

Tuesday, April 14, 2015
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

There were no public comments.

Status of 2009 Master Plan Implementation:

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

- A memo from Susy Affleck-Childs dated April 10, 2015
- 2009 Master Plan Implementation Summary dated April 9, 2015

Jim Wieler was present and explained that he is offering to assist the PEDB in assessing the Town’s progress toward meeting the 2009 Master Plan goals. The Board would like this to be done as a thoughtful review of where we are and to start preliminary discussions with the various boards. Do the goals make sense or have they changed? The Board does not want to be rushed in this process. This would be an interim status of where we are at and to begin getting things in line for the next update. This is a review of implementation status. This could also be publicized and then gather feedback from social media for input. We could also incorporate a report in the annual State of the Town report in November. This could be an extra item to make a report to town meeting.

Mr. Wieler envisions collecting data on the Board’s behalf. He will meet with the individual boards/committee or liaison and send the list of action items to them with questions and then go and discuss with them the goals or actions. Then he report back to PEBD to discuss the findings. Some of the action items may include departments such DPS. The Housing Affordable Trust will certainly have some actions to include.

It was suggested that a matrix or grid be put together of what has been accomplished and what needs to be accomplished.

The accumulation of this information will take over six months.

Consultant Carlucci indicated that some towns have a master implementation committee to track and monitor the process.

Community and Economic Development Director Stephanie Mercandetti communicated that some towns have a committee that acts as a steward. This group puts together an appendix with tasks and status reports.

The Board thanked Mr. Wieler for his efforts with the Master Plan Implementation.

Public Hearing: Tri-Valley Commons Site Plan and Special Permit:

(See Attached public hearing notice)

The Chairman read an overview of how the hearing will commence.

The subject parcel is a 4.54 acre site located at 74 Main Street. The site is on the north side of Main Street between Charles River Bank and Papa Gino's.

The applicant is Thurken III, LLC of New Castle, NH, represented by Richard Landry, Jr.

The applicant has proposed the development of a shopping center on the subject site to be comprised of three buildings totaling 16,634 sq. ft.

For the benefit of those present in the audience tonight, please be aware that this meeting is being recorded and broadcast live on Medway local cable access. It will also be available for viewing online at the Medway Cable access web site.

Chairman Rodenhiser introduced the Board members: Bob Tucker, Karyl Spiller-Walsh Matt Hayes, Tom Gay and Associate Member Rich Di Iulio. He also introduced Gino Carlucci, our planning consultant, Sean Reardon, our engineering consultant, Susy Affleck-Childs, Medway's Planning and Economic Development Coordinator, and Amy Sutherland, our meeting recording secretary. The Chairman further explained that this public hearing pertains to the proponent's application for a special use permit to allow for the shopping center use and the vehicle repair use on this site. The applicant has also filed for site plan review and approval. Approval of the special use permit and site plan are required before any building permits can be issued for this development project. To better explain this, a handout on the plan review & approval process has been placed on each chair for review and reference. **(See Attached)**

The chronology for the Tri Valley Commons site plan application is as follows.

- The applications were filed with the Town on January 26, 2015 and reviewed for completeness. All required submittals had not been provided so the application was determined to NOT be complete.
- Upon receipt of the missing items, the application package was determined to be complete. The official submittal date is March 19, 2015.

- The plan and application documents were provided to Gino Carlucci, our planning consultant, to review for compliance with the site plan section of the *Medway Zoning Bylaw* and the Board's *Site Plan Rules and Regulations*.
- The materials were also forwarded to Tetra Tech, our engineering consultant, to review for compliance with the technical aspects of the Board's *Site Plan Rules and Regulations*.
- The plans were also circulated to Town staff, boards, and committees with a request for review and comment.

The public notice requirements for this application have been satisfied.

- On March 19, 2015, the official legal notice for the public hearing was posted at the Medway Town Clerk's office and on the Town's web page.
- The legal advertisement was published in the *Milford Daily News* on March 30 and April 7, 2015.
- On March 23, 2015 an abutter notice was mailed by certified sent mail to all owners of property located within 300 feet of the site.
- The application documents, proposed site plan and building elevations have also been posted to the PEDB web page for public viewing.

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

The Chairman explained the ground rules for how tonight's public hearing will proceed. The applicant will introduce himself and the members of the development team. They will make a presentation to describe the proposed Tri Valley Commons development. That presentation will be followed by questions from members of the Planning and Economic Development Board. The applicant will respond to those questions. Next, the public will have its opportunity to speak. If you wish to comment or ask a question, please raise your hand. I will recognize all speakers and responders. When called upon, please come forward to the microphone at the front table. State your name and address so our secretary can have accurate information for the record. You may offer comments, ask questions, or read a prepared statement. If you have a prepared statement, please provide a copy to Amy. The applicant may then respond to those questions. Any written communications we have received from Medway residents, businesses and property owners will be entered into the public record. After all citizens attending the public hearing have been given the opportunity to speak, we will then move to any Town staff and representatives of Town departments, boards or committees. Any written communications we have received from Town staff or other boards will be entered into the record. To date we have received comments from Tom Holder, Director of the Department of Public Services, a communication from the Design Review Committee regarding their reviews of the project to date, and from Conservation Agent Bridget Graziano. If any Town staff or representatives of any Town board or committee are present and wish to speak, they should state their name and which department or committee they represent. They may offer comments, ask questions, request additional information, and make suggestions for improvements. The applicant may respond to those comments. Our planning consultant, Gino Carlucci, has reviewed the proposed site plan and provided a review letter which the Board and the applicant have already received. Gino will summarize his review comments which the applicant may respond to. Our engineering consultant, Sean Reardon has

reviewed the proposed site plan and provided a technical review letter which the Board and the applicant have already received. Sean will summarize Tetra Tech's review comments which the applicant may respond to. After that, we will return to Board members for additional questions, comments and further discussion about stormwater and the applicant's request for waivers from certain sections of the *Site Plan Rules and Regulations*. Before we conclude the public hearing for the night, we will summarize a list of concerns/issues that need further attention. We will also specify any additional information that the applicant needs to provide to the Board. Normally, a public hearing on a project of this nature takes place over 4-5 sessions. Tonight's session will include: an overview of the development proposal, an opportunity to identify issues and concerns, a discussion of waiver requests and a discussion of the proposed stormwater management design.

At the end of tonight's public hearing, the Board will announce the date, time and location of the next public hearing. Future public hearings will be more focused. There will be individual sessions relating to traffic (4-28-15) and building and site design (5-12-15). You may comment and ask questions at any of the public hearing sessions. The public was made aware know that we do NOT re-notify abutters regarding future public hearing dates. Susy will post a public hearing continuation notice with the Town Clerk and on the Town's web site. Also, you may call the Medway Planning and Economic Development office at any time to check on the date and time for the next public hearing for Tri Valley Commons. Please contact Susy if you would like copies of any of the review comments or consultant letters. After first three public hearings, the applicant will revise the plans and resubmit them for further review by the Board's consultants. Those revised plans will be posted to the Board's web page. Once all information is gathered and all comments have been received, the Board will then deliberate.

A draft decision will be prepared and discussed. A decision generally always includes conditions and required plan modifications. Usually, the draft decision is revised and then voted upon at a subsequent PEDB meeting. Once signed, the decision is filed with the Town Clerk which commences a 20 day appeal period. If no appeal is filed, the next step is for the Board to sign the approved plan. The decision and the signed plan are recorded at the Norfolk County Registry of Deeds. The applicant can then file the detailed construction plans with the Building Department and apply for the building permit for the project.

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

- Site Plan Application - dated 1/26/15
- Memo from Attorney Richard Cornetta - dated 1/26/2015 re: site plan application.
- Special Permit Application – dated 1/26/15
- Memo from Attorney Richard Cornetta - dated 1/26/15 re: special permit
- Tetra Tech plan review comments – dated 3/31/15
- PGC Associates plan review comments – dated 4/7/15
- Revised TVC building elevations with floor and roof plans – dated 4/1/15.
- DRC preliminary review comments - dated 4/9/15
- Requests for waivers from Site Plan Rules and Regulations - dated 2/17/15.
- TVC public hearings and review schedule – updated 4/8/15.
- Email from DPS Director Tom Holder - dated 4/13/15

- Memo from Bridget Graziano, Conservation Agent - dated 4/14/15
- Confidential Email from Town Counsel regarding special permit – dated 7/17/14 (not attached)

The team representing the applicant was introduced:

- Attorney Richard Cornetta
- Richard Landry, Landry Architects of Salem, NH and developer
- John Kucich, Bohler Engineering

Attorney Cornetta provided a brief overview of property. The applicant proposes to construct a shopping center to be developed in two phases on a 4.54 acre parcel. This is located on the north side of Route 109/Main Street. The applicant proposes to develop the site in two phases on two separate parcels. Parcel A consists of an area of 63,711 sq. ft. and includes two buildings. The applicant is reserving the right to subdivide the locus into two separate parcels. One is a 6,165 sq. ft. commercial building Goodyear Service Center and a 6,789 sq. ft. Advanced Auto retail store. Parcel B is 133,920 sq. ft. and includes a 3,410 sq. ft. commercial building with tenants to be determined. The shopping center area will have three detached structures with paved parking areas for the parking of 68 motor vehicles. The previous 2012/2014 proposals showed larger footprints with more buildings. The previous submittal was voluntarily withdrawn by the applicant with a more appropriate proposal for site. A Notice of Intent has not yet been filed with the Medway Conservation Commission. The applicant has met several times with the Design Review Committee and is making progress.

Engineer Kucich, Bohler Engineering, addressed the site plan. The existing site topography is on average 5 ft. higher than the road grade at the proposed driveway. To maintain the 2% slope, it would require the site to be significantly lowed in elevation creating additional earthwork and land disturbance. There is a waiver requested from the 2% slope for the first 25 ft. of the driveway. The access is through the main driveway with patrons taking a left for parking. The buildings would face Main Street. The planned parking has 48 stalls on the left side and about 19 stalls on the right side. There is a waiver request from the 10' x 20' stall dimensions. Due to the excessive pavement areas, the applicant is proposing 9' x 18' stalls at the retail sites which are allowed under the zoning bylaw. The smaller dimensioned stalls will reduce the proposed stormwater runoff and decrease the impervious areas. The sidewalk area allows for pedestrian accommodations providing connections between buildings. The applicant is working with the Design Review Committee on landscaping. Another waiver request is to not have identify existing trees of 10 inches in diameter on the site. There will be a plan developed for landscaping. The existing stone wall will be restored.

Drainage:

Engineer Kucich indicated that the drainage slopes from the site's high point to its low point. The applicant is aware that they must meet the stormwater standards and regulations and cannot increase flow off site. There will be cutting in on the slope. There has been subsurface exploration and test pits. This showed consistent Type C soil.

The intent is to subdivide for the future. There will need to be an easement with language for shared usage of stormwater basin in the future.

Utility:

The applicant indicated that all of the utilities are in the road and they do not need to do any extensions.

Selectmen Crowley indicated that he is not pleased about having a vacant pad. He also wanted to know how far into the driveway the utilities will go and how they are sized? He also wanted to know if the Rt. 109 Committee will be approached. Construction will start in the first quarter of 2016 and he is concerned about integration and traffic. One lane on Route 109 will be closed. The contractor will decide where he will start the project. The timing is a concern. Mr. Crowley suggested talking to Rt. 109. Some issues need to be gone over with the Rt. 109 Committee.

Consultant Carlucci responded that there is nothing in the bylaw about sizing of utilities.

Landscaping:

The applicant has met with the Design Review Committee to discuss the site landscaping. It was suggested that the applicant use rocks from the site around the detention pond. This area is to remain natural. The trees on the bank of the south edge of the detention pond should be deciduous. One example suggested was a 24' sugar maple. The applicant should also locate 2 other coniferous trees. The landscape will also include a bank of shrubs along the southern edge of the detention pond. There will be added 33 trees and 220 on site shrubs. There is a request for a waiver from the landscape inventory. The applicant is willing to locate significant trees.

There was a question about what is going to happen with the northern side of the property. It was suggested to use site rocks for decorative landscape on the edge with additional buffering.

Lighting:

There will be lighting throughout the property. This would include 400 lights (15 poles with 20 heads). There will be shoe box fixture to avoid glare. Back shields can be added if needed to protect the abutting commercial site. The driveway area will be well lit. There was a suggestion to speak with the Rt. 109 Committee to discuss the type of light so that the applicant can have similar light fixture. The regulations reference that the lighting needs to be LED.

Other Items:

GPI will be present at the next meeting to discuss the traffic study.

The Board expects a response from the Fire Chief regarding the absence of a planned access to the west of Building A to Gould's Plaza. This had been in the previous proposals.

The applicant will need to account for snow storage on the plan.

Selectmen Crowley wants to get confirmation that there is sewer capacity for this site.

Member Hayes communicated that there may be a conflict with Building C and the gas company.

There needs to be easement in place with the agreements and the decision will need to be provided to town counsel for review. There needs to be provisions within the decision.

Member Tucker commented that the Town of Medway is a Green Community and it is the hope that infrastructure could be installed to support future electric charging stations for hybrid vehicles.

The discussion was opened to the public.

Public Questions:

Resident, David Cassidy – Ellis Street

His concern is about water going down. The applicant responded that the detention pond will capture the water. There is an emergency spillway for extra water.

The Board would like Tom Holder and Dave Damico at the next meeting.

Consultant Gino Carlucci - PGC Associates Review:

Consultant Carlucci addressed his comments regarding the submitted plan. The first item is the need for 3 bicycle spaces for 53 parking spaces. Regarding the sidewalks, when a sidewalk construction is not feasible, the Board shall require that the applicant support sidewalk construction elsewhere or make a payment into the sidewalk fund. There have been no pedestrian connections to abutting commercial properties provided. No details have been provided regarding the design of signs. It was indicated by Susy that there has been some work done on this item. Since there will be mechanical equipment on site, this needs to be screened.

Consultant Sean Reardon - Tetra Tech Review:

Consultant Reardon explained that most of his comments were administrative in nature. He did want to mention of the Isolator Row in the design of the underground infiltration basin. This is important to catch any sediment which may bypass the water quality unit. The stormceptor water quality units should be also added to the operations & maintenance plan. There needs to be details provided on the 4" perforated pipe on the "stone forebay dam". In regards to the waiver from the 2% slope at the entrance, it is not recommended. The 6% grade at the entrance to the site may lead to issues entering from and to Route 109. There was a suggestion to look at the Cumberland Farms plans to look at how they addressed the slope issues.

The Chairman is concerned about the slope coming into the site.

The applicant can provide examples from one of his sites at CVS in Salem, NH. 6% is not as drastic as it sounds. He can provide some photos.

The applicant also requested a waiver to the 10' x 20' parking stall dimension requirements. It is recommended that the parking spaces bordering sidewalks be 9' x 20' in order to prevent bumper overhand with end spot parking stalls having dimensions of 10' x 20'. There was discussion about the specimen tree within the site. The tree will be an 18 ft. wide coniferous spruce. Member Tucker is concerned about the height of this tree. The applicant will rework this item,

perhaps removing a parking space to make room for the tree. It was noted that the tree is to mitigate the length of 7 service bay doors.

The last waiver request was for tree replacement and it was recommended that the trees on site need to be assessed properly to know how many trees equal to/larger than those specified in the regulations need to be planted within the proposed development area. These trees need to be located, flagged in the field and placed on existing conditions plan.

There was a recommendation to do a fire truck turning point analysis and provide this data on the sheet set.

There was a request of the applicant to show the phasing plan for the development.

Member Tucker informed the applicant that if they are not planning to build out drainage then let the Board know.

Selectmen Crowley mentioned that the applicant may want to talk with the Rt. 109 Committee about keeping the look of the stone wall consistent with the Rt. 109 reconstruction project. The applicant indicated that the existing field stone wall will be used.

The discussion needs to come from DRC about the stone wall for the entrance. Provide the rendering from Rt. 109. The applicant needs to meet with the Rt. 109 Committee.

Susy will provide information about the Cumberland Farms to the applicant.

The next scheduled public hearing will be April 28, 2015 at 7:45 pm.

Tri Valley Continuation:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to continue the hearing for Tri Valley Commons to April 28, 2015 at 7:45 pm.

The Haven Subdivision Plan Review Estimates:

PGC Associates:

The Board is in receipt of an estimate from PGC Associates dated April 7, 2015 in the amount of \$712.50. (See Attached)

Tetra Tech:

The Board is in receipt of an estimate from Tetra Tech dated March 31, 2015 in the amount of \$5072.00. (See Attached)

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the plan review estimates as provided for The Haven Subdivision.

Coordinator Report:

There will be a meeting on Tuesday, April 21, 2015 with the Cecil Group to review the Design Review Guidelines. This is to be at the Thayer House.

The Board is in receipt of information dated 4/7/15 regarding the Excelon expansion project. **(See Attached)** Exelon is planning to expand its existing power generating facility. The expansion is to be built on the plant's existing 65 acres. The applicant will come to the PEDB for site plan review.

Multifamily Zoning Overlay District Map:

The Board was made aware that Consultant Carlucci made revisions to the proposed overlay district map. The Board further discussed this and made the following suggestions. The wetlands near Olga Guerrero's property should be eliminated, cemeteries, condominium units, churches, commercial building at end of Franklin Street, Amphitheatre, and OSRD parcels.

Other Business:

There will be a SWAP meeting on Wednesday in Medway from 1:00 pm to 3:00 pm. The topic is Regional Open Space.

The Board discussed possible amendments to the zoning bylaw for the fall town mtg to allow for smaller lots to have chickens. Tom Gay mentioned that Millis is doing this with fence and building.

Minutes April 1, 2015:

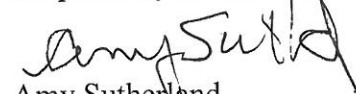
On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the April 1, 2015 meeting. (Members Hayes and Gay abstained)

ADJOURN

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

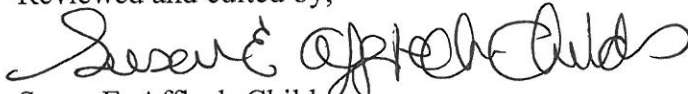
The meeting was adjourned at 10:00 pm.

Respectfully Submitted,



Amy Sutherland
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



April 14, 2015
Medway Planning & Economic Development Board
Meeting

2009 Master Plan Implementation

- 4-10-15 memo from Susy Affleck-Childs
- Chart of 2009 Master Plan recommendations



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

MEMORANDUM

April 10, 2015

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs
RE: Medway Master Plan - Implementation Progress

As you know, the current Medway Master Plan was adopted by Town Meeting in June 2009.

The PEDB has previously discussed the need to conduct a review of implementation progress and to begin to set expectations toward the next master plan update.

I had suggested that the PEDB establish Master Plan Implementation Status Work Group to be comprised of representatives of the various boards and committees that were involved in the preparation of the 2009 Master Plan.

Jim Wieler has generously offered to assist the PEDB in assessing the Town's progress toward meeting the Master Plan goals. Jim will attend the 4/14/15 meeting to discuss ideas and process.

2009 MASTER PLAN IMPLEMENTATION SUMMARY		(See last page for key)			
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
LAND USE					
LU	Land Use Goal #1 - Provide growth options that encourage optimal land use and aquifer preservation				
LU	1 Develop a plan to purchase or otherwise protect Chapter 61 lands.	CPC	OSC, PB, BOS	Ongoing	
LU	2 Rezone parcels for optimal use and Town benefit (tax revenue, or preservation)	PB		Ongoing	
LU	2 Zoning changes should not increase the Town's overall population density, that is, the maximum expected buildout population. Denser development in one area should be balanced with open space preservation in another.	PB		Ongoing	
LU	6 Seek alternative funding sources for planning and growth issues listed in the Master Plan.	PB	BOS	2009-2011	
LU	2 Review Medway Zoning Subdivision Rules and Regulations to ensure that regulations are consistent with optimal land use and aquifer preservation.	PB		2010-2014	
LU	4 Use Best Practices to encourage development where we want it or to limit the impacts of development on the community's important natural and scenic resources.	PB		Ongoing	
LU	4 Evaluate the merits of adopting a Medway specific Right to Farm bylaw.	OS	PB	2010	
LU	1 Research and evaluate the establishment of a Transfer of Development Rights program.	OS	PB, BOS	2010 - 2011	
LU	8 Aggressively promote availability of OSRD option to residential developers	OSC	PB	Ongoing	
LU	8 Ensure that Open Space Residential Developments (OSRD) provide contiguous open space wherever possible.	PB	OS	2009	
LU	10 Investigate adopting a bylaw to ban underground sprinkler systems to lower overall water consumption.	PB	WS	2009	
LU	5 Establish a Wildlife Habitat Corridor Overlay Zoning District, to allow development but also require maintenance of habitat corridors.	PB	OS, WS	2009	
LU	3 Strive to establish open spaces that are contiguous to other open spaces.	PB		Ongoing	
LU	3 Adopt Zoning Bylaw to encourage mixed use development such as apartments above retail in community centers.	PB		2009	
LU	9 Adopt percolation standards that are higher than the State mandated minimum	BOH			
LU	2 Direct residential development near established CI district and encourage higher density	PB		2010	
LU	Land Use Goal #2 - Encourage Commercial/Industrial Development				
LU	2 Identify areas adjacent to current industrially zoned areas on or near Rt. 109 and Route 126 which may be identified as "industrial expansion areas" and propose rezoning to create for additional opportunities for industrial development.	PB		2010	
LU	3 Create a unified plan for the expansion of water, public sewer, natural gas, electrical service and storm water drainage to industrial land for the optimal development of that land.	PB	WS	2010	
LU	4 Rezone portions of Rte. 109 near Millis, at the intersection of Rte. 126, along Village St. near the Police Station, and at the intersection of Clark St., for professional office space, with a residential appearance.	PB		2011	
LU	5 Amend the Zoning Bylaw to create new zoning classifications for office space and light industry.	PB		2011	

