires parking spaces to be 10’ x 20.’ This conflicts with the requirement of the Zoning Bylaw and a waiver has been requested.
19. Section 205-6 (H) requires “vertical granite curbing or similar type of edge treatment” around the perimeter of a parking lot. The plan proposes a concrete curb and a waiver is requested. The Board can judge whether concrete curb is similar and if so, no waiver would be needed.
20. Section 205-7 requires that snow storage areas be provided. No snow storage areas have been designated on the plan, but a note indicates that snow will be removed from the site.
21. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the “sea of asphalt” effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 142 spaces, 24 trees are required. The landscape plan indicates that this number is exceeded. However, almost all of them are on the western half of the site with few on the eastern side.

General Comments

22. A retaining wall with a height of 22 feet is proposed. The height and length have been significantly reduced from a previous proposal. However, more details on wall construction and aesthetics as well as any proposed mitigation measures should be provided.

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

Sincerely,



Gino D. Carlucci, Jr.

Tri Valley Commons - REVISED DRAFT Public Hearing Schedule

TASK	DATE	NOTES
Site Plan application filed with Town	7/15/2014	
Discuss Application with PEDB & set PH date	7/22/2014 PEDB mtg	PH date is set for 8/12/2014
SAC files PH notice with Town Clerk and sends legal ad to Milford Daily News	7/24/2014	Done
PED office prepares and mails abutter notification for public hearing	7/25/2014	Done
PEDB Sets Plan Review Fees - PGC (with Bob Nicodemus), Tetra Tech & GPI	7/29/2014 PEDB mtg	Done
SAC prepares and emails Plan Review invoice to applicant; must be paid by 8/12/2014	7/30/2014	Done
DRC Meets with Applicant	8/4/2014	Done
ZBA may discuss having PGC Associates review the applicant's petition for Special Use Permits	8/6/2014 ZBA mtg	
PGC and Tetra Tech submit Plan Review Letters to PEDB	8/7/2014	Done
BOS Mtg - Authorize contract with GPI for traffic review services	8/11/2014	
<i>PEDB Public Hearing #1 - Overview Presentation; Discuss plan review letters from Tetra Tech and PGC; Discuss applicant's waiver requests</i>	8/12/2014 PEDB mtg	<i>REGULAR PEDB MEETING</i> . Invited ZBA & DRC members to attend
ZBA Begins Public Hearing on Petition for Special Use Permits (shopping center and vehicle repair)	8/20/2014	ZBA hearing must begin within 65 days after petition is filed with the Town
DRC meets with applicant to discuss plan revisions and work on its Letter of Recommendation to PEDB	8/25/2014	
<i>PEDB Public Hearing #2 - Stormwater</i>	8/26/2014 PEDB mtg	<i>REGULAR PEDB MEETING</i> . Review and discuss Tetra Tech's Review Letter & Comments from the Conservation Agent
DRC submits its Letter of Recommendation to PEDB	TO BE DETERMINED - Tentative 8/29/14	

TASK	DATE	NOTES
PEDB Public Hearing #3 - Site & Building Design	9/2/2014 PEDB mtg	EXTRA PEDB MEETING
GPI submits its Traffic Review Letter to PEDB	TO BE DETERMINED - Tentative 9/2/2014	SAC to provide to the ZBA
ZBA Continues Public Hearing on Petition for Special Use Permits (shopping center and vehicle repair); Deliberate and vote?	9/3/2014 ZBA mtg	
PEDB Public Hearing #4 - Traffic Access and Circulation	9/9/2014 PEDB mtg	REGULAR PEDB MEETING
ZBA Continues Public Hearing on Petition for Special Use Permits (shopping center and vehicle repair); Deliberate and vote OR/ review draft decision and sign	9/17/2014 ZBA mtg	
Applicant revises site plan based on input received from the 4 site plan public hearings & submits to PEDB	TO BE DETERMINED Tentative - 9/23/2014	
If needed, ZBA reviews draft and signs its special permit decision	10/1/2014 ZBA mtg	NOTE - The PEDB cannot vote affirmatively on the proposed TVC site plan until the ZBA approves the special permits for the shopping center and vehicle repair uses.
PEDB consultants review revised plans and submit review letters to PEDB	10/2/2014	
PEDB Public Hearing #5 - Review/Discuss Revised Site Plan and consultants review comments	10/7/2014	EXTRA PEDB MEETING . Identify items to be included as conditions in the DRAFT decision.
SAC prepares DRAFT decision	10/10/2014	
Deadline for PEDB action on site plan application (90 days after application is filed)	10/10/2014	This deadline will need to be extended.
PEDB Public Hearing #6 - Review and discuss DRAFT decision	10/14/2014	
NOTE - Susy is on Vacation from 10/27 - 10/31		