2009 MASTER PLAN IMPLEMENTATION SUMMARY		(See last page for key)			
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
LU	Land Use Goal #2 - Encourage Commercial/Industrial Development - CONTINUED				
LU	1 Encourage the Re-development of C1 zone using Traditional Neighborhood/Smart Growth Development practices.	PB	CPC, BOS	2009	
LU	6 Amend the Zoning Bylaw to create a transitional use zone to buffer residential uses from business uses by allowing non-residential uses, such as professional offices, in buildings which maintain a residential appearance, provide adequate buffering for parking and traffic.	PB		2010	
LU	2 Provide Tax Increment Financing (TIF) incentives for Commercial/Industrial development.	PB		2010	
LU	2 Pursue District Improvement Financing (DIF) for infrastructure improvements	PB		2010	
LU	1 Continue to work to streamline permitting process	PB	CC	2010	
LU	3 Identify parcels which are no longer suitable for industrial uses because of conflict with environmental resources, existing uses, current traffic, or development patterns (e.g. Sanford Mill and Broad Street). Re-zone parcels as appropriate.	PB		Ongoing	
LU	4 Create a Rt. 109 Redevelopment Plan to establish vision for development.	PB	CPC, BOS	2010	
LU	5 Continue development of site plan and building design standards for renovation and new development of commercial/industrial and town-owned facilities.	PB/DRC		2009	
LU	Land Use Goal #3 - Protect Water Resources				
LU	1 Incorporate low impact development standards into all applicable land development rules and regulations of various town boards	PB	WS, BOH	Ongoing	
LU	8 Investigate funding sources to support community farming and land trusts. Work with preservation organizations to preserve the open space in Medway.	CPC	BOS	2009	
LU	3 Plan and support acquisition of lands to preserve the Chicken Brook ecological corridor to preserve wildlife migration along Chicken Brook from Holliston's Wenakeening Woods to Choate Park.	PB	CPC, OSC	2011	
LU	4 Develop hiking/biking paths to form a network interconnecting Medway with neighboring Towns.	OS	PB, CPC	2012	
LU	5 Construct safe hiking/biking paths that lead to village and commercial centers.	OS		2012	
LU	2 Locate, map and investigate expansion of watershed protection areas and purchase or otherwise protect the adjacent land when possible.	BOS	WS, PB, CPC	Ongoing	
LU	6 Develop a comprehensive well-site plan for the assessment of land and acquisition of a well site. Periodically update requirements for existing and future well sites.	BOS	WS	2010	
LU	2 Establish additional conservation land to preserve watershed, vegetation and wildlife.	CPC	CC	2009	
LU	2 Update the Medway General Wetlands By-law to increase the no-build zone.	CC	PB	2009	
LU	7 Restrict the extension of the Medway's sewers except to encourage commercial/industrial growth in areas where the tax benefit is greater than the cost.	PB	WS	2010	
LU	9 Establish a Medway Town Forest.	CPC	BOS, PB, OS	2013	

2009 MASTER PLAN IMPLEMENTATION SUMMARY		(See last page for key)			
		LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS				
	Land Use Goal #4 - Coordinate Planning				
LU	1 Retain CPA so Town is able to leverage State dollars to reach Master Plan goals	BOS	PB, Fin Com		
LU	3 Keep Chapter 61 lands in use for protection and preservation	PB	BOS		
LU	2 Expand GIS system to provide access through a computer network to multiple boards and departments	PB	CIPC	2009-2011	
LU	1 Open Space Committee should coordinate Town Boards and Commissions to develop a plan to pursue high value open space land.	OS	BOS, PB	Ongoing	
LU	2 Investigate all means possible to encourage volunteerism, communication and cooperation.	BOS		2010	

2009 MASTER PLAN IMPLEMENTATION SUMMARY		(See last page for key)			IMPLEMENTATION STATUS
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	
	OPEN SPACE				
OS	Open Space Goal #1 - Identify and protect undeveloped land that directly affects aquifers and groundwater, wildlife habitats, ponds and waterways.				
OS	1 Identify key parcels of land which are most important for protecting natural resources, including water resources and wildlife corridors	OS		2009	
OS	1 Identify key parcels of land which are most important for protecting historic landscapes and/or community character	OS		2009	
OS	2 Develop/implement a system of prioritizing parcels for potential acquisition	OS		2009	
OS	3 Encourage/promote the incorporation of open space into new development plans (especially by the use of the open space residential subdivision (OSRD) and the Adult Retirement Community Planned Unit Development (ARCPUD) sections of the Zoning Bylaw), and use these tools to establish "eco-corridors" or greenbelts where appropriate	OS	PB	2010	
OS	1 Acquire additional conservation and open space lands. Encourage donations of open space by landowners	OS	CPC	Ongoing	
OS	3 Increase public awareness of the value of open space, and encourage citizen input	OS		Ongoing	
OS	Open Space Goal #2 - Provide and maintain a diversity of conservation and recreation land uses, with opportunities for both passive and active recreation.				
OS	1 Identify key parcels of land that facilitate access to water resources for recreation and protection	OS		2009	
OS	1 Acquire/protect additional water resources for recreation and protection of municipal water supply sources	OS		Ongoing	
OS	2 Help develop management plans for conservation lands in the town	OS		2011	
OS	3 Increase visibility and public access to conservation lands as appropriate	OS		Ongoing	
OS	2 Establish/expand greenbelts along the Charles River, Chicken Brook, and other water bodies as well as other corridors as appropriate	OS	PB, CC	2010	
OS	3 Identify potential trail networks and pursue development of them, including continued development of current trail system	OS		Ongoing	
OS	Open Space Goal #3 - Promote the development and maintenance of trails and trail linkages.				
OS	2 Identify existing and potential trail networks and pursue development of them, including development of current trail system	OS		Ongoing	
OS	1 Establish/expand greenbelts along the Charles River, Chicken Brook, and other water bodies as well as other corridors as appropriate	OS	PB, CC	2010	
OS	2 Develop and maintain communications with neighboring towns to identify potential trails which could cross town borders	OS	PB, CC	Ongoing	
OS	2 Increase visibility and public access to conservation lands as appropriate through signage and parking	OS	CC	Ongoing	

2009 MASTER PLAN IMPLEMENTATION SUMMARY		(See last page for key)			
		LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
GOALS AND IMPLEMENTATION ACTIONS					
OS	Open Space Goal #4 - Provide outreach to increase awareness among residents of Medway's open space and recreational assets.				
OS	2 Increase public awareness of important habitat areas	OS		Ongoing	
OS	2 Expand environmental awareness programs for school age children	OS		Ongoing	
OS	2 Encourage environmental education for all ages on Town-owned lands	OS		Ongoing	
OS	1 Use media such as a web site and/or cable access TV to increase public awareness of open space and recreation facilities, issues and potential actions	OS		Ongoing	
OS	2 Provide well-balanced recreation and conservation opportunities	OS		Ongoing	
OS	3 Use periodic surveys, public meetings and other means to encourage input from residents	OS		Ongoing	
OS	3 Increase visibility and public access to conservation lands as appropriate	OS		Ongoing	
OS	Open Space Goal #5 - Develop and maintain an active community culture of open space acquisition and habitat preservation.				
OS	2 Encourage environmental education for all ages on Town-owned lands	OS		Ongoing	
OS	2 Increase public awareness of important habitat areas	OS		Ongoing	
OS	2 Increase visibility and public access to conservation lands as appropriate	OS		Ongoing	
OS	2 Encourage donations of open space by landowners	OS		Ongoing	
OS	2 Expand environmental awareness programs for school age children	OS		Ongoing	
OS	1 Increase public awareness regarding use of pesticides, fertilizers and other chemicals as well as water	OS		Ongoing	
OS	1 Review & strengthen, where necessary, protective measures for wetlands, floodplains & other water resources	OS		Ongoing	
OS	Open Space Goal #6 - Encourage compact development.				
OS	1 Work with PB to review land use controls to determine features that encourage sprawl	OS		2010	
OS	1 Work with PB to formulate and adopt revisions that encourage compact development	OS		2010	
OS	2 Target infrastructure improvements to promote compact development	OS		2010	
OS	2 Encourage/promote the incorporation of open space into new development plans (especially by the use of the open space residential subdivision (OSRD) and the Adult Retirement Community Planned Unit Development (ARCPUD) sections of the Zoning Bylaw), and use these tools to establish "eco-corridors" or greenbelts where appropriate	OS		Ongoing	
OS	Open Space Goal #7 - Facilitate the stewardship of open spaces.				
OS	1 Develop management plans for each conservation parcel.	OS		2010	
OS	2 Mark boundaries of Town owned land, document any encroachment and notify abutters.	OS		2011	
OS	2 Inventory & evaluate available conservation & recreation funding programs & apply for grants as appropriate	OS		2010	
OS	2 Investigate further use of Town property for passive and/or active recreation	OS		2010	
OS	3 Provide all neighborhoods with appropriate recreation, park and/or playground facilities, including incorporating recreation areas in new subdivisions	OS	PB	Ongoing	
OS	3 Establish a cost-effective maintenance schedule for municipal recreation and conservation facilities	PC	DPS	2011	
OS	3 Use reliable and durable equipment when developing or redeveloping parks and playgrounds	PC	OS	Ongoing	

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE		
	ECONOMIC DEVELOPMENT					
ED	Economic Development Goal #1 - Maximize the economic area's economic development resources					
ED	2 Continue to work with the Metropolitan Area Planning Council (MAPC) and the Southwest Area Planning (SWAP) to promote Medway as a potential development area	EDC		Ongoing		
ED	2 Establish relationship with MA Alliance for Economic Development to promote Medway and the 43D development sites	EDC		2009		
ED	2 Work with the Medway Business Council to keep the Town's goals and objectives consistent with the needs of local businesses.	EDC		Ongoing		
ED	2 Join and become active in the Milford and Franklin Chambers of Commerce to promote Medway and Medway's businesses	EDC		2009		
ED	2 Establish relationship with regional director of the MA Office of Economic Development	EDC		2009		
ED	2 Work with the Town of Bellingham to cooperatively plan for and develop the open land along the border between the 2 towns.	PB	EDC	Ongoing		
ED	Economic Development Goal #2 - Facilitate smart redevelopment of the Rt. 109 corridor to create Village/Town Center					
ED	1 Utilizing the previously created "vision" of a pedestrian friendly Town Center, share with Town Boards and the community so that the vision can be shared and understood by the residents	EDC	PB	Ongoing		
ED	1 Complete and adopt new provisions to the zoning bylaw that includes incentives for landowners to develop and/or redevelop their properties in a manner consistent with the vision.	PB	EDC	2010		
ED	3 Obtain approvals for this specific zone to be an Economic Target Area as defined by the MA Department of Economic Development so that the parcels can qualify for Tax Incremental Financing and other state developmental programs	EDC	BOS	2011-2012		
ED	5 Explore alternative means of providing appropriate infrastructure through grants, District Improvement Financing, or other programs to enhance this area.	EDC		2010		
ED	1 Facilitate discussion groups with the landowners to stimulate consideration of the development opportunities available through the smart redevelopment vision	EDC	PB, BOS	2012-2014		
ED	Economic Development Goal #3 - Facilitate smart development of the Oak Grove area (bottle cap lots)					
ED	1 Create the Oak Grove Task Force Committee to coordinate and facilitate the efforts	BOS	PB	2009		
ED	2 Create a realistic vision for the Oak Grove area that maximizes the best use for the area in a manner consistent with the Master Plan.	OGTF	PB, EDC	2009-2010		
ED	2 Share and promote the vision to various Town boards and to the community so that it can be understood by residents	OGTF	PB, EDC	2010-2014		

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		LEAD ORG.	OTHER ORGS.	TIME LINE		
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS					
ED	Economic Development Goal #3 - Facilitate smart development of the Oak Grove area (bottle cap lots) - CONTINUED					
ED	3 Have vision, ownership, and zoning in place to allow for development	PB	OGTF, PB, EDC	2014-2017		
ED	3 Facilitate a partnership with landowners to maximize the potential development area.	BOS	OGTF, PB, EDC	2010		
ED	Economic Development Goal #4 - Update zoning to maximize the economic opportunities of commercial and industrial zones					
ED	2 Review Zoning Bylaw and Site Plan Rules and Regulations and update to assure zoning and design standards are consistent with Master Plan vision	PB	EDC	2009-2013		
ED	3 Create an overlay district to provide for mixed uses along Village Street that will preserve historic and scenic areas where mixed uses already exist	PB	EDC, HC	2011		
ED	1 Provide incentives for redevelopment with mixed uses within C1 district.	PB	EDC	2009		
ED	3 Increase land zoned for industrial purposes by expanding the I-1 district (East Medway Industrial Park)	PB	EDC	2010-2012		
ED	3 Increase land zoned for industrial purposes by expanding the I-3 district (Medway Business Park at 495)	PB	EDC	2010-2012		
ED	Economic Development Goal #5 - Identify and utilize any "brown field" parcels					
ED	1 Review all "brown field" sites and their current conditions	EDC	PB	2010		
ED	2 Research and identify available grants available for "brown field" cleanups	EDC	PB	2010		
ED	3 Meet with property owners of identified "brown fields" to discuss options	EDC	PB, BOS	2010 - 2011		
ED	4 Assist in securing grants to cleanup and potentially redevelop "brown field" sites including Towh dump and DPS Highway Barn	EDC	PB, BOS	2011-2012		
ED	Economic Development Goal #6 - Attract new (and retain existing) businesses and increase the industrial/ manufacturing base					
ED	2 Work with the Medway Business Council to keep the Town's goals and objectives consistent with the needs of local businesses.	EDC		Ongoing		
ED	2 Join and become active in the Milford and Franklin Chambers of Commerce to promote Medway businesses and development opportunities	EDC		2009		
ED	2 Create a section on the town website for economic development items	EDC		2009		
ED	1 Identify any infrastructure (or technology) needs in commercial and industrial zoned area	EDC		2011-2013		
ED	1 Create a marketing plan to promote Medway to local and national commercial real estate brokers	EDC		2010		
ED	4 Identify key personnel at Exelon and work with them to encourage revival of the expansion of the peak electricity generating plant	EDC		2010-2015		
ED	2 Identify key industrial or commercial parcels for development	EDC		2009-2010		
ED	2 Implement a strategic development plan to assist property owners with successful development that is consistent with Medway's Master Plan	EDC		2010-2013		

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2009 MASTER PLAN IMPLEMENTATION SUMMARY					
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
ED	Economic Development Goal #7 - Develop an outreach program for businesses and to our				
ED	1 Increase public awareness of the value of economic development, and encourage citizen input	BOS	EDC	2009	
ED	3 Develop a comprehensive and easy to access web site, email lists, and phone tree lists to inform and solicit volunteer participation in town boards, committees and clubs.	BOS	EDC	2010	

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
	AFFORDABLE HOUSING				
AH	Affordable Housing Goal #1 - Identify Housing Needs				
AH	1 Complete a Housing Production Plan per DHCD requirements, a) Identify single and multi-family needs, b) Determine public housing needs	AHC	PB	2009	
AH	2 Research and apply for public housing resources (for both new construction and modernization)	MHA	AHC	2010-2011	
AH	3 Encourage private development of market and restricted affordable housing	AHC	PB, BOS, CPC	Ongoing	
	Affordable Housing Goal #2 - Establish Organizational Infrastructure to Implement Housing Plans				
AH	1 Activate the Affordable Housing Trust Fund (as authorized by Town Meeting)	AHC	BOS, PB	2009	
AH	2 Retain a housing consultant to help manage restricted affordable housing processing and compliance	AHC	CPC, AHC, PB	2009	
AH	3 Continue to actively engage the Affordable Housing Committee	BOS	AHC, BOS	Ongoing	
	Affordable Housing Goal #3 - Identify Locations, Quantities, and Types of Housing				
AH	1 Identify appropriate parcels for market and restricted affordable housing	AHC	PB, ZBA, BOS	2009	
AH	2 Purchase land for open space/restricted affordable housing combination	AHTF	CPC, BOS, OSC	Ongoing	
	Affordable Housing Goal #4 - Amend Zoning Bylaw to Encourage Market and Restricted Affordable Development				
AH	1 Adopt "mixed-use"/"town center" zoning	PB	AHC, AHTF, ZBA, BOS	2009	
AH	2 Adopt provisions for Transfer of Development Rights a) Preserve rural character and open space b) Direct development to areas that are more suitable	AHC	PB, AHTF, BOS, OSC	2010	
AH	3 Allow for "in-fill" development of smaller parcels of land for restricted affordable housing	AHC	PB	2009	
AH	4 Adopt options for 40R development (higher density)	PB	AHC, BOS	2009	
AH	5 Adopt provisions for the development of multi-family housing in appropriate locations	PB, AHC	BOS	2010	

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		LEAD ORG.	OTHER ORGS.	TIME LINE	
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS				
AH	Affordable Housing Goal #5 - Explore and Utilize Creative Development Opportunities				
AH	1 Solicit local builders and non-profit organizations to build "friendly 40B" projects	AHC	AHTF, PB, BOS	2010	
AH	2 Look into "buying down" existing residences and foreclosed properties to transfer them into restricted affordable units	AHC	AHTF, CPC	2010	
AH	3 Use Affordable Housing Trust/CPC funds to rehabilitate older homes into restricted affordable units	AHC	AHTF, CPC	2010	
AH	4 Encourage use of ARCPUD and OSRD development options	AHC	PB, AHTF, OSC	Ongoing	
AH	5 Research and propose ways to use CPC funds to support development of affordable housing	AHC	CPC	Ongoing	

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE		
	NATURAL AND CULTURAL RESOURCES					
	NCR Goal #1 - Protect Groundwater and Other Natural Resources					
NCR	Expand buffer zones for wells and continue to enforce all water protection laws and by-laws including the Rivers Act.	WS, PB	BOS	2009		
NCR	1 Continue stringent groundwater and drinking water testing throughout the Town.	WS	BOS	Ongoing		
NCR	2 Codify development practices that prevent water run-off and replenish aquifers.	PB, WS	BOS	2009-2010		
NCR	3 Promote and educate the public regarding the benefits, financial and logistical, of water conservation.	WS	BOS	Ongoing		
NCR	4 Assess the impacts of private water well extraction on public water supply sources.	WS	BOS	2009-2012		
NCR	4 Investigate enlarging area included in the groundwater protection districts.	WS	BOS	2009-2012		
	NCR Goal #2 - Protect Rural, Small Town Character and Enhance Community Spirit					
NCR	3 Create incentives for land developers to consider the topographical character when proposing land use in addition to a site's location and future market opportunities.	PB/OS/DR		2009-2012		
NCR	3 Further the community-friendly objectives of the Design Review Committee and their design recommendations through expanded outreach and educational means.	PB/DRC				
NCR	2 Assist in the preservation of family farms and encourage locally grown produce.	PB/OS	BOS	Ongoing		
NCR	6 Establish a community meeting place in addition to the current town hall and school facilities.	CPC	BOS	2013		
NCR	1 Amend zoning to encourage development designed for safe walking and cycling as well as vehicular travel, from neighborhood to neighborhood and from residential to commercial areas.	PB		2009-2012		
NCR	4 Support a broad range of community organizations and encourage ideas and community contributions through effective communications from all residents to invigorate wider participation in town government and decision-making.	BOS		Ongoing		
NCR	5 Offer more continuing educational courses/programs to enhance community knowledge and opportunities.	SC		2010		
NCR	6 Establish Rules and Regulations governing Medway's scenic roads	PB		2011		
NCR	6 Neighborhood community groups should be encouraged to preserve, and maintain their scenic nature through anti-litter campaigns and clean-up efforts.	BOS		2012		
	NCR Goal #3 - Implement Sustainable Energy Practices and Environmentally Sound Guidelines					
NCR	2 Assess through energy use audits all municipal buildings and transportation options then implement best and simplest energy efficiency products and practices as a first response while planning for significant long-term energy use reductions.	PB	BOS	2009-2010		
NCR	3 Mandate LEED building standards for all future municipal buildings as well as any refurbished structures, including the use of renewable energy systems.	TA	BOS	2010-2012		
NCR	3 Expand mass (public) transit options where feasible.	BOS		Ongoing		
NCR	3 Set goals for the reduction of Medway's municipal "carbon footprint" and encourage private reduction efforts as well.	TA	BOS	Ongoing		
NCR	1 Zone the Town's village centers to encourage development practices based on Smart Growth, pedestrian and bike friendly communities while reducing the need for vehicular trips.	PB		2009-2012		

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
NCR	NCR Goal #4 - Preserve Historic Sites and Other Concerns of Historical Significance				
NCR	1 Educate residents to the value of historic preservation and the deeper understanding of the community's physical and cultural heritage.	HC	BOS, CPC	Ongoing	
NCR	3 Continue recommending appropriate sites for National Register and other historic designations.	HC		Ongoing	
NCR	3 Provide informational guidance in all efforts to preserve private and public historic structures, sites and districts.	HC	BOS, CPC	Ongoing	
NCR	2 Continue to enforce the Demolition Delay Bylaw and work to extend the review period to allow comprehensive study and discussion of historical significance to occur.	HC		Ongoing	
NCR	NCR Goal #5 - Protect Open Space and Unique Wildlife Habitats				
NCR	1 a). Support the community work of an Open Space Committee.	BOS, PB/OS		Ongoing	
NCR	3 Pursue land protection aimed at keeping water sources clean, linking protected lands and wildlife corridors together and providing buffer areas between residential and commercial/industrial zones.	PB/OS		Ongoing	
NCR	4 c). Promote awareness and protection of the Charles River and other riverfront lands.	PB/OS		Ongoing	
NCR	2 Prioritize through a land protection matrix, the approach to protecting lands through the use of Community Preservation Funds as well as other funding and protection means; be prepared as a Town to respond quickly and comprehensively to each Chapter 61X land transaction.	PB/OS	CPC, BOS	2009-2010	

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		LEAD ORG.	OTHER ORGS.	TIME LINE		
Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS					
	PUBLIC FACILITIES - WATER & SEWER					
PF - WS	WS Goal #1 - Improve and Protect Water Quality and Quantity.					
PF - WS	1 Commission a Water Master Plan.	BOS	WS	2009		
PF - WS	2 Seek help from regional and state agencies.	BOS	WS	2009		
PF - WS	3 Extend water protection area for Well #4.	BOS	WS	2009		
PF - WS	4 Ensure that there is adequate coverage by licensed personnel for water system maintenance	BOS	WS	2010-2011		
PF - WS	WS Goal #2 - Protect existing and potential water supply sources					
PF - WS	1 Adopt measures to protect aquifers, wellhead areas, and their watershed, including zoning bylaws, subdivision and site plan review, general bylaws, health regulations, and land acquisition.	BOS	WS	2010		
PF - WS	2 Examine Town dump sites and "Brownfields" in town and ascertain their potential for well contamination.	BOS	WS	2011		
PF - WS	WS Goal #3 - Implement comprehensive water conservation measures,					
PF - WS	1 Adopt rates which provide for full cost recovery of all operation, maintenance, and capital costs, with discounted rates for low income residents	BOS	WS	2010		
PF - WS	2 Work with Capital Improvement Planning Committee to provide adequate financial resources for the maintenance and upgrading of water and sewer infrastructure	BOS	WS			
PF - WS	WS Goal #4 - Maintain and Increase Medway's effective sewer capacity					
PF - WS	1 Adopt an Inflow and Infiltration bylaw and funding mechanism to reduce storm water flowing into our Sewer System. Require new developments to remove I/I elsewhere in town equivalent to their expected volume.	BOS	WS	2009		
PF - WS	2 Assess and evaluate sewers for any leaks that may cause storm water to flow into our sewers.	BOS	WS	2010		

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	IMPLEMENTATION STATUS
	PUBLIC FACILITIES - SCHOOLS				
PF - SCH	Schools Goal #1 - Conduct a full facility use review of all school sites				
PF - SCH	1 Appoint school committee liaison to newly re-formed CIPC	SC		2009	
PF - SCH	2 Survey all school facilities/grounds; create comprehensive maintenance plan/schedules with annual audits/progress reports.	SC		2010	
PF - SCH	Schools Goal #2 - Work with Massachusetts School Building Authority (MSBA) to renovate/repair middle school				
PF - SCH	1 Apply for MSBA funding for long-delayed infrastructure maintenance/improvement of middle school.	SC		2009	
PF - SCH	2 Authorize and begin work on middle school project.	SC		2010	
PF - SCH	3 Complete work and receive reimbursement from MSBA.	SC		2012	
PF - SCH	Schools Goal #3: Manage energy more efficiently and reduce utility usage through infrastructure improvements and energy management projects.				
PF - SCH	1 Award and implement Energy Savings Contract to reduce utility usage in the schools (natural gas and electricity) by a minimum of 23%.	SC		2009	
PF - SCH	1 Apply rebates and stimulus funding to reduce costs of project.	SC		2009	
PF - SCH	2 Complete installation of ESCO capital improvements, initiate financing for long-term repayment of costs through savings realized from lower utility spending.	SC		2010	
PF - SCH	3 Audit program annually to ensure savings continue and proper maintenance procedures followed.	SC		Ongoing	
PF - SCH	Schools Goal #4 - Review community use of school buildings and fields and make changes needed to enhance use of shared space.				
PF - SCH	1 Survey schools, COA and Parks to identify programs that could be housed in school facilities during any part or all of the calendar year.	SC		2010	
PF - SCH	2 Incorporate survey results into capital improvements plans.	SC		2011	
PF - SCH	Schools Goal #5 - Continue to make school facilities "green".	SC			
PF - SCH	1 Create capital improvement planning guidelines that incorporate energy awareness and efficiencies into all future programs.	SC	BOS	2010	
PF - SCH	2 Investigate sharing facilities manager responsibilities to be town-wide.	SC		2010	
PF - SCH	3 Expand energy savings audit to include all municipal buildings for self-funding utility-savings-paid capital improvements.	SC	BOS	2011	

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS				
PF - SCH	Schools Goal #6 - Improve computer technology and access in the schools.	SC			
PF - SCH	1 Apply for grants and stimulus funds to install wireless technology in the Burke, McGovern and Middle schools.	SC		2009	
PF - SCH	2 Apply for grants and stimulus funds for mobile computing platforms and laptops for teachers.	SC		2009	
PF - SCH	3 Provide professional development training for teachers to take full advantage of technology in the classroom.	SC		2010	
PF - SCH	3 Create interactive websites for project management and communications within the schools and between school and home, managed by the town IT director.	SC		2011	
PF - SCH	Schools Goal #7 - Investigate regional opportunities to better utilize our facilities and fields.				
PF - SCH	1 Work with other towns to increase usage of our infrastructure and their infrastructure for shared recreation facilities and school related activities.	SC	P&R	2009	

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE		
	PUBLIC FACILITIES - TOWN FACILITIES					
PF - TF	Town Facilities Goal #1 - Examine current usage and future needs of all Municipal facilities					
PF - TF	1 Create committee to perform a needs assessment of all Town facilities	BOS	CIPC	2009		
PF - TF	2 Perform needs assessment of Town Hall	BOS	CIPC	2010		
PF - TF	1 Perform needs assessment of Town Barn	BOS	CIPC	2009		
PF - TF	Town Facilities Goal #2 - Create a maintenance plan for municipal buildings					
PF - TF	1 Create maintenance plans for all municipal buildings and re-evaluate the plans on an annual basis with specific department heads/committees	BOS	CIPC	2010		
PF - TF	Town Facilities Goal #3 - Introduce means to manage energy more efficiently in municipal buildings.					
PF - TF	1 Investigate means to reduce energy consumption in public facilities and create energy plan.	BOS	CIPC	2010		
PF - TF	3 Re-evaluate energy plans every 3 to 5 years	BOS	CIPC	2013		
PF - TF	2 Apply for grants for green buildings	CIPC		2010		
PF - TF	Town Facilities Goal #4 - Investigate need for and create a permanent location for a youth center.					
PF - TF	1 Park Commissioners should assess the community needs and work with CPC to find permanent location if deemed necessary.	P&R		2012		
PF - TF	Town Facilities Goal #5 - Evaluate Choate Park and the needs of citizens.					
PF - TF	1 Evaluate current use and needed improvements to Choate Park, work with citizens groups such and "Friends of Choate" to establish priorities.	P&R		2010		
PF - TF	Town Facilities Goal #6 - Form a Clean/Green Technology Committee					
PF - TF	1 Form Committee to adopt a municipal plan for all Town buildings that will include clean/green technologies	BOS	CIPC	2010		
PF - TF	2 Have each department report annually on energy savings.	BOS		2010		
PF - TF	3 Clean/Green Technology committee to provide education on technologies and benefits	BOS		2010		

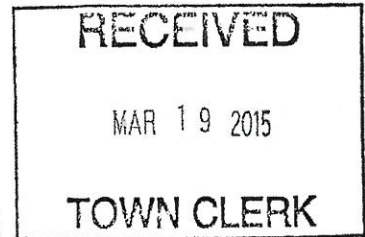
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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS					
	TRANSPORTATION					
TR	Transportation Goal #1 - Increase vehicular safety on Route 109 and Main St.					
TR	1 Develop a budgeting plan that includes funds annually to address safety issues related to roadways in Medway.	BOS	DPW	2010		
TR	1 Improve the location and safety of crosswalks located adjacent to the Medway Shopping Center.	BOS	DPW	2010		
TR	2 Perform a comprehensive study of traffic issues along both routes, focusing on major intersections where accidents occur.	DPW	BOS	2010		
TR	3 Reduce the number of curb cuts.	PB	DPW	2010		
TR	4 Review and revise zoning on high-volume drive-thru businesses to reduce or eliminate this safety issue.	PB	Police, DPW	2011		
TR	1 Rigorously assess the traffic flow patterns associated with future commercial/industrial centers along these accident-prone thoroughfares – look for opportunities to make safety improvements during permitting process.	PB	DPW	Ongoing		
TR	Transportation Goal #2 - Increase the number of sidewalks and trails in Medway.					
TR	1 Develop a budgeting plan that includes funds annually to address safety issues related to sidewalks in Medway.	BOS	DPW	2010		
TR	3 All main roads in Medway need sidewalks on at least one and preferably both sides.	BOS,FC	DPS	2011		
TR	2 Planning Board should work with developers to link adjacent subdivisions.	BOS,FC	DPS	2012		
TR	3 The Open Space Committee, in cooperation with the Trail Committee, should develop a plan for a more comprehensive trail system	PB		Ongoing		
TR		OS		2010		
TR	Transportation Goal #3 - Increase pedestrian safety in Medway					
TR	3 Increase the number of crosswalks, and develop a maintenance plan for upkeep.	DPW		2010		
TR	2 Consider improved signage and flashing signals to alert motorists of high-volume pedestrian activity areas.	BOS	DPW	2010		
TR	3 Increase the number of sidewalks and trails linking schools and commercial centers	OS	PB	2010		
TR	1 Develop a safety education plan for educating children in Medway schools about dangerous intersections and crosswalk usage in Medway.	Police	BOS	2009		
TR	Transportation Goal #4 - Create bike lanes on main thoroughfares through Medway					
TR	1 Mandate bike lanes on all future road reconstruction where the Town right-of-way will accommodate the wider road/bikeway.	PB		2011		
TR	2 Work with neighboring towns to reconnect bike trails.	PB	OS	2011		
TR	Transportation Goal #5 - Public Transportation					
TR	1 Medway should continue and expand the use of the GATRA shuttle service to the Norfolk MBTA station.	BOS		Ongoing		
TR	2 Consider working with the MetroWest Regional Transit Authority to extend current shuttle service to Medway	BOS		2010		
TR	3 Consider expanding shuttle service to provide transportation to major shopping areas in Bellingham & Natick	BOS	COA	2011		
TR	3 Work with SWAP to identify a site for a future Logan Express Park-and-Ride.	BOS		2011		
TR	3 Expand shuttle service to provide off-peak service for seniors and the disabled.	BOS	COA	2011		

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS				
TR	Transportation Goal #6: Form a Clean Technology Committee				
TR	1 Consider changes to bylaws that will provide access to green transportation options for Medway residents.	BOS		2010	
TR	2 Adopt a municipal plan for all Town vehicles that will include hybrid and fuel cell technologies to reduce fuel costs and cut down on carbon emissions.	BOS	Police, DPW	2011	

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Master Plan Section	GOALS AND IMPLEMENTATION ACTIONS	LEAD ORG.	OTHER ORGS.	TIME LINE	
	KEY				
	Organization Name				
AHC	Affordable Housing Committee				
AHTF	Affordable Housing Trust Fund				
BOS	Board of Selectmen				
CC	Conservation Commission				
CIPC	Capital Improvement Planning Committee				
CPC	Community Preservation Committee				
DPS	Department of Public Services				
DPW	Department of Public Works				
DRC	Design Review Committee				
FC	Finance Committee				
HC	Historical Commission				
MHA	Medway Housing Authority				
OGTF	Oak Grove Task Force				
OS	Open Space Committee				
PB	Planning & Economic Development Board				
PC	Board of Parks Commissioners				
SC	School Committee				
WS	Water and Sewer Board				
ZBA	Zoning Board of Appeals				
	Section Headings				
	Land Use				
LU	Open Space				
OS	Economic Development				
ED	Affordable Housing				
AH	Natural and Cultural Resources				
NCR	Public Facilities - Water and Sewer				
PF-WS	Public Facilities - Schools				
PF-SC	Public Facilities - Town Facilities				
PF-TF	Transportation				
TR					



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

March 19, 2015

NOTICE OF PUBLIC HEARING
Tri Valley Commons - 72 Main Street
Special Use Permit and Site Plan Approval

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, April 14, 2015 at 7:15 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 special permit and a major site plan for the development of a shopping center at 72 Main Street to be known as Tri Valley Commons.*** The *Tri Valley Commons Site Development Plan* is dated January 9, 2015 and was prepared by **Boehler Engineering of Southborough, MA.** Building elevations were prepared by **Landry Architects of Salem, NH.**

The applicant proposes to construct a shopping center to be developed in two phases on a 4.54 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. The parcel is owned by Mecoba Properties Inc. of Medway, MA.

The applicant proposes to develop the site in two phases on two separate parcels. Parcel A consists of an area of 63,711 sq. ft. and includes two buildings – a 6,165 sq. ft. *Goodyear Service Center* and a 6,789 sq. ft. *Advanced Auto* retail store. Parcel B is 133,920 sq. ft. and includes a 3,410 sq. ft. commercial building with tenants to be determined and the center's stormwater management system. The shopping center and vehicle repair uses require a special permit and the overall project requires site plan review and approval.

Access to the development from Main ST/Route 109 will be from a single, common, non-signalized access driveway. Proposed site work includes construction of the access driveway, curbing and sidewalks, 68 off-street parking spaces, retaining wall, landscaping, lighting, installation of stormwater drainage facilities, and connection to municipal water and sewer service.

The applications, proposed site plan, stormwater report, and traffic assessment report 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 during regular business hours. The applications, plans, reports

and documents are also posted at the Planning and Economic Development Board's web page at:
http://www.townofmedway.org/Pages/MedwayMA_Bcomm/PlanEcon/ApplicationsDocs/recent.

Interested persons are invited to review the plans, attend the public hearing, and express their views at the designated time and place. Questions should be directed to 508-533-3291. Written comments are encouraged and may be forwarded to: planningboard@townofmedway.org.

Andy Rodenhiser, Chairman

To be published in the *Milford Daily News*: Monday, March 30, 2015 and Tuesday, April 7, 2015

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



Planning & Economic Development Board - Town of Medway, MA
SITE PLAN REVIEW

Application for Major Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway Zoning Bylaw* and
The Board's *Rules and Regulations for the Submission and Review of Site Plans*
The Town's Planning and Engineering Consultants will review the Application and the proposed
Site Plan and provide review letters to the Planning and Economic Development Board.
A copy of those review letters will be provided to you in advance of the meeting.
You and/or your duly authorized Agent/Official Representative are expected to attend the
Board meetings at which your Application will be considered to answer any questions and/or
submit such additional information as the Board may request.
Your absence at hearings may result in a delay in the Board's review of the site plan.

January 26, 20 15

APPLICANT INFORMATION

Applicant's Name: Thurken III, LLC
Mailing Address: P.O. Box 857
Newcastle, New Hampshire 03854
Name of Primary Contact: Richard P. Landry
Telephone: Office: 603-890-6414
Cell: 857-472-3827
Email address: rl@landryarchitects.com

Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement*.)

MAJOR SITE PLAN INFORMATION

Development Name: Tri Valley Commons
Plan Title: "Site Development Plans" For Tri-Valley Commons
Plan Date: January 9, 2015
Prepared by:
Name: John Kucich
Firm: Bohler Engineering
Phone #: 508-480-9900
Email: jkucich@bohlereng.com

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: Tri Valley Commons

A Major Site Plan is any commercial, industrial, institutional, multi-family, or municipal project which involves:

- a. New construction; or
- b. 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
- c. A change of use of a building or buildings or premises:

AND which includes one or more the following: (Please check all that apply.)

- New Construction - 2,500 or more sq. ft. of "gross floor area"
- New Construction - Construction of a new building or addition requiring 15 or more parking spaces
- Change in Use requiring the construction of 15 or more parking spaces
- Change in Parking Area - The construction, expansion, redesign or alteration of an existing parking area involving the addition of 15 or more new parking spaces
- 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.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: MECOBA Properties, Inc.

Mailing Address: 70 Main Street
Medway, MA 02053

Primary Contact: Jack Hamilton

Telephone: Office: 508-533-8661 Cell: _____

Email address: Jhamilton@charlesriverbank.com

The owner's title to the land that is the subject matter of this application is derived under deed from: FDIC to MECOBA Properties, Inc. dated 03/28/1995 and recorded in Norfolk County Registry of Deeds, Book 10850 Page 278 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Bohler Engineering

Mailing Address: 352 Turnpike Road
Southborough, MA 01772

Primary Contact: John Kucich

Telephone: Office: 508-480-9900 Cell: _____

Email address: jkucich@bohlereng.com

Registered P.E. License #: MA 41530

SURVEYOR: Guerriere & Halnon Inc
Mailing Address: 55 West Central Street
Franklin, MA 02038
Primary Contact: Donald Nielsen, B.S.E.T., Senior Engineer
Telephone: Office: 508) 528-3221 Cell: _____
Email Address: _____
Registered P.L.S. License #: _____

ARCHITECT: Landry Architects
Mailing Address: 100 Market Street, Suite 303
Portsmouth, NH 03801
Primary Contact: Richard P. Landry
Telephone: Office: 603-890-6414
Cell: 857-472-3827
Email address: rl@landryarchitects.com
Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: Bohler Engineering
Mailing Address: 352 Turnpike Road
Southboro, MA 01772
Primary Contact: John Kucich
Telephone: Office: 508-480-9900
Cell: _____
Email address: jkucich@bohlereng.com
Registered Landscape Architect License #: MATT MRVA LA #1217

ATTORNEY: Cornetta, Ficco & Simmler, PC
Mailing Address: 4 West Street
Franklin, MA 02038
Primary Contact: Richard R. Cornetta, Jr., Esquire
Telephone: Office: 508-528-5300 Cell: 508-395-8598
Email address: richard@comettalaw.com

OFFICIAL REPRESENTATIVE INFORMATION

Name: Richard P. Landry
Address: 100 Market Street, Suite 303
Portsmouth, NH 03801
Telephone: Office: 603-890-6414 Cell: 857-472-3827
Email address: rl@landryarchitects.com

SIGNATURES

The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize Richard P. Landry to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

[Signature] _____ Date 1/26/15
Signature of Property Owner
[Signature] _____ Date 1/26/15
Signature of Applicant (if other than Property Owner)
[Signature] _____ Date 1/26/15
Signature of Agent/Official Representative

MAJOR SITE PLAN FEES

Filing Fee

- For projects up to 4,999 sq. ft./gross floor area = \$ 750 plus \$.25/sq. ft.
- For projects of 5,000 - 9,999 sq. ft./gross floor area = \$1,000 plus \$.25/sq. ft.
- For projects of 10,000 - 14,999 sq. ft./gross floor area = \$1,500 plus \$.25/sq. ft.
- For projects of 15,000 sq. ft. or more/gross floor area = \$1,500 plus \$.25/sq. ft.

Advance on Plan Review Fee

- 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 sq. ft. or more/gross floor area = \$2,500 deposit

Submit 2 separate checks each made payable to: Town of Medway

**MAJOR SITE PLAN
APPLICATION CHECKLIST**

- _____ Major Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- _____ Ten (10) full size copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations*
- _____ One (1) ledger size (11" x 17") copy of the Site Plan
- _____ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email.
- _____ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- _____ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include narrative on how the proposed project meets the requirements of the Medway Zoning Bylaw for parking (V. H) and exterior lighting (V. B. 6)
- _____ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*
- _____ Request for Waivers from the *Medway Site Plan Rules and Regulations* - Form Q.
- _____ Two (2) copies of the *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations*
- _____ Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.
- _____ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- _____ Proof of present or pending ownership of all land within the proposed development.
- _____ Major Site Plan Filing Fee – Payable to Town of Medway
- _____ Advance of Plan Review Fee – Payable to Town of Medway

COMMONWEALTH OF MASSACHUSETTS
TOWN OF MEDWAY
PLANNING AND ECONOMIC DEVELOPMENT BOARD

NORFOLK, ss.

IN RE: Application for Major Site Plan Approval
LOCUS: 72 Main Street, Medway, Massachusetts 02053

MEMORANDUM IN SUPPORT OF
APPLICATION FOR MAJOR SITE PLAN APPROVAL

LOCUS HISTORY

1. **Relevant District.** The Locus is wholly located within the Commercial I zoning district.
2. **Location.** The Locus consists of a parcel of land with an approximate area of $\pm 197,631$ square feet, located along the northerly side of Main Street (Route 109), Medway, Massachusetts. The parcel is bounded to the east by the Charles River Bank, to the north by undeveloped land and golf driving range, to the west by the commercial/retail development known as Gould's Plaza and to the north by Route 109 and several commercial/retail business located along the southerly side of Route 109.
3. **Current Use.** The parcel, being more particularly identified as 72 Main Street (Medway Assessor's Map 040, Lot 051), consisting of an area of ± 4.54 acres of undeveloped land is presently owned by MECOBA PROPERTIES, INC.
4. **Project Description.** The Petitioner has proposed the development of the Locus in two phases in order to establish a mixed use commercial shopping center, while reserving the right to subdivide the Locus into two (2) separate parcels. The first parcel consisting of an area $63,711 \pm$ square feet with 251.31 feet of frontage along Route 109 (hereinafter referred to as "Parcel A"), and the second parcel consisting of an area of $133,920 \pm$ square feet with 231.15 feet of frontage along Route 109 (hereinafter referred to as "Parcel B"). The proposed shopping center shall consist of three (3) detached commercial/retail structures with associated paved access drive and bituminous paved parking area to facilitate the parking of 68 motor vehicles, (hereinafter

collectively referred to as the "Project") as shown on the plan entitled, "SITE DEVELOPMENT PLANS", prepared for Thurken III, LLC, Location of Site: 72 Main Street, Medway, Norfolk County, Massachusetts, prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772, dated January 9, 2015, as may be amended, (the "Plan") a copy of which has been filed along herewith.

a. **Parcel A:** The Project anticipates the development of the Parcel A as soon as is reasonably practical following acquisition of the necessary permits and approvals and expiration of appeal periods associated therewith. The first building to be located along the western boundary of Parcel A shall consist of 6,165 square feet of gross floor space and shall be occupied and used for an automotive tire store, including automotive repair and service. The second building to be located along the eastern boundary of Parcel A shall consist of 6,780 square feet of gross floor area and shall be occupied and used for the retail sale of automotive parts and related products. The goods and services are to be made available to the general public. The anticipated aggregate number of employees to be generated from the anticipated development of the project would be thirty (30) construction related jobs in the short term and fifty (50) full time retail jobs upon completion. The anticipated hours of operation for the completed project would be Monday through Saturday, 7 a.m. to 7 p.m. The approximate time necessary for construction of the project would be nine (9) to twelve (12) months. The approximate cost of the improvements associated with the improvements to Parcel A would be Two Million Seven Hundred Fifty Thousand and XX/100 (\$2,750,000.00) Dollars.

b. **Parcel B:** The development of Parcel B shall commence following the completion of Parcel A. The building to be located shall consist of 3,410 square feet of gross floor space and shall be occupied and used for an undetermined retail use that will be allowed as of right within the applicable zoning district. It is anticipated that the retail goods and services are to be made available to the general public. The anticipated aggregate number of employees to be generated from development would be twenty (20) construction related jobs in the short term and an undetermined number of permanent retail jobs upon completion. The anticipated hours of operation for the completed project would be Monday through Saturday, 7 a.m. to 7 p.m. The approximate time necessary for construction of the project would be nine (9) to twelve (12) months following the commencement of construction. The approximate cost of the improvements associated with the improvements to Parcel B would be One Million and XX/100 (\$1,000,000.00) Dollars.

5. **Development Impact Statement**

- a. **Traffic Impact:** According to the conclusions of the Supplemental Traffic Assessment for the Tri-Valley Commons, Medway, Massachusetts prepared for Thurken III LLC by Ron Muller & Associates Traffic Engineering and Consulting Services dated December 31, 2014,
- i. The project development will generate an average of approximately one additional vehicle on Route 109 every one to three minutes during the hours of peak traffic.
 - ii. Based upon existing speeds on Route 109, ample sight distance exists at the Route 109 driveway location to allow safe operation.
 - iii. With the Route 109 improvement project planned by the Town of Medway and MassDOT Highway Division, the traffic to be generated by the Project development is expected to have little impact on the operation of the signalized intersections located in the immediate vicinity.
 - iv. It is recommended that the Route 109 design include the extension of the two way left turn lane between the Medway Shopping Center driveway and near the Holliston Street intersection.
- b. **Environmental Impact:** The Project will not be detrimental or otherwise negatively impact the natural environment. The project site is located in a critical commercial area within the Town of Medway. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The project development would not result in abutting properties being deprived of light or fresh air circulation. The Petitioner has incorporated Best Management Practices (BMP's) into the project development to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the project development has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate, at a minimum, the 1-inch water quality volume after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. A complete Drainage Report prepared by Bohler Engineering has been submitted with the Medway Planning and Economic Development Board for review and compliance with the Major Site Plan Approval process. According to the

Drainage Report, the project development would result in an increase in the present amount of impervious coverage on project site. The resulting increase in runoff would be mitigated by the construction of underground infiltration basins. The basins would serve to attenuate post-development peak runoff rates to less than the pre-development condition while also providing additional treatment and groundwater recharge by way of filtering stormwater through the underlying native soil material. The infiltration systems have been designed such that the 1-inch water quality volume will be infiltrated on-site after appropriate water quality pre-treatment. The 1-inch water quality volume generally represents the runoff that contains the vast majority of potential stormwater pollutants generated during storm events. Additional upstream water quality BMPs are incorporated into the design to further enhance the system's treatment effectiveness. Those measures include deep sump/hooded catch basins, proprietary hydrodynamic separators, and isolator rows included with the sub-surface infiltration system. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Medway. As there exists wetland resource areas within the eastern portion of the Parcel B, the required orders and approvals shall be sought from the Medway Conservation Commission.

- c. **Community Impact:** The Project will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances. The project site is located in a critical commercial area within the Town of Medway. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The project development would not result in abutting properties being deprived of light or fresh air circulation. The proposed buildings have been located on the site meeting all minimum site distances and set back requirements, and do not exceed any maximum height restrictions all as set forth in the Zoning Bylaw of the town of Medway. Further, that abutting properties will not be exposed to flooding or subjected to excessive noise, odor, light, vibrations or airborne particulates. All exterior lighting being proposed for the project development has been designed so as to comply with all applicable regulations as to the projection of light off of the premises. As the planned use of the project development is for general commercial and retail use and any

vehicle service and repair activity is anticipated to take place within the building, there are no anticipated excessive noise, odors, airborne particulates that would be ancillary to such expected uses. As all mechanical equipment servicing the buildings are to be located within each building, or located with proper shielding and insulating materials so as to minimize, or in some cases, eliminate any visual appearance or associated sound from the use of such equipment.