<i>PEDB Public Hearing #7 - Finalize and vote decision</i>	11/4/2014	<i>EXTRA PEDB MEETING</i>
		<i>REVISED DRAFT - 8/11/14</i>



Medway Police Department

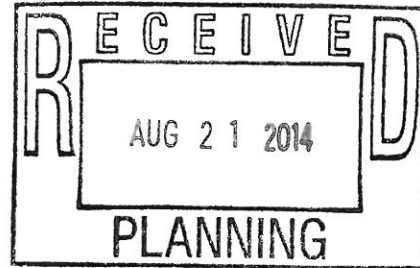
315 Village Street
Medway, MA 02053

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

Allen M. Tingley
Chief of Police

August 11, 2014

To: Medway Planning Board
From: Jeffrey W. Watson
Sergeant/Safety Officer
Medway Police Department
Ref: Tri Valley Commons

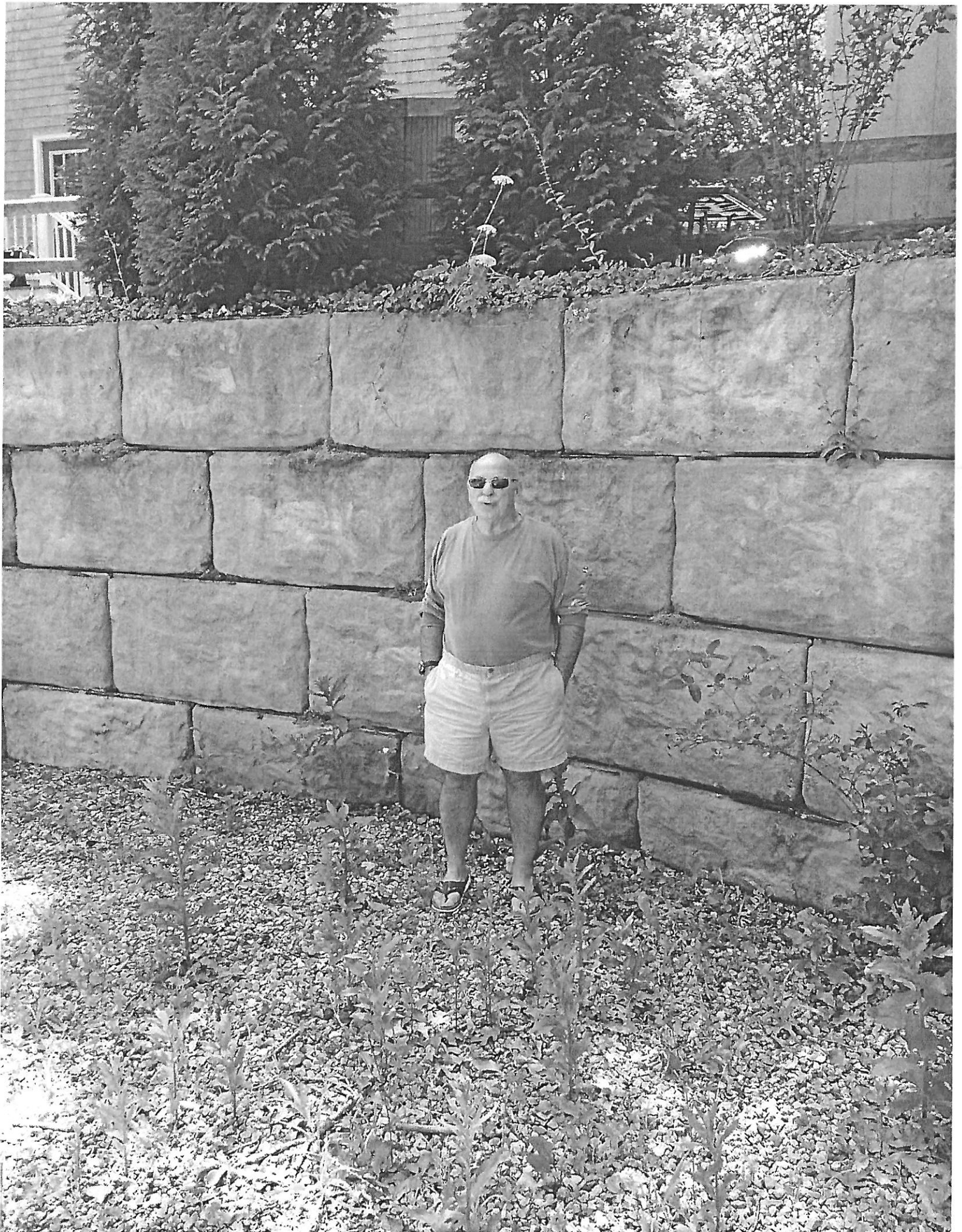


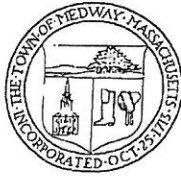
I have looked at the Site plans dated May 20, 2014 for the Tri Valley Commons located on 72 Main Street.