- d. Parking Impact:** The Project shall establish sixty-eight (68) off street parking spaces to accommodate the anticipated mixed commercial/retail uses, which would exceed the minimum required number by twenty-two (22) parking spaces as required by the Medway Zoning Bylaw. The required fifteen (15) foot landscape buffer shall be maintained around all parking areas.

6. Zoning Tabulation CBD District: Required/Existing/Proposed.

OVERALL LOT INFORMATION	Required	Existing	Proposed
Required Lot Area (sq.ft.)	20,000 s.f.	+197,631 s.f.	+197,631 s.f.
Required Lot Frontage (feet)	100 ft	482.47 ft	482.47 ft
Max. Lot Coverage by Structures	30%	>1.0%	8.30%
Max Building Height	40 ft	n/a	<40'
Lot Width	100 ft	431.85 ft	431.85 ft
Front Yard Setback	50 ft	n/a	+63.00 ft
Side Yard Setback	25 ft	n/a	+28.10 ft
Rear Yard Setback	25 ft	n/a	+234.30 ft

PRESENT PETITIONER/OWNER/REQUESTED ACTION

7. Petitioner/Owner. The present Petitioner is THURKEN III, LLC, a limited liability company with a usual place of business at P.O. Box 857, Newcastle, New Hampshire 03854; the present owner of 72 Main Street, Medway, Norfolk County, Massachusetts is MECOBA PROPERTIES, INC with a principal mailing address at 70 Main Street, Medway, MA 02053.

8. Requested Action. The present petition before the Board requests Major Site Plan Approval

to allow the development of a Shopping Center as shown on the Plan, as may be amended, pursuant to Section V.C. of Zoning Bylaw of the Town of Medway.

MAJOR SITE PLAN REVIEW AND APPROVAL

9. Major Site Plan Approval Requirements under Section V. C. 1. e. Section V. C. 1. e of the Zoning Bylaw, states in part:

e) Provide for a comprehensive review process addressing the following issues to determine whether a proposed development complies with the Zoning By-Law and the site development standards as specified in the Site Plan Rules and Regulations:

- 1) *The buildings, uses and site amenities are properly located on the development site in relation to the terrain and scale of other buildings in the vicinity and adjacent neighborhoods;*
- 2) *The construction and renovation of buildings and installation of site amenities are thoughtfully designed to reflect or be compatible with Medway's New England architectural style as further detailed in the Design Guidelines;*
- 3) *Adjacent and neighboring properties are protected from nuisance and harmful effects caused by noise, fumes, and the glare of headlights and other light sources generated by uses on the development site;*
- 4) *Significant natural features on a developments site (i.e. hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, wildlife habitats, and other areas of aesthetic and ecological interest) are preserved with as minimal site disturbance as possible.*
- 5) *Off-street loading facilities and methods for unloading vehicles, goods, products materials and equipment incidental to the normal operation of the establishment(s) on the development site are conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view;*
- 6) *Facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operations of the establishment(s) on the development site are provided and adequately screened from public view;*
- 7) *Pedestrian ways, access driveways, loading and parking facilities are properly designed for the convenience and safety of customers, employees and the general public;*
- 8) *Convenient and safe access for fire-fighting and emergency rescue vehicles is provided to and within the development site in relation to adjacent streets;*
- 9) *Satisfactory methods for drainage of surface water to and from the development site are provided;*

10) *Public ways and private drives are properly designed and constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development site;*

11) *The effects and impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking, drainage, environmental quality, water resources, signage, lighting, and community economics, character, values, amenities and appearance are identified and evaluated;*

12) *Site design modifications to lessen the negative and harmful impacts are proposed and evaluated; and*

13) *Reasonable conditions, limits, safeguards and mitigation measures are established.*

CONDITIONS FOR APPROVAL UNDER SECTION V. C. 1. e.

10. Satisfaction of Condition for Approval under Section V. C. 1. e. (1):

The buildings, uses and site amenities are properly located on the development site in relation to the terrain and scale of other buildings in the vicinity and adjacent neighborhoods.

The Petitioner submits that the Project will satisfy this condition, as the proposed development would be consistent with the commercial land that is predominant in this area. The planned two phased development of the project site would create three (3) individual detached buildings each structure with varied size, shape and situation within the development. All of the proposed buildings have been located on the site meeting all minimum site distances and set back requirements, and do not exceed any maximum height restrictions all as set forth in the Zoning Bylaw of the town of Medway. The project site has proposed a single common access drive to Main Street/Route 109, along with internal travel aisles and parking areas which will promote the appearance of a traditional New England town center. The location of the commercial and retail uses at this site will provide such products and services to residents in the eastern part of the community and those individuals patronizing the existing commercial uses in this area thus alleviating possible vehicular traffic into the town's alternate commercial areas. The introduction of an additional commercial and retail uses into the community will provide the residents with consumer options and convenience while promoting competition in the marketplace which generally results in benefits to the consumer in the form of decreased prices and increased

services.

11. Satisfaction of Condition for Approval under Section V. C. 1. e. (2)

The construction and renovation of buildings and installation of site amenities are thoughtfully designed to reflect or be compatible with Medway's New England architectural style as further detailed in the Design Guidelines.

The site design is that of a mixed use commercial shopping center, providing various retail services to encourage pedestrian travel within the Project in patronizing the various retailers within. (Part II.A.1 of the Design Guidelines). On Parcel A, the proposed buildings have been oriented so as to face each other separated by a parking and pedestrian travel area. The lone building on Parcel B is spatially located with the shared entrance so as to give the appearance of a typical New England commercial center. It is anticipated in the future that the remaining open space area within Parcel B is to be developed with similarly situated building/s in the rear of the property, while utilizing the extension of the single driveway (Part II.A.5.d. of the Design Guidelines) that would further enhance the depth and variety of this commercial center. The buildings have been designed with varying rooflines and architectural styles reminiscent of New England architecture. (Part II.A.5.b. of the Design Guidelines). To further enhance this appearance decorative cornices, trim moldings, accent windows, architectural shingles and a decorative cupola have been added to the varied building designs. (Part II.A.5.d. of the Design Guidelines). In the interest of balancing the utilitarian use of the proposed 'Good Year' building with the Design Guidelines, the largest building has been designed with varied slope, height and intersecting rooflines, as well as varied color and façade materials so as to lessen the volume while mimicking the appearance that the structure had been put together over time. (Part II.A.5.b. of the Design Guidelines)

12. Satisfaction of Condition for Approval under Section V. C. 1. e. (3)

Adjacent and neighboring properties are protected from nuisance and harmful effects caused by noise, fumes, and the glare of headlights and other light sources generated by uses on the development site.

The Petitioner submits that the Project will satisfy this condition, as the proposed development would be consistent with the commercial land that is predominant in this area. As the planned use of the project development is for primarily general commercial and retail use along with tire repair and limited vehicle repair, there are no anticipated odors or airborne particulates that would be ancillary to such expected uses. Additionally, the proposed retail/commercial activity is anticipated to occur within the buildings, and as such,

adjacent and abutting properties will not be exposed or subjected to excessive noise, odor, light, vibrations or airborne particulates. All exterior lighting being proposed for the project development has been designed so as to comply with all regulations restricting the projection of light off of the premises. As all mechanical equipment servicing the buildings are to be located in the interior of each building, with the use of proper shielding and insulating materials so as to minimize, or in some cases, eliminate any visual appearance or associated sound from the use of such equipment.

13. **Satisfaction of Condition for Approval under Section V. C. 1. e. (4).**

Significant natural features on a developments site (i.e. hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, wildlife habitats, and other areas of aesthetic and ecological interest) are preserved with as minimal site disturbance as possible.

The property is an undeveloped wooded parcel with no identifiable significant natural features. The natural topography of the site, ranges from 272 feet along the northwestern boundary with a rapidly descending grade down to an elevation of 236 feet culminating within the wetland resource area located in the northeastern boundary of the property.

14. **Satisfaction of Condition for Approval under Section V. C. 1. e. (5)**

Off-street loading facilities and methods for unloading vehicles, goods, products materials and equipment incidental to the normal operation of the establishment(s) on the development site are conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view.

The Petitioner submits that Project satisfies this condition as the layout of the proposed driveways have been designed to accommodate vehicle access, including patrons, delivery, emergency and service vehicles. The full access/egress drive entering the project development would be a minimum of 26 feet in width and the internal travel aisle widths would be a minimum of 24 feet providing access to all sides of the proposed buildings, excepting the westerly most building which the proposed paved area will allow for access to three sides of the building. The proposed design of the project development provides for sufficient paved areas for loading, refuse storage and snow storage. The project development has provided the number of

parking spaces which would exceed the minimum by forty-seven (47%) percent as required by the Medway Zoning Bylaw.

15. Satisfaction of Condition for Approval under Section V. C. 1. e. (6)

Facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operations of the establishment(s) on the development site are provided and adequately screened from public view.

The Petitioner submits that the Project has provided sufficient paved areas, which are adjacent, convenient and shielded from public view for the handling, storage, recycling and disposal of the solid wastes anticipated to be generated by the proposed uses as the project development. The full access/egress drive entering the project development and the internal travel aisle will provide sufficient access for service vehicles to access and exit the site in the course of waste removal. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates.

16. Satisfaction of Condition for Approval under Section V. C. 1. e. (7)

Pedestrian ways, access driveways, loading and parking facilities are properly designed for the convenience and safety of customers, employees and the general public.

The Petitioner submits that the Project will satisfy this condition, as the proposed development would be consistent with the commercial land that is predominant in this area. The planned two phased development of the project site would create three (3) individual detached buildings each structure with varied size, shape and situation within the development. All of the buildings within the proposed development would share a single common access drive to Main Street, along with internal travel aisles and parking areas which have been designed to provide safe and efficient pedestrian and vehicle access to, and within the developed site.

17. Satisfaction of Condition for Approval under Section V. C. 1. e. (8)

Convenient and safe access for fire-fighting and emergency rescue vehicles is provided to and within the development site in relation to adjacent streets.

The Petitioner submits that the Project will satisfy this condition, as the layout of the proposed driveways have been designed to accommodate vehicle access, including emergency and rescue vehicles with close proximity to each building. The full access/egress drive entering the project development would be a

minimum of 26 feet in width and the internal travel aisle widths would be a minimum of 24 feet providing access to all sides of the proposed buildings, excepting the westerly most building which the proposed paved area will allow for access to three sides of the building. In fact the fourth side (westerly) of the westerly most building could be accessed by the existing paved area of the adjacent Gould Plaza. It is anticipated that the buildings will be constructed with type non-combustible materials, and will be fully protected by an automatic sprinkler system and fire alarm. The buildings are to be served by municipal water.

18. **Satisfaction of Condition for Approval under Section V. C. 1. e. (9)**

Satisfactory methods for drainage of surface water to and from the development site are provided.

The Petitioner submits that Project satisfies this condition as the Petitioner has incorporated Best Management Practices (BMP's) into the project development to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the project development has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate, at a minimum, the 1-inch water quality volume after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. A complete Drainage Report prepared by Bohler Engineering has been submitted with the Medway Planning and Economic Development Board for review and compliance with the Major Site Plan Approval process. According to the Drainage Report, the project development would result in an increase in the present amount of impervious coverage on project site. The resulting increase in runoff would be mitigated by the construction of underground infiltration basins. The basins would serve to attenuate post-development peak runoff rates to less than the pre-development condition while also providing additional treatment and groundwater recharge by way of filtering stormwater through the underlying native soil material. The infiltration systems have been designed such that the 1-inch water quality volume will be infiltrated on-site after appropriate water quality pre-treatment. The 1-inch water quality volume generally represents the runoff that contains the vast majority of potential stormwater pollutants generated during storm events. Additional upstream water quality BMPs are incorporated into the design to further enhance the system's treatment effectiveness. Those measures include deep sump/hooded catch basins, proprietary hydrodynamic separators, and isolator rows included with the sub-surface infiltration system. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Medway.

19. **Satisfaction of Condition for Approval under Section V. C. 1. e. (10).**

Public ways and private drives are properly designed and constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development site.

The Petitioner submits that Project satisfies this condition as the layout of the proposed driveways have been designed to accommodate vehicle access, including patrons, delivery, emergency and service vehicles. The full access/egress drive entering the project development would be a minimum of 26 feet in width and the internal travel aisle widths would be a minimum of 24 feet providing access to all sides of the proposed buildings, excepting the westerly most building which the proposed paved area will allow for access to three sides of the building. According to the conclusions of the Supplemental Traffic Assessment for the Tri-Valley Commons, Medway, Massachusetts prepared for Thurken III LLC by Ron Muller & Associates Traffic Engineering and Consulting Services dated December 31, 2014,

- i. The project development will generate an average of approximately one additional vehicle on Route 109 every one to three minutes during the hours of peak traffic.
- ii. Based upon existing speeds on Route 109, ample sight distance exists at the Route 109 driveway location to allow safe operation.
- iii. With the Route 109 improvement project planned by the Town of Medway and MassDOT Highway Division, the traffic to be generated by the Project development is expected to have little impact on the operation of the signalized intersections located in the immediate vicinity.
- iv. It is recommended that the Route 109 design include the extension of the two way left turn lane between the Medway Shopping Center driveway and near the Holliston Street intersection.

20. **Satisfaction of Condition for Approval under Section V. C. 1. e. (11)**

The effects and impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking, drainage, environmental quality, water resources, signage, lighting, and community economics, character, values, amenities and appearance are identified and evaluated.

The effects and impacts of the proposed Project have been evaluated and incorporated within the design features of the Project plan, taking into consideration that the anticipated uses would be consistent with the commercial land and existing commercial and retail uses that are predominant in this area; also noting that the Project is anticipated to have vehicle and pedestrian access to a vital commercial corridor (Route 109) within the Town of Medway which is planned to undergo significant improvements not in connection with the Project.

21. **Satisfaction of Condition for Approval under Section V. C. 1. e. (12)**

Site design modifications to lessen the negative and harmful impacts are proposed and evaluated.

The present project development and design has been amended and revised from the most recent proposals previously filed by this Petitioner and a filing of a previous developer. The present project proposal significantly reduces the number, size and scale of the buildings to be constructed and in doing so results in a marked reduction in the impervious areas to be created and the vehicle impacts to the surrounding roadways.

22. **Satisfaction of Condition for Approval under Section V. C. 1. e. (13)**

Reasonable conditions, limits, safeguards and mitigation measures are established

The Petitioner has incorporated Best Management Practices (BMP's) into the project development to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The Petitioner would be open to the input of the Planning and Economic Development Board as to any additional reasonable conditions, limits, safeguards and mitigation measures that have not already been incorporating within the proposed site plan and design.

WHEREFORE, the Petitioner respectfully requests that the Board grant Major Site Plan Approval to allow the development of a Shopping Center as shown on the Plan, as may be amended, pursuant to Section V.C. of Zoning Bylaw of the Town of Medway.

Dated: January 26, 2015

Respectfully submitted,
THURKEN III, LLC
By its Attorneys,



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COMMONWEALTH OF MASSACHUSETTS
TOWN OF MEDWAY
PLANNING AND ECONOMIC DEVELOPMENT BOARD

NORFOLK, ss.

IN RE: Application for Major Site Plan Approval
LOCUS: 72 Main Street, Medway, Massachusetts 02053

MEMORANDUM IN SUPPORT OF
APPLICATION FOR MAJOR SITE PLAN APPROVAL

LOCUS HISTORY

1. **Relevant District.** The Locus is wholly located within the Commercial I zoning district.
2. **Location.** The Locus consists of a parcel of land with an approximate area of $\pm 197,631$ square feet, located along the northerly side of Main Street (Route 109), Medway, Massachusetts. The parcel is bounded to the east by the Charles River Bank, to the north by undeveloped land and golf driving range, to the west by the commercial/retail development known as Gould's Plaza and to the north by Route 109 and several commercial/retail business located along the southerly side of Route 109.
3. **Current Use.** The parcel, being more particularly identified as 72 Main Street (Medway Assessor's Map 040, Lot 051), consisting of an area of ± 4.54 acres of undeveloped land is presently owned by MECOBA PROPERTIES, INC.
4. **Project Description.** The Petitioner has proposed the development of the Locus in two phases in order to establish a mixed use commercial shopping center, while reserving the right to subdivide the Locus into two (2) separate parcels. The first parcel consisting of an area $63,711 \pm$ square feet with 251.31 feet of frontage along Route 109 (hereinafter referred to as "Parcel A"), and the second parcel consisting of an area of $133,920 \pm$ square feet with 231.15 feet of frontage along Route 109 (hereinafter referred to as "Parcel B"). The proposed shopping center shall consist of three (3) detached commercial/retail structures with associated paved access drive and bituminous paved parking area to facilitate the parking of 68 motor vehicles, (hereinafter

collectively referred to as the "Project") as shown on the plan entitled, "SITE DEVELOPMENT PLANS", prepared for Thurken III, LLC, Location of Site: 72 Main Street, Medway, Norfolk County, Massachusetts, prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772, dated January 9, 2015, as may be amended, (the "Plan") a copy of which has been filed along herewith.

a. **Parcel A:** The Project anticipates the development of the Parcel A as soon as is reasonably practical following acquisition of the necessary permits and approvals and expiration of appeal periods associated therewith. The first building to be located along the western boundary of Parcel A shall consist of 6,165 square feet of gross floor space and shall be occupied and used for an automotive tire store, including automotive repair and service. The second building to be located along the eastern boundary of Parcel A shall consist of 6,780 square feet of gross floor area and shall be occupied and used for the retail sale of automotive parts and related products. The goods and services are to be made available to the general public. The anticipated aggregate number of employees to be generated from the anticipated development of the project would be thirty (30) construction related jobs in the short term and fifty (50) full time retail jobs upon completion. The anticipated hours of operation for the completed project would be Monday through Saturday, 7 a.m. to 7 p.m. The approximate time necessary for construction of the project would be nine (9) to twelve (12) months. The approximate cost of the improvements associated with the improvements to Parcel A would be Two Million Seven Hundred Fifty Thousand and XX/100 (\$2,750,000.00) Dollars.

b. **Parcel B:** The development of Parcel B shall commence following the completion of Parcel A. The building to be located shall consist of 3,410 square feet of gross floor space and shall be occupied and used for an undetermined retail use that will be allowed as of right within the applicable zoning district. It is anticipated that the retail goods and services are to be made available to the general public. The anticipated aggregate number of employees to be generated from development would be twenty (20) construction related jobs in the short term and an undetermined number of permanent retail jobs upon completion. The anticipated hours of operation for the completed project would be Monday through Saturday, 7 a.m. to 7 p.m. The approximate time necessary for construction of the project would be nine (9) to twelve (12) months following the commencement of construction. The approximate cost of the improvements associated with the improvements to Parcel B would be One Million and XX/100 (\$1,000,000.00) Dollars.

5. **Development Impact Statement**

a. **Traffic Impact:** According to the conclusions of the Supplemental Traffic Assessment for the Tri-Valley Commons, Medway, Massachusetts prepared for Thurken III LLC by Ron Muller & Associates Traffic Engineering and Consulting Services dated December 31, 2014,

- i. The project development will generate an average of approximately one additional vehicle on Route 109 every one to three minutes during the hours of peak traffic.
- ii. Based upon existing speeds on Route 109, ample sight distance exists at the Route 109 driveway location to allow safe operation.
- iii. With the Route 109 improvement project planned by the Town of Medway and MassDOT Highway Division, the traffic to be generated by the Project development is expected to have little impact on the operation of the signalized intersections located in the immediate vicinity.
- iv. It is recommended that the Route 109 design include the extension of the two way left turn lane between the Medway Shopping Center driveway and near the Holliston Street intersection.

b. **Environmental Impact:** The Project will not be detrimental or otherwise negatively impact the natural environment. The project site is located in a critical commercial area within the Town of Medway. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The project development would not result in abutting properties being deprived of light or fresh air circulation. The Petitioner has incorporated Best Management Practices (BMP's) into the project development to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the project development has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate, at a minimum, the 1-inch water quality volume after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. A complete Drainage Report prepared by Bohler Engineering has been submitted with the Medway Planning and Economic Development Board for review and compliance with the Major Site Plan Approval process. According to the

Drainage Report, the project development would result in an increase in the present amount of impervious coverage on project site. The resulting increase in runoff would be mitigated by the construction of underground infiltration basins. The basins would serve to attenuate post-development peak runoff rates to less than the pre-development condition while also providing additional treatment and groundwater recharge by way of filtering stormwater through the underlying native soil material. The infiltration systems have been designed such that the 1-inch water quality volume will be infiltrated on-site after appropriate water quality pre-treatment. The 1-inch water quality volume generally represents the runoff that contains the vast majority of potential stormwater pollutants generated during storm events. Additional upstream water quality BMPs are incorporated into the design to further enhance the system's treatment effectiveness. Those measures include deep sump/hooded catch basins, proprietary hydrodynamic separators, and isolator rows included with the sub-surface infiltration system. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Medway. As there exists wetland resource areas within the eastern portion of the Parcel B, the required orders and approvals shall be sought from the Medway Conservation Commission.

- c. **Community Impact:** The Project will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances. The project site is located in a critical commercial area within the Town of Medway. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The project development would not result in abutting properties being deprived of light or fresh air circulation. The proposed buildings have been located on the site meeting all minimum site distances and set back requirements, and do not exceed any maximum height restrictions all as set forth in the Zoning Bylaw of the town of Medway. Further, that abutting properties will not be exposed to flooding or subjected to excessive noise, odor, light, vibrations or airborne particulates. All exterior lighting being proposed for the project development has been designed so as to comply with all applicable regulations as to the projection of light off of the premises. As the planned use of the project development is for general commercial and retail use and any

vehicle service and repair activity is anticipated to take place within the building, there are no anticipated excessive noise, odors, airborne particulates that would be ancillary to such expected uses. As all mechanical equipment servicing the buildings are to be located within each building, or located with proper shielding and insulating materials so as to minimize, or in some cases, eliminate any visual appearance or associated sound from the use of such equipment.

- d. **Parking Impact:** The Project shall establish sixty-eight (68) off street parking spaces to accommodate the anticipated mixed commercial/retail uses, which would exceed the minimum required number by twenty-two (22) parking spaces as required by the Medway Zoning Bylaw. The required fifteen (15) foot landscape buffer shall be maintained around all parking areas.

6. **Zoning Tabulation CBD District: Required/Existing/Proposed.**

OVERALL LOT INFORMATION	Required	Existing	Proposed
Required Lot Area (sq.ft.)	20,000 s.f.	+197,631 s.f.	+197,631 s.f.
Required Lot Frontage (feet)	100 ft	482.47 ft	482.47 ft
Max. Lot Coverage by Structures	30%	>1.0%	8.30%
Max Building Height	40 ft	n/a	<40'
Lot Width	100 ft	431.85 ft	431.85 ft
Front Yard Setback	50 ft	n/a	+63.00 ft
Side Yard Setback	25 ft	n/a	+28.10 ft
Rear Yard Setback	25 ft	n/a	+234.30 ft

PRESENT PETITIONER/OWNER/REQUESTED ACTION

7. **Petitioner/Owner.** The present Petitioner is THURKEN III, LLC, a limited liability company with a usual place of business at P.O. Box 857, Newcastle, New Hampshire 03854; the present owner of 72 Main Street, Medway, Norfolk County, Massachusetts is MECOBA PROPERTIES, INC with a principal mailing address at 70 Main Street, Medway, MA 02053.