The Medway Police Department would recommend stop signs along with painted lines at the following locations.

1. The entrance from behind Papa Ginos.
2. The exit from the access road onto Main Street
3. The exit between building A and F.

We are also concerned with the lack of crosswalks allowing access to buildings with in the complex. It would be our recommendation that the Medway Planning board request a proposal showing a commitment to improving walkability and pedestrian safety. The plan should include crosswalks from the Gould's Plaza, a proper crosswalk across the entrance on Main Street along with a safe sidewalk into the plaza from Main Street and a crosswalk design connecting each building.





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

MEMORANDUM

August 6, 2014

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Mayland Woods Subdivision Punch List – Additional Research



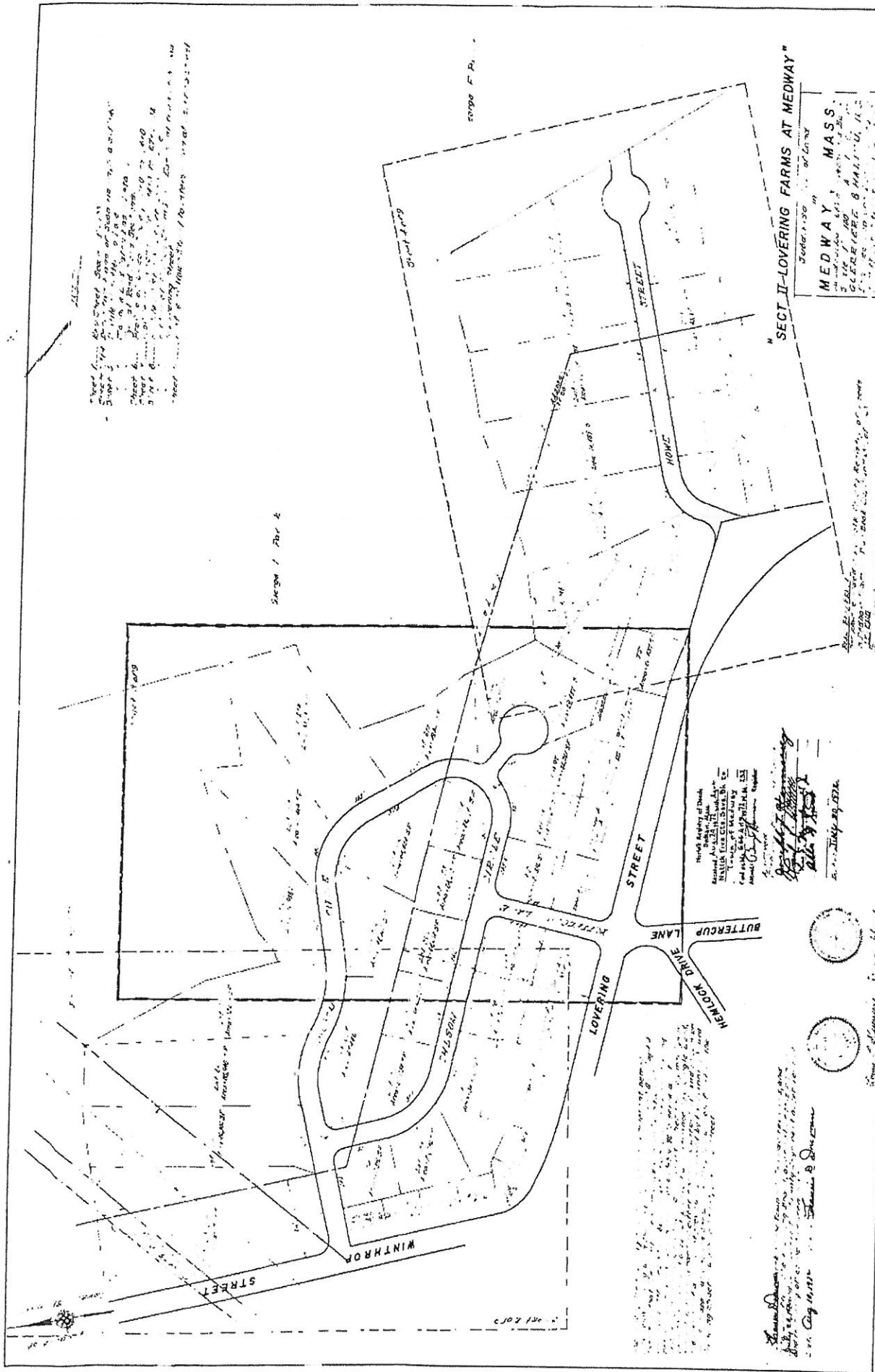
When the PEDB met with Mayland Woods developer on 7/22/2014, Mike disputed that he was responsible for some items included on the 8/28/13 punch list for Mayland Woods as prepared by Tetra Tech. At that meeting, Mike mentioned that a section of roadway (*a small portion of Howe Street and a portion of Field Road*) had been constructed by others on his property which was ultimately approved in 1983 as the Mayland Woods subdivision. Mike feels he should not have to make the noted punch list improvements/repairs to those sections of roadway since he did not construct them. Mike further noted that since Howe Street is an accepted street, he should not have to make any improvements to it.