8. **Requested Action.** The present petition before the Board requests Major Site Plan Approval

to allow the development of a Shopping Center as shown on the Plan, as may be amended, pursuant to Section V.C. of Zoning Bylaw of the Town of Medway.

MAJOR SITE PLAN REVIEW AND APPROVAL

9. Major Site Plan Approval Requirements under Section V. C. 1. e. Section V. C. 1. e of the Zoning Bylaw, states in part:

e) Provide for a comprehensive review process addressing the following issues to determine whether a proposed development complies with the Zoning By-Law and the site development standards as specified in the Site Plan Rules and Regulations:

- 1) *The buildings, uses and site amenities are properly located on the development site in relation to the terrain and scale of other buildings in the vicinity and adjacent neighborhoods;*
- 2) *The construction and renovation of buildings and installation of site amenities are thoughtfully designed to reflect or be compatible with Medway's New England architectural style as further detailed in the Design Guidelines;*
- 3) *Adjacent and neighboring properties are protected from nuisance and harmful effects caused by noise, fumes, and the glare of headlights and other light sources generated by uses on the development site;*
- 4) *Significant natural features on a developments site (i.e. hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, wildlife habitats, and other areas of aesthetic and ecological interest) are preserved with as minimal site disturbance as possible.*
- 5) *Off-street loading facilities and methods for unloading vehicles, goods, products materials and equipment incidental to the normal operation of the establishment(s) on the development site are conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view;*
- 6) *Facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operations of the establishment(s) on the development site are provided and adequately screened from public view;*
- 7) *Pedestrian ways, access driveways, loading and parking facilities are properly designed for the convenience and safety of customers, employees and the general public;*
- 8) *Convenient and safe access for fire-fighting and emergency rescue vehicles is provided to and within the development site in relation to adjacent streets;*
- 9) *Satisfactory methods for drainage of surface water to and from the development site are provided;*

10) *Public ways and private drives are properly designed and constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development site;*

11) *The effects and impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking, drainage, environmental quality, water resources, signage, lighting, and community economics, character, values, amenities and appearance are identified and evaluated;*

12) *Site design modifications to lessen the negative and harmful impacts are proposed and evaluated; and*

13) *Reasonable conditions, limits, safeguards and mitigation measures are established.*

CONDITIONS FOR APPROVAL UNDER SECTION V. C. 1. e.

10. Satisfaction of Condition for Approval under Section V. C. 1. e. (1):

The buildings, uses and site amenities are properly located on the development site in relation to the terrain and scale of other buildings in the vicinity and adjacent neighborhoods.

The Petitioner submits that the Project will satisfy this condition, as the proposed development would be consistent with the commercial land that is predominant in this area. The planned two phased development of the project site would create three (3) individual detached buildings each structure with varied size, shape and situation within the development. All of the proposed buildings have been located on the site meeting all minimum site distances and set back requirements, and do not exceed any maximum height restrictions all as set forth in the Zoning Bylaw of the town of Medway. The project site has proposed a single common access drive to Main Street/Route 109, along with internal travel aisles and parking areas which will promote the appearance of a traditional New England town center. The location of the commercial and retail uses at this site will provide such products and services to residents in the eastern part of the community and those individuals patronizing the existing commercial uses in this area thus alleviating possible vehicular traffic into the town's alternate commercial areas. The introduction of an additional commercial and retail uses into the community will provide the residents with consumer options and convenience while promoting competition in the marketplace which generally results in benefits to the consumer in the form of decreased prices and increased

services.

11. Satisfaction of Condition for Approval under Section V. C. 1. e. (2)

The construction and renovation of buildings and installation of site amenities are thoughtfully designed to reflect or be compatible with Medway's New England architectural style as further detailed in the Design Guidelines.

The site design is that of a mixed use commercial shopping center, providing various retail services to encourage pedestrian travel within the Project in patronizing the various retailers within. (Part II.A.1 of the Design Guidelines). On Parcel A, the proposed buildings have been oriented so as to face each other separated by a parking and pedestrian travel area. The lone building on Parcel B is spatially located with the shared entrance so as to give the appearance of a typical New England commercial center. It is anticipated in the future that the remaining open space area within Parcel B is to be developed with similarly situated building/s in the rear of the property, while utilizing the extension of the single driveway (Part II.A.5.d. of the Design Guidelines) that would further enhance the depth and variety of this commercial center. The buildings have been designed with varying rooflines and architectural styles reminiscent of New England architecture. (Part II.A.5.b. of the Design Guidelines). To further enhance this appearance decorative cornices, trim moldings, accent windows, architectural shingles and a decorative cupola have been added to the varied building designs. (Part II.A.5.d. of the Design Guidelines). In the interest of balancing the utilitarian use of the proposed 'Good Year' building with the Design Guidelines, the largest building has been designed with varied slope, height and intersecting rooflines, as well as varied color and façade materials so as to lessen the volume while mimicking the appearance that the structure had been put together over time. (Part II.A.5.b. of the Design Guidelines)

12. Satisfaction of Condition for Approval under Section V. C. 1. e. (3)

Adjacent and neighboring properties are protected from nuisance and harmful effects caused by noise, fumes, and the glare of headlights and other light sources generated by uses on the development site.

The Petitioner submits that the Project will satisfy this condition, as the proposed development would be consistent with the commercial land that is predominant in this area. As the planned use of the project development is for primarily general commercial and retail use along with tire repair and limited vehicle repair, there are no anticipated odors or airborne particulates that would be ancillary to such expected uses. Additionally, the proposed retail/commercial activity is anticipated to occur within the buildings, and as such,

adjacent and abutting properties will not be exposed or subjected to excessive noise, odor, light, vibrations or airborne particulates. All exterior lighting being proposed for the project development has been designed so as to comply with all regulations restricting the projection of light off of the premises. As all mechanical equipment servicing the buildings are to be located in the interior of each building, with the use of proper shielding and insulating materials so as to minimize, or in some cases, eliminate any visual appearance or associated sound from the use of such equipment.

13. **Satisfaction of Condition for Approval under Section V. C. 1. e. (4).**

Significant natural features on a developments site (i.e. hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, wildlife habitats, and other areas of aesthetic and ecological interest) are preserved with as minimal site disturbance as possible.

The property is an undeveloped wooded parcel with no identifiable significant natural features. The natural topography of the site, ranges from 272 feet along the northwestern boundary with a rapidly descending grade down to an elevation of 236 feet culminating within the wetland resource area located in the northeastern boundary of the property.

14. **Satisfaction of Condition for Approval under Section V. C. 1. e. (5)**

Off-street loading facilities and methods for unloading vehicles, goods, products materials and equipment incidental to the normal operation of the establishment(s) on the development site are conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view.

The Petitioner submits that Project satisfies this condition as the layout of the proposed driveways have been designed to accommodate vehicle access, including patrons, delivery, emergency and service vehicles. The full access/egress drive entering the project development would be a minimum of 26 feet in width and the internal travel aisle widths would be a minimum of 24 feet providing access to all sides of the proposed buildings, excepting the westerly most building which the proposed paved area will allow for access to three sides of the building. The proposed design of the project development provides for sufficient paved areas for loading, refuse storage and snow storage. The project development has provided the number of

parking spaces which would exceed the minimum by forty-seven (47%) percent as required by the Medway Zoning Bylaw.

15. **Satisfaction of Condition for Approval under Section V. C. 1. e. (6)**

Facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operations of the establishment(s) on the development site are provided and adequately screened from public view.

The Petitioner submits that the Project has provided sufficient paved areas, which are adjacent, convenient and shielded from public view for the handling, storage, recycling and disposal of the solid wastes anticipated to be generated by the proposed uses as the project development. The full access/egress drive entering the project development and the internal travel aisle will provide sufficient access for service vehicles to access and exit the site in the course of waste removal. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates.

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Satisfactory methods for drainage of surface water to and from the development site are provided.

The Petitioner submits that Project satisfies this condition as the Petitioner has incorporated Best Management Practices (BMP's) into the project development to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the project development has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate, at a minimum, the 1-inch water quality volume after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. A complete Drainage Report prepared by Bohler Engineering has been submitted with the Medway Planning and Economic Development Board for review and compliance with the Major Site Plan Approval process. According to the Drainage Report, the project development would result in an increase in the present amount of impervious coverage on project site. The resulting increase in runoff would be mitigated by the construction of underground infiltration basins. The basins would serve to attenuate post-development peak runoff rates to less than the pre-development condition while also providing additional treatment and groundwater recharge by way of filtering stormwater through the underlying native soil material. The infiltration systems have been designed such that the 1-inch water quality volume will be infiltrated on-site after appropriate water quality pre-treatment. The 1-inch water quality volume generally represents the runoff that contains the vast majority of potential stormwater pollutants generated during storm events. Additional upstream water quality BMPs are incorporated into the design to further enhance the system's treatment effectiveness. Those measures include deep sump/hooded catch basins, proprietary hydrodynamic separators, and isolator rows included with the sub-surface infiltration system. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Medway.

19. **Satisfaction of Condition for Approval under Section V. C. 1. e. (10).**

Public ways and private drives are properly designed and constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development site.

The Petitioner submits that Project satisfies this condition as the layout of the proposed driveways have been designed to accommodate vehicle access, including patrons, delivery, emergency and service vehicles. The full access/egress drive entering the project development would be a minimum of 26 feet in width and the internal travel aisle widths would be a minimum of 24 feet providing access to all sides of the proposed buildings, excepting the westerly most building which the proposed paved area will allow for access to three sides of the building. According to the conclusions of the Supplemental Traffic Assessment for the Tri-Valley Commons, Medway, Massachusetts prepared for Thurken III LLC by Ron Muller & Associates Traffic Engineering and Consulting Services dated December 31, 2014,

- i. The project development will generate an average of approximately one additional vehicle on Route 109 every one to three minutes during the hours of peak traffic.
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- iv. It is recommended that the Route 109 design include the extension of the two way left turn lane between the Medway Shopping Center driveway and near the Holliston Street intersection.

20. **Satisfaction of Condition for Approval under Section V. C. 1. e. (11)**

The effects and impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking, drainage, environmental quality, water resources, signage, lighting, and community economics, character, values, amenities and appearance are identified and evaluated.

The effects and impacts of the proposed Project have been evaluated and incorporated within the design features of the Project plan, taking into consideration that the anticipated uses would be consistent with the commercial land and existing commercial and retail uses that are predominant in this area; also noting that the Project is anticipated to have vehicle and pedestrian access to a vital commercial corridor (Route 109) within the Town of Medway which is planned to undergo significant improvements not in connection with the Project.

21. Satisfaction of Condition for Approval under Section V. C. 1. e. (12)

Site design modifications to lessen the negative and harmful impacts are proposed and evaluated.

The present project development and design has been amended and revised from the most recent proposals previously filed by this Petitioner and a filing of a previous developer. The present project proposal significantly reduces the number, size and scale of the buildings to be constructed and in doing so results in a marked reduction in the impervious areas to be created and the vehicle impacts to the surrounding roadways.

22. Satisfaction of Condition for Approval under Section V. C. 1. e. (13)

Reasonable conditions, limits, safeguards and mitigation measures are established

The Petitioner has incorporated Best Management Practices (BMP's) into the project development to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The Petitioner would be open to the input of the Planning and Economic Development Board as to any additional reasonable conditions, limits, safeguards and mitigation measures that have not already been incorporating within the proposed site plan and design.

WHEREFORE, the Petitioner respectfully requests that the Board grant Major Site Plan Approval to allow the development of a Shopping Center as shown on the Plan, as may be amended, pursuant to Section V.C. of Zoning Bylaw of the Town of Medway.

Dated: January 26, 2015

Respectfully submitted,
THURKEN III, LLC
By its Attorneys,



Richard R. Cornetta, Jr., Esquire
Cornetta, Ficco & Simmler, PC
Four West Street
Franklin, MA 02038
Tel: (508)528-5300
Fax: (508)528-5555

COMMONWEALTH OF MASSACHUSETTS
TOWN OF MEDWAY
PLANNING AND ECONOMIC DEVELOPMENT BOARD

NORFOLK, ss.

IN RE: Request for Special Permit for Allowance of a Shopping Center
LOCUS: 72 Main Street, Medway, Massachusetts 02053

MEMORANDUM IN SUPPORT OF REQUEST FOR SPECIAL PERMIT

LOCUS HISTORY

1. **Relevant District.** The Locus is wholly located within the Commercial I zoning district.
2. **Location.** The Locus consists of a parcel of land with an approximate area of $\pm 197,631$ square feet, located along the northerly side of Main Street (Route 109), Medway, Massachusetts. The parcel is bounded to the east by the Charles River Bank, to the north by undeveloped land and golf driving range, to the west by the commercial/retail development known as Gould's Plaza and to the north by Route 109 and several commercial/retail business located along the southerly side of Route 109.
3. **Current Use.** The parcel, being more particularly identified as 72 Main Street (Medway Assessor's Map 040, Lot 051), consisting of an area of ± 4.54 acres of undeveloped land is presently owned by MECOBA PROPERTIES, INC.
4. **Proposed Use/Construction.** The Petitioner has proposed the development of the Locus in two phases in order to establish a mixed use commercial shopping center, while reserving the right to subdivide the Locus into two (2) separate parcels. The first parcel consisting of an area $63,711 \pm$ square feet with 251.31 feet of frontage along Route 109 (hereinafter referred to as "Parcel A"), and the second parcel consisting of an area of $133,920 \pm$ square feet with 231.15 feet of frontage along Route 109 (hereinafter referred to as "Parcel B"). The proposed shopping center shall consist of three (3) detached commercial/retail structures with associated paved access drive and bituminous paved parking area to facilitate the parking of 68 motor vehicles, (hereinafter collectively referred to as the "Project") as shown on the plan entitled, "SITE DEVELOPMENT PLANS", prepared for Thurken III, LLC, Location of Site: 72 Main Street, Medway, Norfolk County, Massachusetts, prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772, dated January 9, 2015, as may

be amended, (the "Plan") a copy of which has been filed along herewith.

5. Zoning Tabulation CBD District: Required/Existing/Proposed.

OVERALL LOT INFORMATION	Required	Existing	Proposed
Required Lot Area (sq. ft.)	20,000 s.f.	+197,631 s.f.	+197,631 s.f.
Required Lot Frontage (feet)	100 ft	482.47 ft	482.47 ft
Max. Lot Coverage by Structures	30%	>1.0%	8.30%
Max Building Height	40 ft	n/a	<40'
Lot Width	100 ft	431.85 ft	431.85 ft
Front Yard Setback	50 ft	n/a	+63.00 ft
Side Yard Setback	25 ft	n/a	+28.10 ft
Rear Yard Setback	25 ft	n/a	+234.3 ft

PRESENT PETITIONER/OWNER/REQUESTED ACTION

6. Petitioner/Owner. The present Petitioner is THURKEN III, LLC, a limited liability company with a usual place of business at P.O. Box 857, Newcastle, New Hampshire 03854; the present owner of 72 Main Street, Medway, Norfolk County, Massachusetts is MECOBA PROPERTIES, INC with a principal mailing address at 70 Main Street, Medway, MA 02053.

7. Requested Action. The present petition before the Board requests approval of a special permit to allow the development of a Shopping Center as shown on the Plan, as may be amended, pursuant to Section V.G.1.j.6 of Zoning Bylaw of the Town of Medway.

SPECIAL PERMIT APPROVAL

8. Special Permit Approval Requirements under Section V.G.5.d. Section V.G.5.d of the Zoning Bylaw, states in part:

d) *Special Permit Review Criteria.*

1) *Special permits granted under this sub-section are not subject to the special permit criteria specified in SECTION III, Sub-Section J of this Bylaw.*

- 2) *Before granting a special permit for the specified special permit uses or for flexible site design of by-right uses in the Commercial I zoning district, the special permit granting authority shall find that in its judgment, all of the following criteria for granting the special permit are met:*
- a. *The proposed use represents the qualities of a traditional New England town center.*
 - b. *The proposed site design is environmentally sound and is readily accessible to and useable by pedestrians.*
 - c. *The proposed use reflects and advances the goals and objectives of the Medway Master Plan as updated.*
 - d. *Adequate pedestrian and (where applicable) vehicular linkages within the site and connecting to abutting properties are provided.*
 - e. *Streets, driveways, sidewalks, landscaped areas and public services are laid out in a safe manner.*
 - f. *Any detrimental impacts of the use on abutting properties and/or residential neighborhoods have been adequately mitigated.*
 - g. *The site design incorporates the site's existing topography and protects natural features to the maximum extent possible.*

CONDITIONS FOR APPROVAL UNDER SECTION V.G.5.d.2

9. **Satisfaction of Condition for Approval under Section V.G.5.d.2.a.**

(a) The proposed use represents the qualities of a traditional New England town center.

The Petitioner submits that the Project will satisfy this condition, as the proposed development would be consistent with the commercial land that is predominant in this area. The planned two phased development of the project site would create three (3) individual detached buildings each structure with varied size, shape and situation within the development. All of the buildings within the proposed development would share a single common access drive to Main Street, along with internal travel aisles and parking areas which will promote the appearance of a traditional New England town center. The mixed use commercial shopping center would offer a variety of products and services in the traditions of a town center; catering specifically to the residents in the eastern part of the community and those individuals patronizing the existing commercial uses in the surrounding commercial area thus alleviating possible vehicular traffic into the town's alternate commercial areas. The introduction of an additional commercial and retail uses into the community will provide the residents with consumer options and convenience while promoting competition in the marketplace which generally results in benefits to the consumer in the form of decreased prices and increased services.

10. **Satisfaction of Condition for Approval under Section V.G.5.d.2.b.**

(b) The proposed site design is environmentally sound and is readily accessible to and useable by pedestrians.

The planned two phased development of the project would create three (3) individual detached buildings each structure with varied size, shape and situation within the development. All of the proposed buildings have been located on the site meeting all minimum site distances and set back requirements, and do not exceed any maximum height restrictions all as set forth in the Zoning Bylaw of the town of Medway. The project site has proposed a single common access drive to Main Street/Route 109, along with connecting internal travel aisles and parking areas which will provide for safe and efficient motor vehicle and pedestrian movement throughout the developed site.

11. **Satisfaction of Condition for Approval under Section V.G.5.d.2.c.**

(c) The proposed use reflects and advances the goals and objectives of the Medway Master Plan as updated.

The Petitioner submits that the Project is consistent with the 1999 Master Plan for the town of Medway. The planned two phased development of individual detached buildings oriented to the street with shared common access drive and internal travel aisles, have been designed to promote the appearance of a traditional New England town center. The Project would be consistent with one of the principal goals of the 1999 Master Plan in the development (and redevelopment) of commercial properties along Route 109 in an effort to increase the commercial tax base for the Town of Medway.

12. **Satisfaction of Condition for Approval under Section V.G.5.d.2.d.**

(d) Adequate pedestrian and (where applicable) vehicular linkages within the site and connecting to abutting properties are provided.

The Locus is located along the commercial/business corridor of Main Street (Route 109) where there are numerous curb cuts along Main Street that provide access for the predominantly commercial land use in this area of the town. The Petitioner has proposed the establishment of a new a full access/egress drive located in the middle of the Locus between Parcel A and Parcel B which will serve as an access/egress drive for both pedestrians and motor vehicles. Additionally, the Petitioner has left open the possibility that this access drive

could be extended to the northern boundary of the project site which may provide future access and utility connection to any future development of the northern portion of the Locus or to neighboring property to the north.

13. **Satisfaction of Condition for Approval under Section V.G.5.d.2.e.**

(e) Streets, driveways, sidewalks, landscaped areas and public services are laid out in a safe manner.

The full access/egress drive entering the project development would be a minimum of 28 feet in width and the internal travel aisle widths would be a minimum of 24 feet providing access to all sides of the proposed buildings, excepting the westerly most building which the proposed paved area will allow for access to three side of the building. The layout of the proposed driveways have been designed to accommodate all emergency and service vehicles. As new utilities are planned, the Project would have access to the public water (12") service and sewer (8") service, natural gas and telephone. The proposed drainage serving the project development has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate in excess of the water quality volume after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge.

According to the conclusions of the Supplemental Traffic Assessment for the Tri-Valley Commons, Medway, Massachusetts prepared for Thurken III LLC by Ron Muller & Associates Traffic Engineering and Consulting Services dated December 31, 2014,

- i. The project development will generate an average of approximately one additional vehicle on Route 109 every one to three minutes during the hours of peak traffic.
- ii. Based upon existing speeds on Route 109, ample sight distance exists at the Route 109 driveway location to allow safe operation.
- iii. With the Route 109 improvement project planned by the Town of Medway and MassDOT Highway Division, the traffic to be generated by the Project development is expected to have little impact on the operation of the signalized intersections located in the immediate vicinity.
- iv. It is recommended that the Route 109 design include the extension of the two way left turn lane between the Medway Shopping Center driveway and near the Holliston Street intersection. The planned clearing of vegetation and re-grading as planned by the Petitioner, the site distance at the proposed site driveway either meet or exceed the minimum and desirable requirements for safe operation of the proposed site driveway and the intersections adjacent to the Site.

14. **Satisfaction of Condition for Approval under Section V.G.5.d.2.f.**

(f) Any detrimental impacts of the use on abutting properties and/or residential neighborhoods have been adequately mitigated.

The Project will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances. The Locus is located in a critical commercial area within the Town of Medway. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The Project would not result in abutting properties being deprived of light or fresh air circulation. The proposed buildings have been located on the site meeting all minimum site distances and set back requirements, and do not exceed any maximum height restrictions all as set forth in the Zoning Bylaw of the town of Medway. Further, that abutting properties will not be exposed to flooding or subjected to excessive noise, odor, light, vibrations or airborne particulates. All exterior lighting being proposed for the project development has been designed so as to comply with all regulations restricting the projection of light off of the premises. As the planned use of the project development is for general commercial and retail use and any vehicle service and repair activity is anticipated to take place within the building, there are no anticipated odors or airborne particulates that would be ancillary to such expected uses. As all mechanical equipment servicing the buildings are to be located on the roof of each building, with the use of proper shielding and insulating materials so as to minimize, or in some cases, eliminate any visual appearance or associated sound from the use of such equipment.

15. **Satisfaction of Condition for Approval under Section V.G.5.d.2.g.**

(g) The site design incorporates the site's existing topography and protects natural features to the maximum extent possible.

The Project will not be detrimental or otherwise negatively impact the natural environment. The Locus is presently undeveloped and has become somewhat overgrown with deciduous trees and shrubs. The project would be located in a critical commercial area within the Town of Medway. The buildings are to be served by municipal sewer to minimize the degradation of the groundwater by nitrates and phosphates. The project development would not result in abutting properties being deprived of light or fresh air circulation. The Petitioner has incorporated Best Management Practices (BMP's) into the project development to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the project development has been designed to attenuate peak flows for up to the 100-year

storm event and infiltrate, at a minimum, the 1-inch water quality volume after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. A complete Drainage Report prepared by Bohler Engineering has been submitted with the Medway Planning and Economic Development Board for review and compliance with the Major Site Plan Approval process. As there exists wetland resource areas within the eastern portion of the Parcel B, the required orders and approvals shall be sought from the Medway Conservation Commission.