The PEDB agreed to research this further. I have learned the following.

1. The portion of Howe Street that runs west of the Mayland Woods subdivision over to Lovering Street (approximately 1100 linear feet) was part of a subdivision called Lovering Farms which was approved in 1972. See Attached. (That subdivision also included Ohlson Circle.) The diagonal eastern boundary of the Lovering Farms subdivision coincides perfectly with the diagonal western boundary of the land that later became Mayland Woods.
2. The Town Meeting records of May 14-16, 1984 (Article 34) indicate that Howe Street was accepted as a public way according to a plan on file in the office of the Town Clerk. HOWEVER, the text of the warrant article does NOT specify any station numbers to define the extent of street acceptance nor can we locate the "plan on file." That being said, I believe it is reasonable to conclude, because of the applicable dates, that the accepted Howe Street is that which is shown on the Lovering Farms plans and does NOT include that portion of Howe Street shown on the Mayland Woods plans.

3. Immediately to the south of the Mayland Woods subdivision is another subdivision called Red Gate Estates. It was approved, endorsed and recorded in 1986 and 1987 as a 28 lot subdivision. It includes Field Road, Redgate Drive, Bramble, Briar and the southern portion of Fern Path. See Attached. NOTE - These streets have not been accepted. The original subdivision applicant was Paul Wilson and he sold the land with the approved subdivision plan to a development group headed by Jonathan Bruce. The recorded Red Gate Estates definitive subdivision plan shows a limited roadway layout outside the subdivision in the land area owned by Narducci Corporation that was later developed as Mayland Woods. That roadway layout includes about 230' of Field Road and approximately 40' of Howe Street. In my opinion, it appears that the purpose of this roadway layout and construction outside of the Red Gate subdivision land area was to create a roadway connection between Field Road in the Red Gate subdivision and Howe Street in the Lovering Farms subdivision to provide a second vehicular access/egress to the rest of the Red Gate subdivision. The text of the one page Red Gate subdivision decision from December 1986 does not address this roadway connection.

4. The Mayland Woods subdivision plan was recorded in 1993. Its western diagonal boundary coincides perfectly with the eastern diagonal boundary of the Lovering Farms subdivision. Upon close examination of the Mayland Woods subdivision plan, it does designate an area of Field Road and a small portion of Howe Street as a "former layout". I believe this is the same as the area shown on the above noted Red Gate Estates plan from 1986/87. See Attached.



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SECT II - LOVERING FARMS AT MEDWAY
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ORIGINAL ON FILE Filed 08/19/93 Pl. Bk. 417

Herblich Registry of Deeds
Boston, Mass.
Registered - Oct 7 19 51
City of Medway, Massachusetts, and
Town of Medway, Massachusetts, and
Plan No. 84 19 51
Name: *DAVID* Registrar

TOWNSHIP OF MEDWAY
COUNTY OF PLYMOUTH
NOTICE TO TAKE NOTICE
THAT THE ABOVE DESCRIBED
LANDS ARE THE PROPERTY OF
THE CITY OF MEDWAY, MASSACHUSETTS
AND THE TOWN OF MEDWAY, MASSACHUSETTS
AND ARE BEING OFFERED FOR SALE
BY PUBLIC AUCTION ON WEDNESDAY
OCTOBER 14, 1993 AT 10:00 A.M.
AT THE OFFICE OF THE REGISTRAR
CITY OF MEDWAY, MASSACHUSETTS



ALMAY BARRACKS ROAD
MEDWAY, MASSACHUSETTS
DATE OF APPROVAL: 08/19/93
DATE OF RECORDING: 08/19/93

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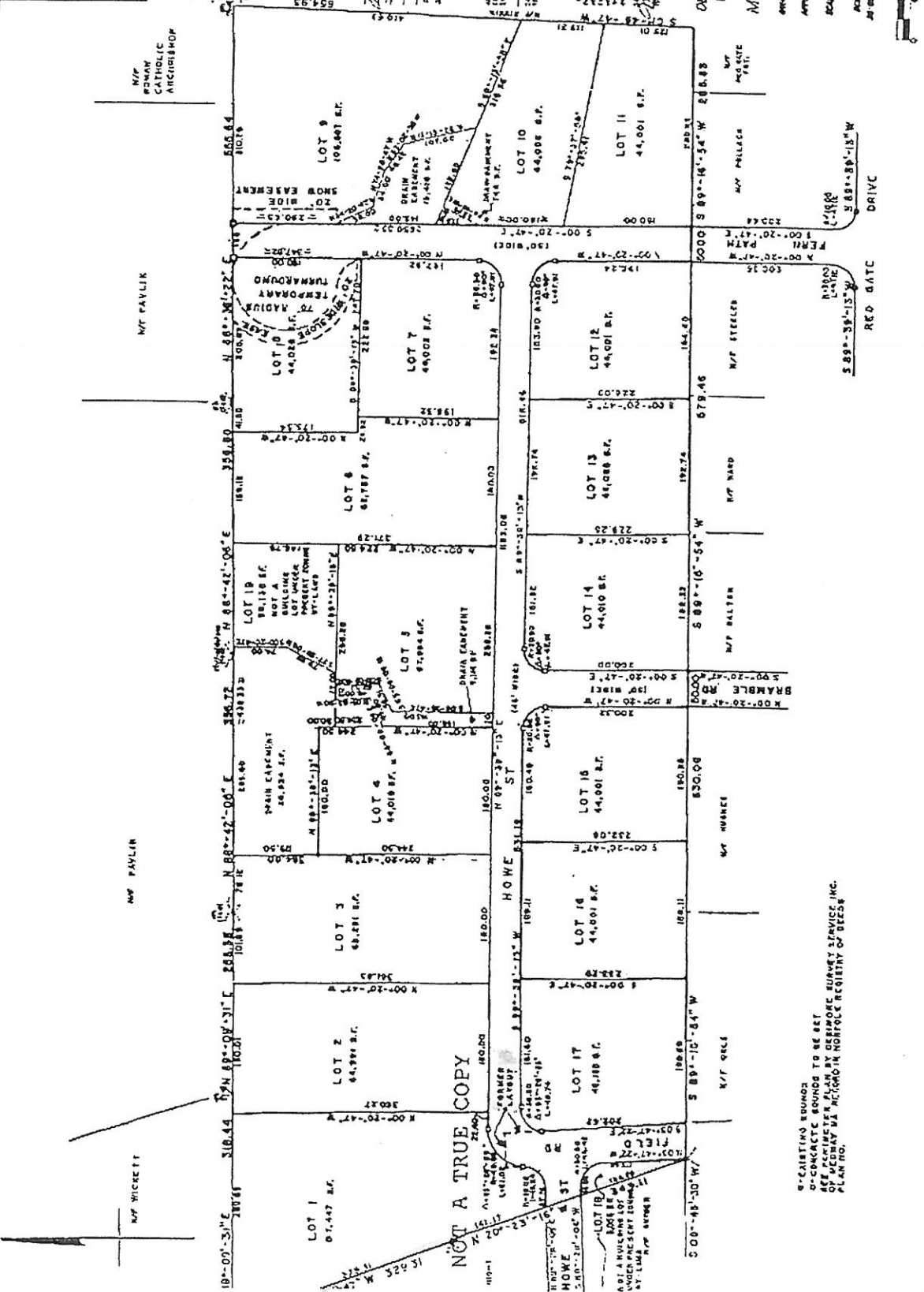
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AT THE OFFICE OF THE REGISTRAR
CITY OF MEDWAY, MASSACHUSETTS



NOT A TRUE COPY

EXISTING BOUNDS
TO BE SET
BY THE SURVEYOR
OF MEDWAY MA
IN ACCORDANCE WITH THE
PLAN NO.



SHEET 1 OF 8