WHEREFORE, the Petitioner respectfully requests that the Board grant a SPECIAL PERMIT, pursuant to Section V.G.1.j.6 of Zoning Bylaw of the Town of Medway, to allow the development of a Shopping Center as shown on the Plan, as may be amended.

Dated: January 26, 2015

Respectfully submitted,
THURKEN III, LLC
By its Attorneys,



Richard R. Cornetta, Jr., Esquire
Cornetta, Ficco & Simmler, PC
Four West Street
Franklin, MA 02038
Tel: (508)528-5300
Fax: (508)528-5555



TETRA TECH

March 31, 2015

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 three (3) new buildings of an area of 16,355 sf on a 4.6 ac site split between two parcels, Parcel A and Parcel B. The project also proposes to construct a new curb cut on Route 109 which is being analyzed as part of a separate traffic review by others. New utility services will be constructed to accommodate the improvements. The stormwater design will consist of catch-basins, manholes and water quality units that outlet to at-grade/underground detention basins and then to adjacent wetland prior to flowing off-site.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Site Development Plans for Proposed Tri Valley Commons, 72 Main Street, Town of Medway, Norfolk County, Massachusetts", dated January 9, 2015, prepared by Bohler Engineering (BE).
- A stormwater management report (Stormwater Report) entitled "Stormwater Drainage Report for Thurloe Kensington Development, LLC, 70 Main Street, Map 40, Lot 51" dated January 5, 2015, prepared by BE.
- A description (Projection Description) entitled "Memorandum in Support of Application for Major Site Plan Approval" prepared by Cornetta, Ficco & Simmler, PC (CFS)
- A form (Application Forms) set entitled "Application for Major Site Plan Approval", dated January 26, 2015, prepared by Landry Architects (LA).
- A form set entitled "Medway Planning and Economic Development Board, Request for Waiver from Site Plan Rules and Regulations", dated February 17, 2015, prepared by BE.

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) and good engineering practice. The following is a list of comments generated during the review of the design documents.

One Grant Street
Framingham, MA 01702
Tel 508.903.2000 Fax 508.903.2001



Reference to the applicable regulation requirement is given in parentheses following the comments.

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

- 1) The site plans are not stamped as required. (Ch. 200 §204-4.A)
- 2) The plans are not drawn to a scale of one (1) inch equals forty (40) feet. However, it appears the scale of the plans as submitted is sufficient to adequately represent the project. (Ch. 200 §204-4.B)
- 3) The Applicant has not verified 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)
- 4) The applicant has not provided a Planning Board signature block on the Existing Conditions Plan. (Ch. 200 §204-4.F)
- 5) The applicant requested a waiver to providing an Existing Landscape Inventory. In order for the waiver request to be assessed properly it must be known what features are present within the site and whether the proposed design is negatively impacting site features. (Ch. 200 §2045.C.3)
- 6) The applicant has not included locations of proposed snow storage areas on the plans. (Ch. 200 §204-5.D.3)
- 7) The applicant has not provided an invert for the outlet of the sewer system located at a sewer manhole in Route 109. Without the invert, the extent of the work in the roadway is not known. (Ch. 200 §204-5.D.6)
- 8) The applicant has not provided details on the façade of the retail building located in Parcel B. (Ch. 200 §204-5.D.8)
- 9) The applicant has not provided renderings of the site which would include common views of the site from a public way and other views helpful in illustrating the totality of the proposed site improvements. (Ch. 200 §204-5.D.9)
- 10) The applicant has not provided a Building Layout/Floor Plan. (Ch. 200 §204-5.D.10)
- 11) The applicant has not provided Entry/Exit locations for structures. (Ch. 200 §204-5.D.11)
- 12) The applicant has not provided horizontal sight distances in both directions to the public way at the entrance of the site from Route 109. (Ch. 200 §204-5.D.14)



- 13) The fire alarm and fire lanes are not called out on the plans. (Ch. 200 §204-5.D.16)
- 14) The applicant has requested a waiver to the maximum 2% slope requirement at the entrance to the site. The applicant is requesting a 6% slope for the first 25 ft. of the driveway. TT does not recommend the PEDB grant this waiver. A 6% grade at the entrance to the site may lead to issues entering from and exiting to Route 109 particularly during snow conditions. It appears that other solutions may be available to address the grading of the entrance driveway. (Ch. 200 §205-3.C.1)
- 15) The applicant has not provided a change in material at all crosswalk locations located on-site. Sidewalk pavers such as cobblestones, bricks, or textured concrete shall be incorporated into all crosswalks. (Ch. 200 §205-3.D.1)
- 16) Designated employee parking should be shown on the plans. (Ch. 200 §205-6.C)
- 17) The applicant has requested a waiver to the 10' X 20' parking stall dimension requirement. The applicant is requesting the dimensions be decreased to 9' X 18'. TT recommends that the parking spaces bordering landscaped islands be 9' X 18' except for the end stalls which should be 10' X 18'. It is recommended that parking spaces bordering sidewalks be 9' X 20' in order to prevent bumper overhang with end stalls having a dimension of 10' X 20'. (Ch. 200 §205-6.G.3.a)
- 18) The applicant has not provided wheel stops in all parking spaces bordering sidewalks. (Ch. 200 §205-6.G.3.b)
- 19) Foot-candle readings along the frontage of Route 109 and along the western property line are greater than the recommended 0.01 fc limit. TT has no objection to this given the location of the project along Route 109. (Ch. 200 §205-8.C)
- 20) The Applicant requested a waiver for Tree Replacement. In order for the waiver request to be assessed properly it must be known how many trees equal to/larger than those specified in the regulation are included within the proposed development area. These trees should be located and placed on the existing conditions plan as well as flagged in the field. (Ch. 200 §205-9.F)
- 21) 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. (Ch. 200 §205-11)



TETRA TECH

- a. The applicant has not provided details for sewer manhole, connection to existing sewer manhole and drop manhole (if required for connection to manhole in Route 109).
- b. Hydrant Detail to meet or exceed Town of Medway Hydrant Detail. Applicant to coordinate with Town of Medway Water/Fire Department (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 as it relates to site drainage facilities:

- 22) There is no mention of an Isolator Row in the design of the underground infiltration basin. The Isolator Row is essential in order to catch any sediment which may bypass the water quality units upstream of the system and prevent that sediment from reaching other parts of the system. Storm water flowing into the system should do so at the Isolator Row through weir manholes located at either end of the row (two manholes required in this design since two areas connecting at either side of the system).
- 23) It is stated in the Operation and Maintenance Plan (O & M Plan) that the Underground Infiltration Basin is to be cleaned once sediment reaches a depth of six (6) inches. Stormtech's maintenance procedures recommend cleaning the isolator row once sediment reaches a depth of three (3) inches. Surface drainage during construction should not be permitted to enter this system prior to the site being stabilized in order to decrease the potential for sediment entering the structure.
- 24) Stormceptor water quality units should be added to the O & M Plan.
- 25) A 4" perforated pipe is shown on the "Stone Forebay Dam" detail but not on the proposed grading and drainage plan or the drainage report. The intention of the pipe is unclear.
- 26) It is unclear why FES-5 exists since it appears a piped connection from CB-6 could be made to drainage infrastructure to the east of the proposed building on Parcel B.

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

- 27) 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)
- 28) Water/sewer work within the right-of-way should be in conformance with the Town of Medway Water/Sewer Regulations. A note should be added to the plans for the



contractor to coordinate with Medway Department of Public Services representatives prior to start of work. Trenching under existing asphalt in the right-of-way will require controlled density fill as backfill material.

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

- 29) Wetland flags and numbers are recommended to be provided on the plans.
- 30) Details of the proposed retaining walls have not been provided.
- 31) Detail of the guiderail has not been provided.

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

PGC ASSOCIATES, INC.

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

April 7, 2015

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 owner is Mecoba Properties, Inc. of Medway.

The proposal is to construct a retail shopping center with 3 buildings totaling 16,355 square feet, plus associated parking, drainage, landscaping, etc. The plan was prepared by a team including Landry Architects of Salem, NH (architecture), and Bohler Engineering (civil engineering) of Southborough. The plan is dated January 9, 2015.

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, which have been applied for. The proposed development complies with the dimensional requirements of the Zoning Bylaw.
2. The plan proposes 68 parking spaces, including 3 van-accessible handicapped spaces. The plan includes a table illustrating how the number of spaces was calculated. The calculation indicates that 46 spaces are required and 68 are being provided. However, the calculation used by the engineer was 1 space per bay for a vehicle repair facility when the requirement is 2 per bay. Therefore, 53 (46 + 7 for 7 bays) spaces are required. It should also be noted that the engineer's calculations appeared to be based on gross area rather than net usable area. Since floor plans with spaces labeled were not provided, it is not possible to calculate the required spaces but the figure would be less than the figure based on gross area so the number of spaces is more than required.
3. Sub-section V.H.10 requires 1 bicycle space per 20 required parking spaces. If 53 spaces are required, then a rack or racks for 3 bicycle spaces needs to be provided.

4. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. There is light trespass from the site that reaches a maximum of 0.1 foot-candles onto the lot to the west, and 5.0 on the Main Street right-of-way at the proposed entrance to the shopping center. The spillage on to Main Street occurs primarily at the entrance, it also occurs along the frontage and reaches 1.1 foot-candles. Therefore, the lighting plan it does not meet the bylaw requirement that there be no light trespass on any street or abutting property. A special permit from ZBA would be needed to exceed the lighting limits specified in the bylaw.
5. Section V. C. 1. (e)(6) requires adequate screening for refuse disposal facilities. Three dumpsters are shown with "enclosures" but details of the enclosures are not provided.
6. Section V. C. 5. (e) requires sidewalks along the entire frontage of the property. The Route 109 project will provide sidewalks along the frontage. However, it also says that when sidewalk construction is not feasible or practical, then "the Board shall require that the applicant support sidewalk construction elsewhere in the community." This could be done by construction of an equivalent length elsewhere or making a payment to the sidewalk fund.
7. Section V. G. 5. (c) requires that 15% of the site be landscaped. The site appears to meet this requirement, but no calculation documents that it does.
8. Section V. G. 6. (b) requires pedestrian connections to abutting commercial properties that are well defined and of a design and quality that will encourage significant use. No pedestrian connections to abutting commercial properties are provided.
9. Similarly, V. G. 6. (d) requires vehicular connections to abutting sites "where practical as determined by the Planning and Economic Development Board." If not currently possible (and the grade difference makes it difficult) it says that easements and a design for future connections may be required.
10. Section V. H. 1. (d), which is the purpose section of the parking regulations, states that increased pedestrian connectivity "within the site" is among the purposes. There is pedestrian access from Main Street and between the vehicle repair and auto parts store, but not to the third retail building.
11. Section V. H. 9. (i) states that "to the maximum extent feasible parking for retail/office/commercial uses shall be located behind or beside buildings." Parking between the building and the street is permitted only if no reasonable alternative is available.
12. A location for a development sign for the project is shown on the plan. The plan indicates that the specifications for the sign will meet the requirement. However, no details on the design of the sign have been provided.

Site Plan Rules and Regulations

13. Section 204.3 A. (7) requires a Development Impact Report. A report was provided

14. 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.
15. 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 (may be in stormwater management report), and natural drainage courses.
16. 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 the location of a temporary detention basin(s) to the plan (a detail for one is on a Construction Details sheet). It also may be desirable to designate stockpile and staging areas on the plan.
17. 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, but building layout/floor plans have not.
18. 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.
19. 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.
20. Section 205-3 A encourages minimizing curb cuts. The proposed project does this by proposing a single access. However, it is not clear from the plans whether the access is aligned with a curb cut from across the street as encouraged in the regulations.
21. 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 sidewalks or crosswalks are provided between the auto parts store and third retail building, or to abutting properties.
22. 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.

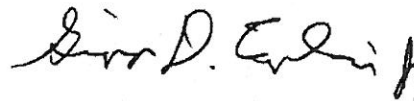
23. Section 205-6 B requires pedestrian walkways through parking lots to have protection in the form of barriers or bollards or crosswalk striping. (See Comments #10 and #21).
24. Section 205-6 G requires parking spaces to be 10' x 20.' This conflicts with the requirement of the Zoning Bylaw and a waiver has been requested.
25. Section 205-6 (H) requires "vertical granite curbing or similar type of edge treatment" around the perimeter of a parking lot. The cover sheet shows a waiver for this has been requested but no waiver request sheet is provided for this. Furthermore, the site plans appear to show vertical granite curbing in at least some areas. This needs to be clarified.
26. Section 205-7 requires that snow storage areas be provided. No snow storage areas have been designated on the plan.
27. 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 68 spaces, 12 trees are required. There are 33 shade trees shown and 13 of them should provide shade to parking areas so this requirement is met.

General Comments

28. A retaining wall is proposed. The height and length have been significantly reduced from a previous proposal. However, no details are provided and the plan says the wall is to be designed by the contractor. 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.

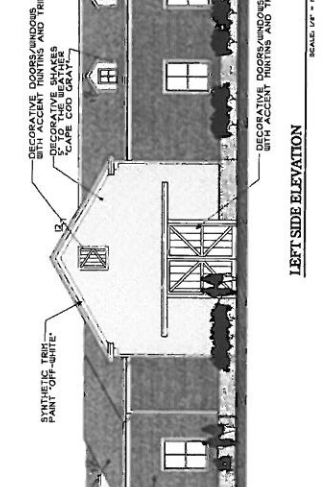
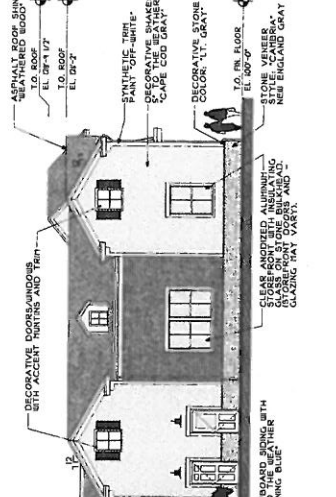
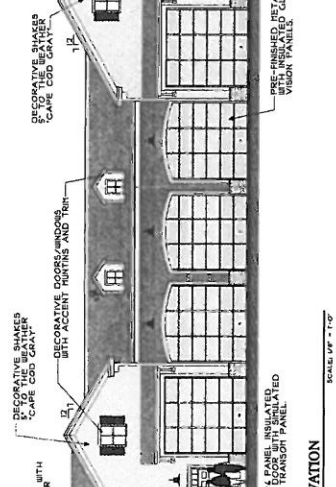
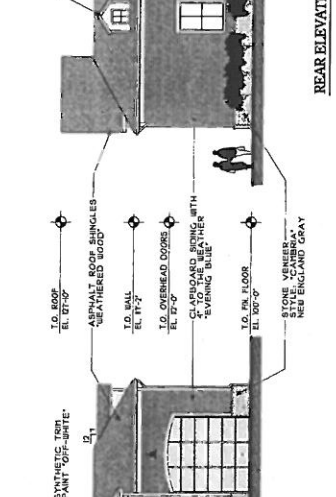
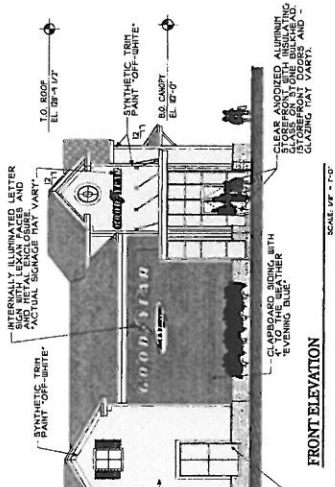
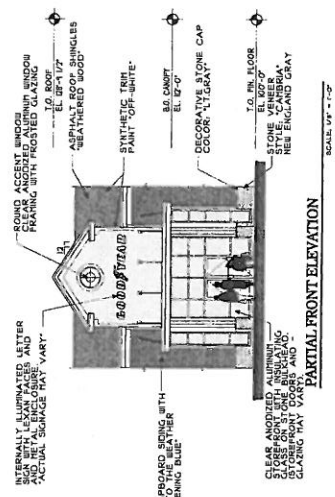
Sincerely,



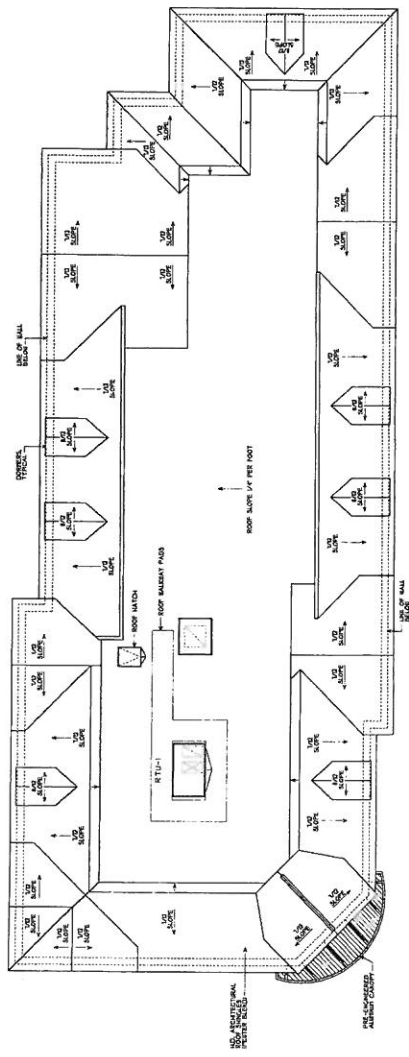
Gino D. Carlucci, Jr.

REVISIONS

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SHEET TITLE	PROPOSED ROOF PLAN
DATE	08/14/14
DESIGNED BY	SEL
DRAWN BY	P.F.
CHECKED BY	SEL
DATE PLOTTED	08/14/14
DATE MARKED	08/14/14
SCALE	AS NOTED
JOB NUMBER	D-30
ARCHITECT'S MAIL	



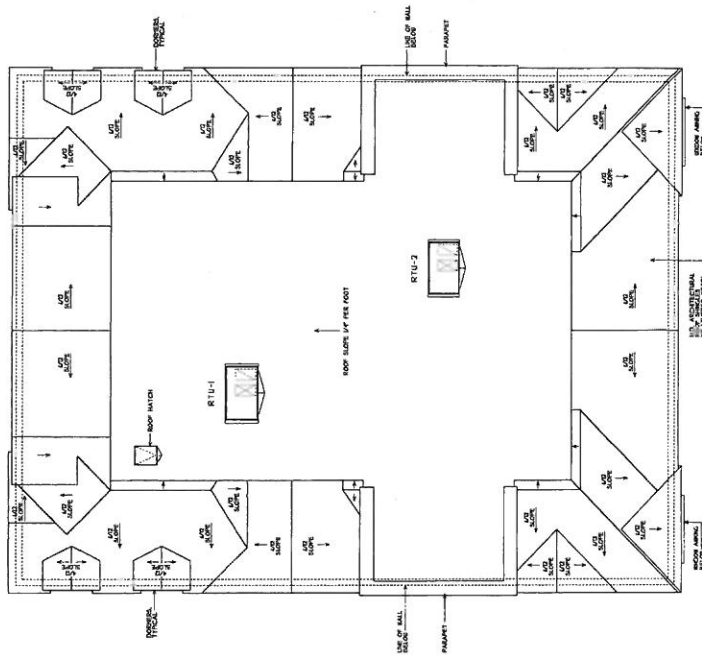
1 ROOF PLAN
 SCALE 1/8" = 1'-0"

PROPOSED ROOF PLAN
RETAIL BUILDING "B"
 TRI VALLEY COMMONS
 MEDWAY, MA

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
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DRAWN BY: P.J.
 CHECKED BY: R.E.
 DATE DRAWN: 11-08-10
 SCALE: AS NOTED
 JOB NUMBER: D-10
 ARCHITECT: M.A.

ENGINEER: T.M.

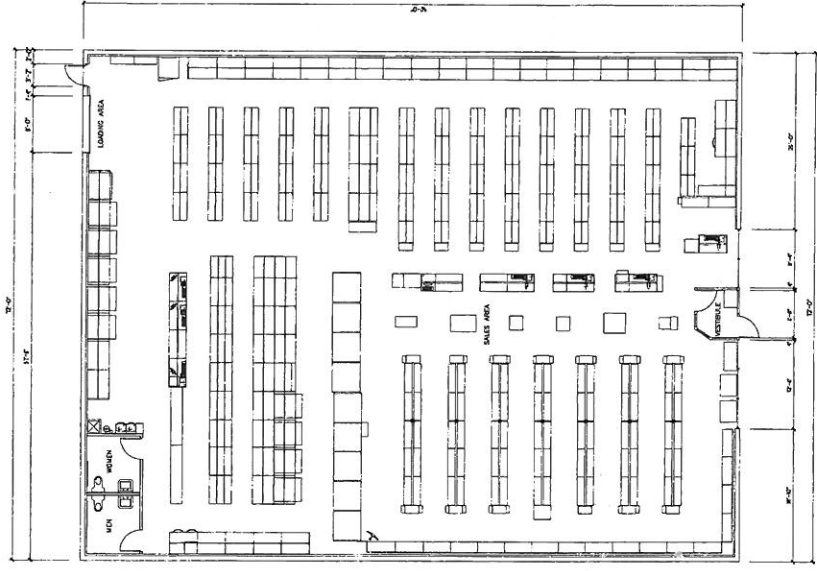


1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

DESIGNED BY:	PF
CHECKED BY:	REL
DATE DRAWN:	1-28-11
DATE REVISION:	1-28-11
SCALE:	AS SHOWN
DATE PLOTTED:	1-28-11
JOB NUMBER:	0-000
ARCHITECT'S MAIL:	

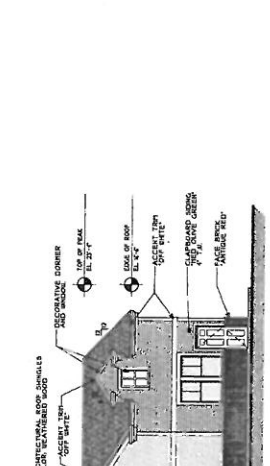
REVISIONS

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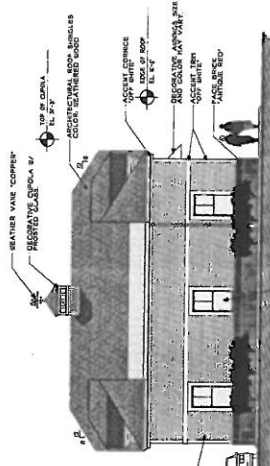


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 SCALE: 1/8" = 1'-0"

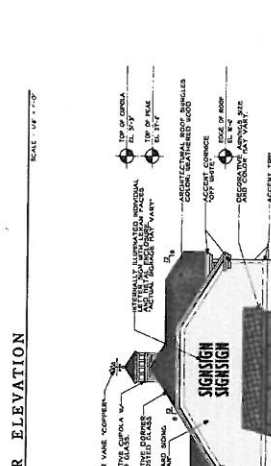
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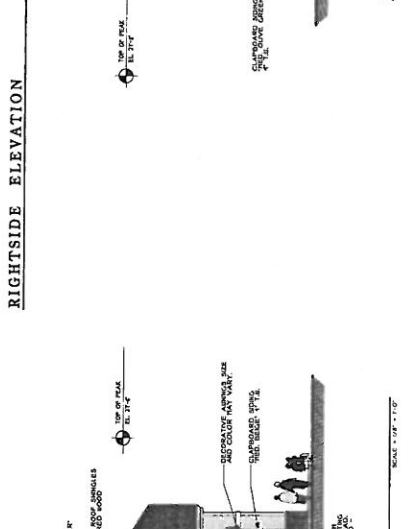
RIGHTSIDE ELEVATION
 SCALE: 1/8" = 1'-0"



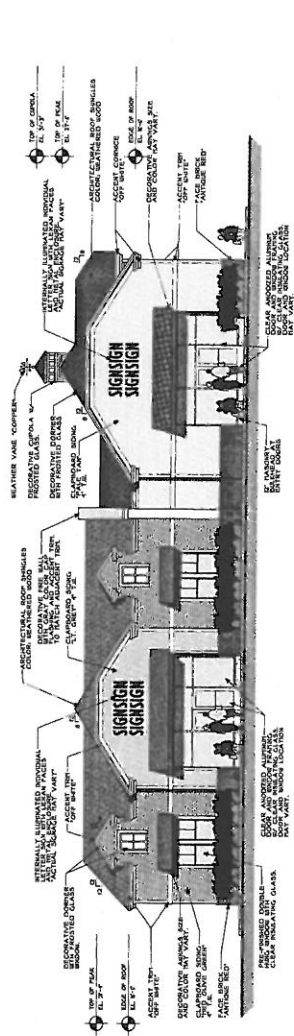
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



LEFTSIDE ELEVATION
 SCALE: 1/8" = 1'-0"



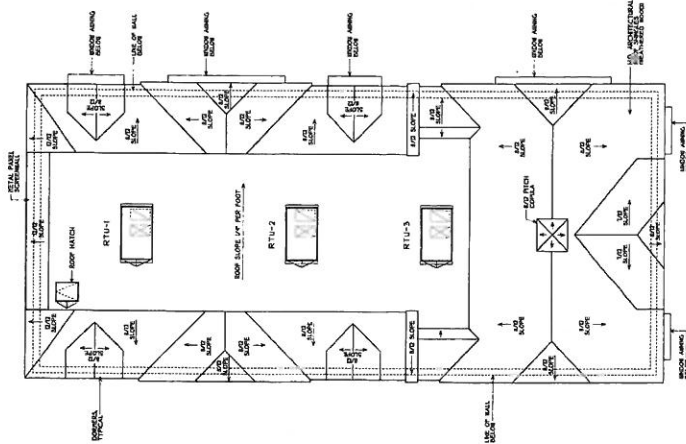
RIGHTSIDE ELEVATION
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FRONT ELEVATION
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REAR ELEVATION
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LEFTSIDE ELEVATION
 SCALE: 1/8" = 1'-0"

DATE	11/11/11
BY	ML
CHECKED BY	ML
DATE DRAWN	11-1-11
DATE REVISION	11-1-11
SCALE	AS NOTED
PROJECT NO.	11-11
PROJECT'S S/N	



ROOF PLAN
SCALE: 1/8" = 1'-0"

DRC/TRI VALLEY COMMONS

Check List - April 8, 2015 based on April 6, 2015 meeting

GENERAL COMMENTS

- The Committee and Patrick Finn had an excellent discussion regarding architecture. He offered a number of changes and was receptive to the DRC's recommendations which are provided.
- Committee needs to review final complete package prior to writing its Letter of Recommendation to the Planning and Economic Development Board.
- Committee needs to review landscape plan and related site amenities.
- Bring building materials, color samples, and stone samples to the next meeting for the Committee's review.
- Questioned the use of a 6" clapboard and requested changing it to something smaller or showing us precedent images that would allow us to make an informed decision.
- Patrick said they will do three sample boards (one for each building) for the next DRC meeting.
- Patrick said he would forward 3D renderings in the next couple of days for the Committee's review.
- NOTE – Next DRC meeting is April 27, 2015. All plan revisions need to be submitted to the Planning and Economic Development office by 4-23-15.

SAFETY FENCING: pool fence style, not link (6 ft. wall with 4 ft. fence)

WALKING PATHS:

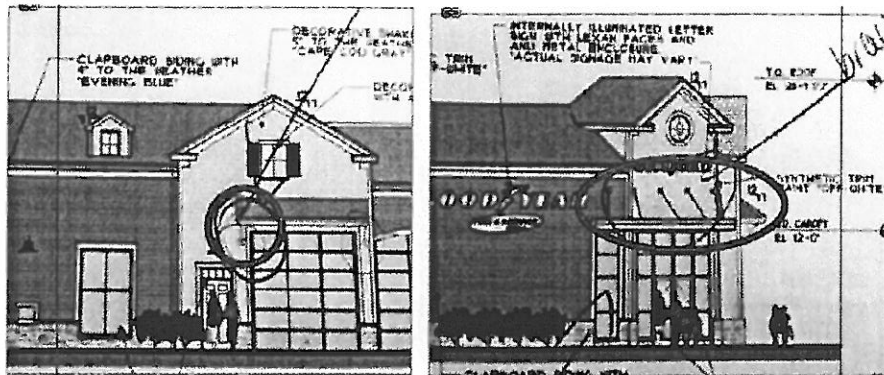
- From Papa Gino's: Join sidewalk on Route 109/Main Street?
- From Building "B" to "C"? Create a stair down the slope to Building "C" to connect the two.
- Benches and open public space not shown on plan.

TREES: The coniferous tree at Goodyear east front to be 20-22 ft. tall. All other trees should be 16-18 ft. tall. Total of 10 added specimen site trees.

PARKING BARRIERS: Guardrails. What will they look like? No information provided.

ARCHITECTURE - BUILDING A (Goodyear)

- Can the roof on the last garage bay on Building A be lowered anymore?
- The vertical relief of the gables on Building A should be increased from 6 to 8 inches.
- Use a shed roof over entrance to Building A supported by columns with stone base. Make it more consistent with the style of the rest of the building. Use residential brackets for shed roof (see photo on right) as opposed to industrial style shown. Suggest use of matching brackets (as shown on left).

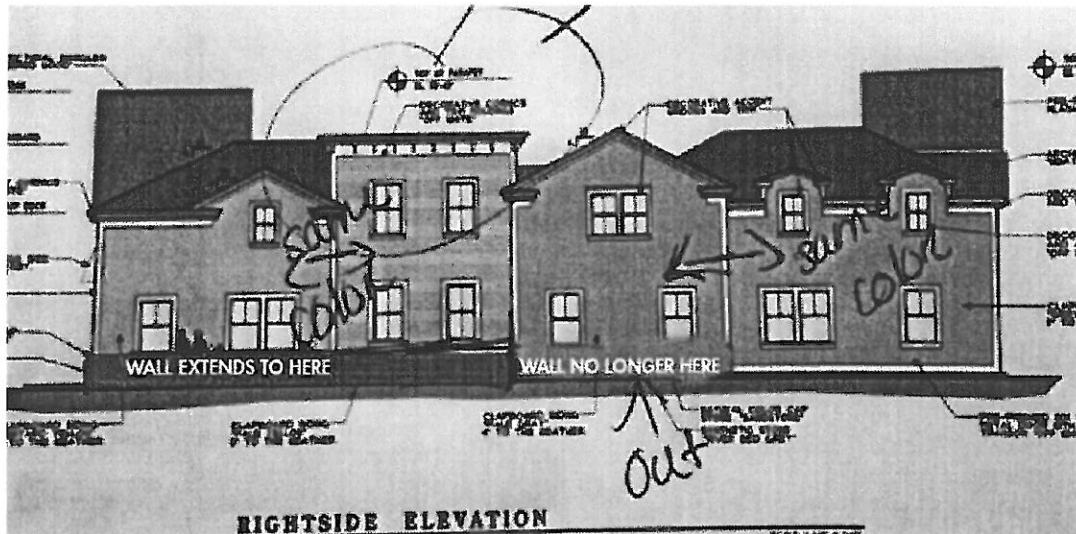


- Windows at entrance look industrial. Take another look - possibly 2 over 2 like Advanced Auto building.
- Garage Doors: Discussed garage door color. Committee would like to see materials and discuss further. Metal color (to "fade away" doors or Black (a bold classic detail)? **See examples below:**



ARCHITECTURE – BUILDING B (Advance Auto)

- Patrick said he spoke with Rich about creating an open public space on the site and they are agreeable. Several locations were discussed including by entrance and in front of Building B.
- Building B looks confusing with 4 colors and styles. Agreed to extend stone wall to the second building (Italianate) and then take blue grey color on the last section and use for last two sections. **See photo:**



ARCHITECTURE – BUILDING C (unspecified 2 tenant building)

- Use stone for base instead of brick.
- Dumpster will be in back corner. Will need to create stone wall per Patrick and level ground.
- Left end of right side elevation of Building C has lots of blank space—good place to add some plantings and trees.

SIGNAGE:

- Applicant needs to submit separate application for signage.
- Applicant should follow-up with Building Inspector to make sure signs are in compliance, prior to making commitment to tenants.
- Landscape plan for monument sign absent, possibly add tall bushes flanking monument sign.
- Use same materials on sign as used on entrance wall. Tie the two together.

GENERAL SITE NOTES:

- No bollards are shown on plan. If there are to be many bollards, planters should be incorporated to break up the pattern.
- Detention Pond - Use rocks from site around detention pond and possibly in detention pond. (Sherborn Police Station is a good example) The detention pond should be naturalized. TREES: Use a deciduous tree at the lip of or on the bank of the south edge of detention pond. It should be 22-24 ft. tall, maybe sugar maple - colorful and New England hardy. Also locate 2 other trees there - a coniferous to be 18- 20 ft. tall. Also, 2 mature conifers and one large deciduous tree with a bank of shrubs, specifically rhododendrons 4 ft. should be planted on south edge of detention pond. Provide a specific landscaping plan for the detention pond.
- Need for 4-sided designed buildings
- Mowed grass is preferable to "meadow mix" approach
- Site trees should be at least 18 ft. tall.

Medway Planning and Economic Development Board
Request for Waiver from Site Plan 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 Approval & Special Permit for Shopping Center
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	205-3.C (1) - Traffic Flow
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The driveway entrance shall not exceed 2% of the first 25-ft.
What aspect of the Regulation do you propose be waived?	We request a waiver from the 2% max slope for the first 25-ft of the driveway.
What do you propose instead?	We propose 6% slope for the first 25-ft of the driveway.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Existing site topography is on average 5-ft higher than the road grade at the proposed driveway. Maintaining a 2% slope would require the site to be significantly lowered in elevation creating additional earthwork impacts such as additional land disturbance requiring retaining walls, steeper slopes and negative visual impacts to abutting properties.
What is the estimated value/cost savings to the applicant if the waiver is granted?	It is estimated that additional earth work and potential retaining walls will result in addition construction costs of approximately \$50,000
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?	Approving this waiver would benefit the abutting properties as it will decrease the proposed slopes adjacent to their properties. It also limits the amount of retaining walls that would otherwise be needed throughout the site.
What is the impact on the development if this waiver is denied?	The impact would be a redesign of the site. The site would likely require retaining walls and would create steeper slopes at abutting properties.
What are the design alternatives to granting this waiver?	The alternative would be to design the site with a 2% slope. This would likely require retaining walls and steeper slopes at abutting properties.
Why is granting this waiver in the Town's best interest?	Granting the Waiver will be in the Town's best interest as the development will be such that it will blend more cohesively with the abutting properties and surrounding area. It will also limit the time of construction as well as the number of construction vehicle trips that will be traversing the town roads during construction..
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	It is estimated that additional earth work and potential retaining walls will result in addition construction costs of approximately \$50,000
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation measures are associated with this waiver request.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Bohler Engineering
Date:	2.17.15

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
Complete 1 form for each waiver request

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

7/8/2011

Medway Planning and Economic Development Board
Request for Waiver from Site Plan 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 Approval & Special Permit for Shopping Center
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	204-5.C.3 - Existing Landscape Inventory.
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	An Existing Landscape Inventory shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. This inventory shall include a "mapped" overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one (1) foot or greater at four (4) feet above Grade
What aspect of the Regulation do you propose be waived?	Provide existing landscape inventory with major plant species and tree locations of 1 foot in diameter.
What do you propose instead?	We propose to callout the site as "Existing Wooded Area" in lieu of a full landscape inventory
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Performing a specific tree location survey and inventory for the subject site would not result in additional information that that would prove beneficial to or alter the proposed design of the project. The site is a completely wooded area and considering it's topography and the extent of the proposed improvements onsite, retention of exiting trees within the limits work would not be possible. The plans have been prepared with consideration of the vegetation surrounding the development. The designs call for steep slopes and retaining walls at the limits of disturbance to reduce the area of impact adjacent to vegetated areas. As such, we believe that we have limited the area of disturbance to the greatest extent practical and additional landscape surveys are not warranted and would pose an unfair and unnecessary cost burden onto the applicant.
What is the estimated value/cost savings to the applicant if the waiver is granted?	It is estimated that having a landscape architect identify individual tree species onsite and have a surveyor field locate and show on a plan would cost an estimated \$7500
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?	Granting this waiver will result in a superior design by allowing the Developer to focus resources on site improvements that will have a direct benefit to the development and ultimately the town.
What is the impact on the development if this waiver is denied?	Should this wavier be denied, the impact tot his development would be only of a monetary and scheduling nature. As noted above, due to the site's topography and the extent of the proposed improvements onsite, earthwork operations are such that retention of exiting trees within the limits work would not be possible, therefore no change in the designs would result.
What are the design alternatives to granting this waiver?	Designs would not be altered regardless of the status of the waiver request.

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
 Complete 1 form for each waiver request

Why is granting this waiver in the Town's best interest?	Granting this waiver will result in a superior design by allowing the Developer to focus resources on site improvements that will have a direct benefit to the development and ultimately the town.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	It is estimated that having a landscape architect identify individual tree species onsite and have a surveyor field locate and show on a plan would cost an estimated \$7500
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	There are no proposed mitigation measures associated with this waiver request
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Bohler Engineering
Date:	2.17.15
Questions?? - Please contact the Medway PED office at 508-533-3291.	
7/8/2011	

**Medway Planning and Economic Development Board
Request for Waiver from Site Plan 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 Approval & Special Permit for Shopping Center
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	205-6.G.3.a. - 10' X 20' Parking Stall Dimension
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Parking spaces shall be 10'x20'
What aspect of the Regulation do you propose be waived?	Required stall dimensions of 10'x20'
What do you propose instead?	We propose minimum stall dimensions of 9'x18'
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	In an effort to minimize environmental impacts to the site due to excessive pavement areas we propose 9x18' stalls, which is typical of parking stalls at retail sites and allowed under the zoning bylaws. The smaller dimensioned stalls will reduce the proposed stormwater runoff and decrease impervious areas. This will reduce the development footprint.
What is the estimated value/cost savings to the applicant if the waiver is granted?	The cost of the reduction of pavement is estimated to be \$10,000.
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?	In an effort to minimize environmental stormwater impacts to the site we propose 9x18' stalls, which is typical of parking stalls at retail sites and allowed under the zoning bylaws. The smaller dimensioned stalls will reduce the proposed runoff and decrease impervious areas. This will benefit the adjacent wetlands.
What is the impact on the development if this waiver is denied?	The projects footprint will be increased resulting in a additional impervious area onsite. This will increase stormwater runoff, mitigation requirements and overall land disturbances.
What are the design alternatives to granting this waiver?	The design alternative would be to provide 10'x20' parking spaces, which would result in the aforementioned impacts
Why is granting this waiver in the Town's best interest?	It is in the Town's best interest to grant this waiver as it will allow the applicant to responsibly develop the site, limiting the development footprint.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	The cost of the reduction of pavement is estimated to be \$10,000.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation measures are proposed with this waiver request.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Bohler Engineering
Date:	

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
Complete 1 form for each waiver request

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

7/8/2011

Medway Planning and Economic Development Board
Request for Waiver from Site Plan 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 Approval & Special Permit for Shopping Center
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	205-9.F - Tree Replacement
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The total diameter of trees over 10" in diameter that are removed from the site shall be replace with trees that equal the total breast height diameter of the removed trees.
What aspect of the Regulation do you propose be waived?	We request that the requirement to identify existing trees of 10 inches in diameter and over onsite be waived for the reasons as noted in the request from waiver from section 204-5.C.3. Subsequently we would like to waive the requirement of tree replacement in the sum of equivalent tree diameter.
What do you propose instead?	We propose to implement the landscaping plan that is contained within the site plan design package which will also serve as mitigations for the vegetation that is removed from the site.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The site is presently a forested area and performing a specific tree location survey and inventory for the subject site would not be practical. Considering the site's topography and the extent of the proposed improvements onsite, retention of exiting trees within the limits work would not be possible. The plans have been prepared with consideration of the vegetation surrounding the development. The designs call for steep slopes and retaining walls at the limits of disturbance to reduce the area of impact adjacent to vegetated areas. A comprehensive landscaping plan has been prepared to mitigate the proposed impacts. As such, we believe that we have limited the area of disturbance to the greatest extent practical and tree replacement of an equivalent diameter for an existing forested land is not practical and is cost prohibitive
What is the estimated value/cost savings to the applicant if the waiver is granted?	Estimated cost savings are unknown at this time as the as a comprehensive tree inventory has not been performed. The site is forested in its current condition; for an order of magnitude it is estimated that for every 10 inch tree removed three - trees of diameter 3-1/2" would need to be installed (3@\$500- installed = \$1500 per 10" tree removed)
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?	Granting this waiver will result in a superior design by allowing the Developer to focus resources on site improvements that will have a direct benefit to the development and ultimately the town.
What is the impact on the development if this waiver is denied?	If the waiver is not granted a landscaping plan would need to be developed that could potentially need to propose excessive tree planting in a limited area thus restricting the potential of the maturing of the landscape designs and potentially not being in harmony with the intent of the landscaping plan to be cohesive with the surround community and abutting uses.

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
 Complete 1 form for each waiver request

What are the design alternatives to granting this waiver?	Perform landscaping inventory and develop a landscaping plan that could potentially propose excessive tree planting in a limited area thus restricting the potential of the maturing of the landscape designs and potentially not being in harmony with the intent of the landscaping plan to be cohesive with the surround community and abutting uses.
Why is granting this waiver in the Town's best interest?	If this waiver is granted, the comprehensive landscape plan that is currently proposed could be implement and would , with time, be allowed to mature and become a cohesive element of the development consistent with surround areas and abutting uses
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Estimated cost savings are unknown at this time as the as a comprehensive tree inventory has not been performed.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Proposed mitigation to this waiver request would be the implementation of the prosed landscape plan that is currently included as part of the site plan review package.
What is the estimated value of the proposed mitigation measures?	A cost estimate as to the landscaping improvements has not been developed at this time..
Other Information?	Not applicable.
Waiver Request Prepared By:	Bohler Engineering
Date:	
Questions?? - Please contact the Medway PED office at 508-533-3291.	
7/8/2011	

Tri Valley Commons - Public Hearing Schedule

REVISED - 4/8/2015			
#	TASK	DATE	SAC STATUS NOTES as of 4-8-15
#	TASK	DATE	COMMENTS
1	Site Plan application filed with Town	Initial Date - 1/26/2015 Completed Date - 3/17/15	Application package is complete as of 3/17/15. The PEDB has 65 days to start a special permit public hearing (5-21-15). A <i>site plan</i> decision must be issued within 90 days (6-15-15) of the official date of submittal unless extended by mutual agreement of applicant and PEDB. The <i>special permit</i> decision must be issued within 90 days after the close of the public hearing.
2	PEDB Establishes Plan Review Fees for Outside Consultants - PGC, Tetra Tech & GPI	2/10/2015	Done
3	SAC prepares and emails Plan Review invoice to applicant	2/11/2015	Done - Applicant has paid all fees.
4	SAC sets PH date	3/17/2015	PH to begin 4/14/15
5	SAC files PH notice with Town Clerk	3/19/2015	Done
6	Fran posts plan and all associated documents to the PEDB web page	3/20/2015	Done
7	SAC prepares and emails legal ad to Milford Daily News	3/19/2015	Done
8	SAC prepares PH abutter notification	3/19/2015	Done
9	Fran compiles and sends PH notice to abutters	Week of 3/23/15	Done
10	BOS Mtg - Authorize contract with GPI for traffic review services	3/16/2015	Done
11	SAC authorizes consultants to begin plan review work	3/17/2015	Done

	TASK	DATE	SAC STATUS NOTES as of 4-8-15	COMMENTS
12	SAC distributes plans, etc. to Town staff, boards & committees and requests review comments.	3/20/2015	Done	
13	DRC reviews site plan and building elevations	3/23/2015	Done	
14	DRC reviews revised building elevations	4/6/15	Done	
15	PGC submits plan and zoning review letter to PEDB	4/9/2015	Received 4/7/15	
16	Tetra Tech submits technical review letter to PEDB	4/9/2015	Received 3/31/15	
17	DRC submits preliminary issues memo to PEDB	4/9/2015	TBD	
18	PEDB Public Hearing #1 - Overview and Discussion of Stormwater	4/14/2015	REGULAR PEDB MEETING - Applicant makes overview presentation focusing on differences between previous plan and this submittal. Discuss review letters from PGC, Tetra Tech and DRC. Identify issues/concerns needing attention and further discussion at future public hearings. Review Applicant's requests for waivers from <i>Site Plan Rules and Regs.</i>	
19	DRC meets again with applicant	4/27/2015	REGULAR DRC MEETING	
20	GPI submits its Traffic Review Letter to PEDB	TBD	Received 4/2/2015	
21	PEDB Public Hearing #2 - Traffic Access and Route 109	4/28/2015	REGULAR PEDB MEETING - Review and discuss GPI's review of Traffic Assessment Report.	
22	DRC finalizes its Letter of Recommendation to PEDB	5/4/2015	REGULAR DRC MEETING	

	TASK	DATE	SAC STATUS NOTES as of 4-8-15	COMMENTS
23	DRC submits its Letter of Recommendation to the PEDB	5/7/2015		
24	PEDB Public Hearing #3 - Site Design, Amenities, Landscaping, Site Circulation & Building Design	5/12/2015	REGULAR PEDB MEETING - Review and discuss DRC's Letter of Recommendation and other site issues raised by PGC and TT; secure deadline extension from applicant for site plan decision.	Tom Gay will be absent - Mullins Rule
25	Applicant revises site plan based on input received from the 3 site plan public hearings and DRC work sessions & submits to PEDB	TBD	Uncertain how much time applicant will take to revise plans to address the consultant and DRC review letters and the various issues identified during the PH process.	
26	SAC distributes revised plans, etc. to Town staff, boards & committees, and consultants and requests review comments.	TBD	Within 2 days after applicant submits revised plans to PEDB.	
27	Deadline for PEDB action on site plan application (90 days after complete application is filed)	6/15/2015		
28	PEDB consultants review revised plans and submit review letters to PEDB	TBD	Consultants need at least 2 weeks for review	
29	DRC reviews revised plans	TBD	First DRC meeting after resubmittal	
30	DRC prepares and submits its Letter of Recommendation to the PEDB	TBD		
31	PEDB Public Hearing #4 - REVISED Plan	TBD	REGULAR PEDB MEETING - Review/discuss revised Site Plan and review comments from consultants and DRC. Identify items to be included as conditions in the DRAFT decision.	

	TASK	DATE	SAC STATUS NOTES as of 4-8-15
32	SAC prepares DRAFT special permit and site plan decision to include waivers, plan revisions and other conditions. Reviews with consultants and Town Counsel.	TBD	
33	PEDB Public Hearing #5 - Review and discuss DRAFT decision	TBD	
34	SAC revises decision based on discussion at PH #5	TBD	
35	PEDB Public Hearing #6 - Finalize and vote decision	TBD	
36	PEDB files decision within 14 days of its vote	TBD	
			4/8/2015

Susan Affleck-Childs

From: Thomas Holder
Sent: Monday, April 13, 2015 4:57 PM
To: Susan Affleck-Childs
Cc: David Damico; Jim Smith; Barry Smith
Subject: RE: Agenda for 4-14-15 Planning and Economic Development Board Meeting

Hi Susy – I apologize for the late submittal of these questions/comments relative to Tri Valley Development.

Drain - CB 1,2,3 discharges to forebay, roof leaders for Goodyear Bldg connect to infiltration basin, roof leaders for Autoparts Bldg. discharge to infiltration basin, CB 4,5 and Retail Bldg roof leaders connect to forebay
Curious as to the inconsistency of connections, some to forebay, some to infiltration basin.

Limited drainage along entrance/egress road. Is this adequate? I do see one CB 6 connecting to FES 6.

Sewer - If sanitary connection is to be to existing manhole in Main Street, an invert connection in table will need to be constructed in manhole.

I don't see a sanitary sewer manhole connection construction detail

Water- Is service to Retail Bldg a 2" or 6"?

I don't see a 6" service connection construction detail

Only one hydrant on property? Is that adequate? Please use Town standard hydrant.

I don't see a construction detail for the metered connection of domestic service as well as fire service detail.

Thanks for considering our points.

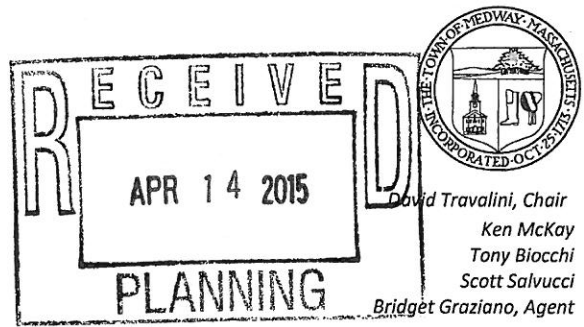
Tom

Thomas Holder | Director
Department of Public Services

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3275

From: Susan Affleck-Childs
Sent: Thursday, April 09, 2015 2:51 PM
To: Alison Slack ; Allison Potter; Amy Sutherland; Ann Sherry ; Barbara Saint Andre ; Bob Ferrari; Robert Weiss; Bridget Graziano; Chan Rogers; Chief Tingley; Cynthia Wall ; David Cole; David Damico; David Travalini; Dennis Crowley ; Donna Greenwood; Doug Havens; Doug Havens ; Elizabeth Schreiber; Fran Hutton Lee; Gino Carlucci; Glenn Trindade; Jack Mee; Jeanne Johnson; Jeff Lynch; Jeff Watson; Jessica Strunkin; Jim Sullivan; Jim Wickis ; John Foresto; Julie Fallon; Julie Fallon; Karen Kisty; Mark Cerel ; Mary Weafer ; Matt Buckley; Meghan Bernardo; Melanie M. Phillips; Michael Boynton; Michelle Reed ; Missy Dziczek; Peter Sigrist; Rachel Walsh ; Richard D'Innocenzo; Rod MacLeod; Sandy Trufant; Sarah Pawluczzonek; Sean Reardon ; Shelley Wieler; Stephanie Bacon; Stephanie Mercandetti; Steve Bouley ; Thomas Holder; Tina Wright ; Zachary Comeau; Zoning Board
Subject: Agenda for 4-14-15 Planning and Economic Development Board Meeting

TOWN OF MEDWAY
Conservation Commission
155 Village Street
Medway, Massachusetts 02053



MEMORANDUM

**To: Susy Affleck-Childs, Planning and Economic Development Coordinator
Planning Board**

From: Bridget R. Graziano, Conservation Agent

Subject: Tri-Valley Commons

Date: April 14, 2015

Re: Tri Valley Commons

The Medway Conservation Commission received your email requesting all comments on this project to be submitted prior to the Planning and Economic Development Board meeting of April 14, 2015. The Commission has not reviewed this application and in the past has not liked to provide comments without a corresponding Conservation application submitted to our office. However, the Commission does allow for the Agent (myself) to provide comments. The following items will be recommended to be provided at a Conservation Commission public hearing if one is requested and/or will be discussed at the hearing by the Agent as recommended required information.

General Comments

1. Fill – Does this proposal include additional fill sources from another fill source (other than the site itself)? If so I would recommend the following condition:

Prior to any fill being brought onto the premises, the Medway Conservation Commission requires that all fill be tested using the Mass Contingency Plan Policy # Comm 97-001 fill testing analysis. This shall be required prior to any change of source, annually or if there are observational differences documented by the Agent throughout the life of this project. The analytical testing results will be submitted to the Commission for review before the quality of fill may be approved by the Commission and/or Agent. The testing must include analysis listed in Policy # Comm 97-001 and results must be below RCS-1 reportable concentrations of the Massachusetts Contingency Plan (MCP), and must be consistent with the anti-degradation policy of MCP. Laboratory reports shall be sent to the Commission for review.



David Travalini, Chair
Ken McKay
Tony Biocchi
Scott Salvucci
Bridget Graziano, Agent

2. Wetland flags and numbers are recommended to be provided on the plans. This will be required for review during NOI process.

Mass DEP Stormwater Management Standards

Standard 3

1. Infiltration Basin – The applicant proposes the use of NRCS Hydrological Group Volume to Recharge of Group C.
 - a. Were test pits completed to confirm the soils or just the GIS data used to confirm the Group C soils? It is recommended that soil testing be conducted to confirm the soils at the infiltration site. If so those should be shown on the plans.
 - b. The Hydrologic Group C within the submitted calculations is done at 0.27 inches of run-off where it should be 0.25, unless this is with the use of the simple dynamic method which is used when assuming that the recharge BMP is infiltrating as it fills and requires certain technical calculations that take this recharge into account when sizing the infiltration BMP. The chart provided within the Stormwater Report shows the Volume 3 Chapter 1 page 22 for the Simple Dynamic Method. It should be noted that TR-20 was used in calculations which is required by the use of the Rawls Rates for the Simple Dynamic Method. There needs to be more discussion or a summary on why this method was used. The use of this method generally requires soil testing to confirm soils designation of NRCS Hydrological Group.

Standard 4

1. Removal of 80% TSS prior to discharge of stormwater into wetlands and waterways - The applicant has not provided sufficient evidence to show that the Proprietary Separator provides the % TSS removal claimed in the Stormwater Report. Although it shows on the treatment train as 25%, there are no MA STEP performance documents showing the TARP certification for this unit. Please provide this.
2. Shut off Valve for wetlands - It will be recommended that there be a shut off valve to the infiltration basin in case of a spill on site. This will remove the opportunity for contamination of wetlands resource.

Standard 8

1. The SWPPP may be developed after permitting, but will be required to be submitted to our office prior to commencement of work. However, it will be recommended that the



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Ken McKay
Tony Biocchi
Scott Salvucci
Bridget Graziano, Agent

Operation and Maintenance Plan be drafted, submitted as a separate document and include "during construction operations" including the following information:

- a. Protection of all stormwater components during construction.
- b. Inspection frequency for all stormwater components and erosion controls.
- c. Construction entrance - inspection and maintenance.
- d. Catch basin protection - inspection, cleaning and maintenance
- e. Erosion control - Inspection, replacement and maintenance
- f. Weekly monitoring report for erosion controls on site and the protection of all stormwater systems.
- g. Weekly reports or log to be kept on site and sent to the Conservation Commission.
- h. Pre-construction - All persons (with supervisory role) working on site must have read all permit with conditions and requirements, then sign that they have read all documents.
- i. Erosion Controls Inspector must be designated and responsible for reports.
- j. Stormceptor water quality units should be added to the O & M Plan.

Standard 9

1. Long Term Pollution Prevention Plan as presented is not acceptable in my opinion and would be recommended to be revised. It basically uses the language required in the Stormwater Management Standards and repeats that language instead of answering the required information. It also does not note all the required maintenance for all the stormwater systems.
2. Stormceptor water quality units should be added to the O & M Plan.
3. It will be recommended that inspection log are submitted for all annual maintenance to the Medway Conservation Commission and kept on site. There are no example logs submitted in the Long Term Pollution Prevention Plan.
4. There should be a discussion of de-icing chemicals to be used on site.
5. It will be recommended to show where all de-icing chemicals will be stored and that they are stored so there is no possibility for these to enter into the stormwater system or the wetlands resources and buffer zone. This must be discussed in the O&M Plan and SWPPP.
6. It will be recommended to show on the plan all snow storage locations outside the buffer zone and away from stormwater system components (except catch basins). Snow storage must be discussed in the O&M Plan and SWPPP. At no time would snow be allowed to be stored within a wetland resource. This is not addressed in the O&M Plan or SWPPP.
7. It will be recommended to restrict vehicle washing on site, unless the business is using an indoor bay equipped with a tight tank.



David Travalini, Chair
Ken McKay
Tony Biocchi
Scott Salvucci
Bridget Graziano, Agent

Plan Comments

1. Landscaping Sheet 9 – All proposed seed mixes must be approved by the Conservation Commission, must be native, and there must be a mowing schedule proposed within the O&M and SWPPP. All vegetation planted within the Commission's jurisdiction must be native and not listed on the Massachusetts Prohibited Plant List. Additionally, it would be nice to use native species instead of cultivars and hybrids. All landscaping materials must be removed from the site and this should be in the O&M plan.
2. Landscaping Sheet 9 – All owner's responsibilities should be identified within the O&M Plan and SWPPP, not on the site plan. The O&M Plan and SWPPP should be part of the Bid contracts for all landscapers and should include the Order of Conditions and conditions in perpetuity for review by landscapers.
3. Landscaping Sheet 9 – There is no discussion of fertilizers, pesticides and herbicides for use on site. This needs to be included on the O&M Plan and SWPPP. The Commission may restrict the use of fertilizers, pesticides, fungicides, and herbicides.
4. Soil Erosion and Sediment Controls Sheet 7 – There is no protection of stormwater systems during construction shown on the plan.
5. Soil Erosion and Sediment Controls Sheet 7 – It is not clear that straw bales and trenched siltation fencing will be used. It seems like only siltation fencing. It will be recommended that the applicant provide adequate protection to include both.
6. Site Plan - There are no locations depicted on the plan for where stockpiling will occur. This will be recommended as an addition to the plan.
7. Site Plan - There are no locations on the plan depicted for snow storage. This will be recommended as an addition to the plan.
8. Site Plan - The access road for maintenance for stormwater infiltration basis, should be shown what this road will be constructed as, gravel, grass, etc.



April 14, 2015

**Medway Planning & Economic Development Board
Meeting**

**The Haven Subdivision
Plan Review Estimates**

- Estimate dated 4/7/15 from PGC Associates
- Estimate dated 3/31/15 from Tetra Tech

PGC ASSOCIATES, INC.

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

April 7, 2015

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

Re: The Haven Definitive Subdivision Plan

Dear Mr. Rodenhiser:

PGC Associates is pleased to present the following cost estimate to review and comment on the definitive subdivision plan called "The Haven" submitted by owner/applicant Louis Cheschi of Milford. The plan was prepared by Colonial Engineering, Inc. of Medway and Merrikin Engineering Co. of Millis, and is dated November 4, 2003 with a latest revision date of March 25, 2015. The site is within the AR-I district.

<u>Task</u>	<u>Hours</u>
Technical review and comment regarding conformance with Zoning, subdivision regulations and general planning issues.	2.5
Planning Board meetings	2.0
Review of any plan revisions	1.0
Review of/input into Certificate of Action	2.0
Total	7.5
Cost Estimate (@\$95)	\$712.50

If there are any questions about this estimate, please call me.

Sincerely,



Gino D. Carlucci, Jr.



March 31, 2015

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

**Re: The Haven
Definitive Subdivision Plan Review
Planning and Economic Development Board
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway (the Client) for professional engineering services associated with the proposed The Haven Definitive Subdivision Plan submittal in Medway, Massachusetts (the Project). The objective of our services is to review the proposed Definitive Subdivision Plan submittal package, including but not limited to, the Definitive Subdivision Plan Set, the Application (Form C), Development Impact Report (Form F), Request for Waivers (Form Q), Scenic Road Certification, and the Stormwater Report, and provide review comments as they relate to the Medway Planning Board's Rules and Regulations for the Review and Approval of Land Subdivisions, Department of Environmental Protection Stormwater Management Regulations, and sound engineering practice.

Scope of Services

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

Task 1 Site Visit

- A. Perform one (1) site visit to review the site and its surroundings;
- Budget Assumption: 2 hours @ \$100/hr = \$200

Task 2 Plan Review

- A. Review the Application for Approval of a Definitive Subdivision Plan, Development Impact Report, Request for Waiver from Rules and Regulations and other supporting documentation, prepared by Merriken Engineering, LLP (ME) and incorporate comments into review letter in Item D below;
- Budget Assumption: 0.5 hour @ \$200/hr = \$100
2 hours @ \$100/hr = \$200
Total= \$300

One Grant Street
Framingham, MA 01702
Tel 508.903.2000 Fax 508.903.2001



- B. Review the proposed "The Haven" Definitive Subdivision Plans prepared by Colonial Engineering (CE), dated November 4, 2003 and revised March 25, 2015
 - Budget Assumption: 2 hours @ \$200/hr = \$400
10 hours @ \$100/hr = \$1,000
Total= \$1,400

- C. Review the Stormwater Report prepared by ME, dated March 25, 2015 for compliance with the latest Department of Environmental Protection Stormwater Management Standards and good engineering practice;
 - Budget Assumption: 1 hour @ \$200/hr = \$200
4 hours @ \$100/hr = \$400
Total= \$600

- D. Prepare a letter summarizing findings for presentation to the Town of Medway Planning and Economic Development Board;
 - Budget Assumption: 2 hours @ \$200/hr = \$200
4 hours @ \$100/hr = \$400
Total= \$600

- E. Coordinate with applicant to address items in review letter and issue an updated letter upon receipt of modifications:
 - Budget Assumption: 1 hour @ \$200/hr = \$200
4 hours @ \$100/hr = \$400
Total-\$600

Task 3 Meeting Attendance

- A. Participate in three (3) hearings/meetings with the Town of Medway Planning and Economic Development Board.
 - Budget Assumption: 3 Meetings
6 hours @ \$200/hr = \$1,200

Cost

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



The breakdown of this fee by task is as follows:

Task	Task Description	Fee
Task 1	Site Visit	\$200
Task 2	Design Review	\$3,500
Task 3	Meeting Attendances	\$1,200
	Labor Subtotal	\$4,900
	Expenses (3.5%)	\$172
Total Fee		\$5,072

Schedule

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

General Terms and Conditions

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

Very truly yours,

Sean P. Reardon, P.E.,
Vice President

Date Approved by Medway Planning and Economic Development Board _____

Certified by:

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

Date



April 14, 2015
Medway Planning & Economic Development Board
Meeting

Planning Coordinator's Report

- 4-10-15 Schedule – Design Review Guidelines Update
- Information provided re: EXCELON expansion project at 4-7-15 briefing with Town Department heads

Design Review Guidelines Update - Schedule

Consultant Tasks		DRC/PEDB Tasks	Dates	Notes
TASK 1 - Project Initiation				
1A.	Kickoff meeting with Town staff and the chairs of the Planning and Economic Development Board and the Design Review Committee to review scope of work, schedule, issues, milestones and deliverables. Also Town Administrator Michael Boynton		Wednesday, 4/8/15 @ 6:30 pm DONE	
1B.	Review Medway's existing planning documents - 2009 Master Plan, Zoning Bylaw, and Site Plan Rules and Regulations. Prepare a summary memo for discussion.		underway	
TASK 2 - Guidelines Review and Recommendations				
2A.	Review Medway's current <i>Design Review Guidelines</i> and prepare a red-lined version to identify areas needing further clarification/discussion/refinement and possible new sections.	Review Medway's current <i>Design Review Guidelines</i> and prepare a red-lined version to identify areas needing further clarification, discussion, refinement and possible new sections.	4 of 6 DRC members have completed this. Tom Gay has provided his marked up version. The rest of the PEDB, DRC, SAC and Dan Hooper need to complete this task. SAC to forward to Josh Fiala by 4-21-15	
2B. 1.	Conduct a joint meeting of the PEDB, DRC and Design Guidelines Update Task Force to have a substantive discussion of the red-lined version noted in Task C. Determine overall direction/scope and design format/layout for the revised <i>Guidelines</i> .	Joint meeting of the PEDB, DRC and Design Guidelines Update Task Force to have a substantive discussion of the red-lined version noted in Task C. Determine overall direction/scope and design format/layout for the revised <i>Guidelines</i> .	Tuesday, 4/21/15 Thayer House - 2B Oak Street	
NEW 2B.2	Public Workshop - Visual Preferences	Public Workshop - Visual Preferences NOTE - PEDB, DRC & Task Force members to attend	Tuesday 5/5/15 Thayer House - 2B Oak Street	

Design Review Guidelines Update - Schedule			
	Consultant Tasks	DRC/PEDB Tasks	Notes
2B. 3.	Work session #1 with the Design Guidelines Update Task Force to develop new language, outline proposed images and illustration needs for satisfactory document completion including usage rights and related issues.		Tuesday, 5/19/15 Sanford Hall/Town Hall
2B. 3.	Work session #2 with the Design Guidelines Update Task Force to develop new language, outline proposed images and illustration needs for satisfactory document completion including usage rights and related issues.		Wednesday, 6/10/15 Sanford Hall/Town Hall
2B. 3.	Work session #3 with the Design Guidelines Update Task Force to develop new language, outline proposed images and illustration needs for satisfactory document completion including usage rights and related issues.		Tuesday, 6/16/15 Sanford Hall/Town Hall
2C.	Prepare a draft document and circulate for review.		TBD
FINAL DOCUMENTATION			
3A.	Conduct a joint meeting with the PEDB, DRC and the Design Guidelines Update Task Force to review and discuss first draft.	Joint meeting with the PEDB, DRC and the Design Guidelines Update Task Force to review and discuss first draft.	Wednesday, 7/8/15 Cole Room at Medway Public Library
3B.	Revise draft document based on comments received during Task 3A.		
3C.	Meet with the PEDB, DRC and the Design Guidelines Update Task Force to review revised draft.	Meet with the PEDB, DRC and the Design Guidelines Update Task Force to review revised draft.	Tuesday, 7/21/15 Cole Room at Medway Public Library
3D.	Finalize document based on comments from Task 3C.		TBD

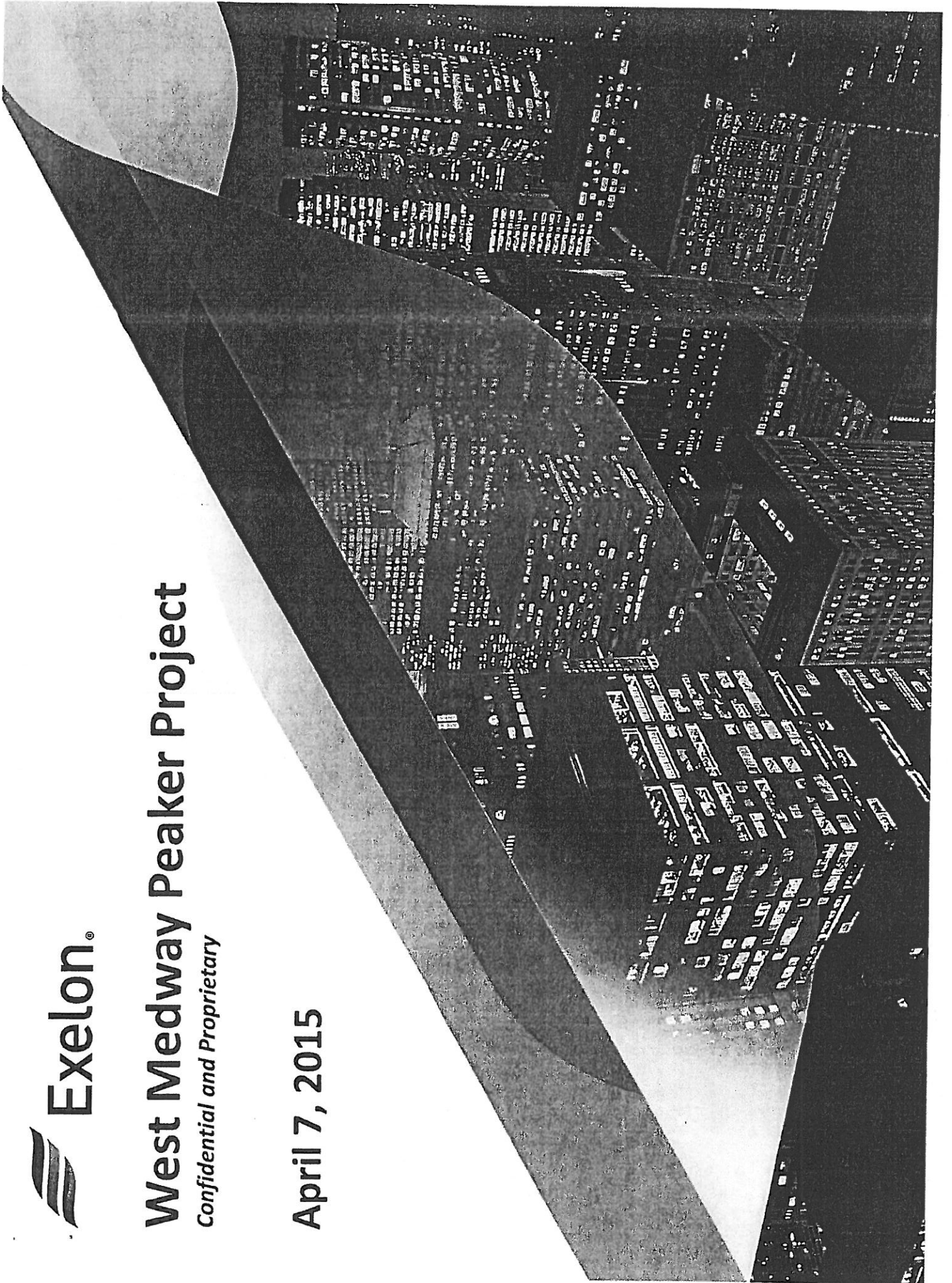
Design Review Guidelines Update - Schedule			
	Consultant Tasks	DRC/PEDB Tasks	Dates
			Notes
	SUBSEQUENT STEPS - IMPLEMENTATION		
4A.		PEDB holds a public hearing on proposed new Medway Design Guidelines	September
4B.		Community Outreach & Education re: new Design Guidelines	October & November



West Medway Peaker Project

Confidential and Proprietary

April 7, 2015

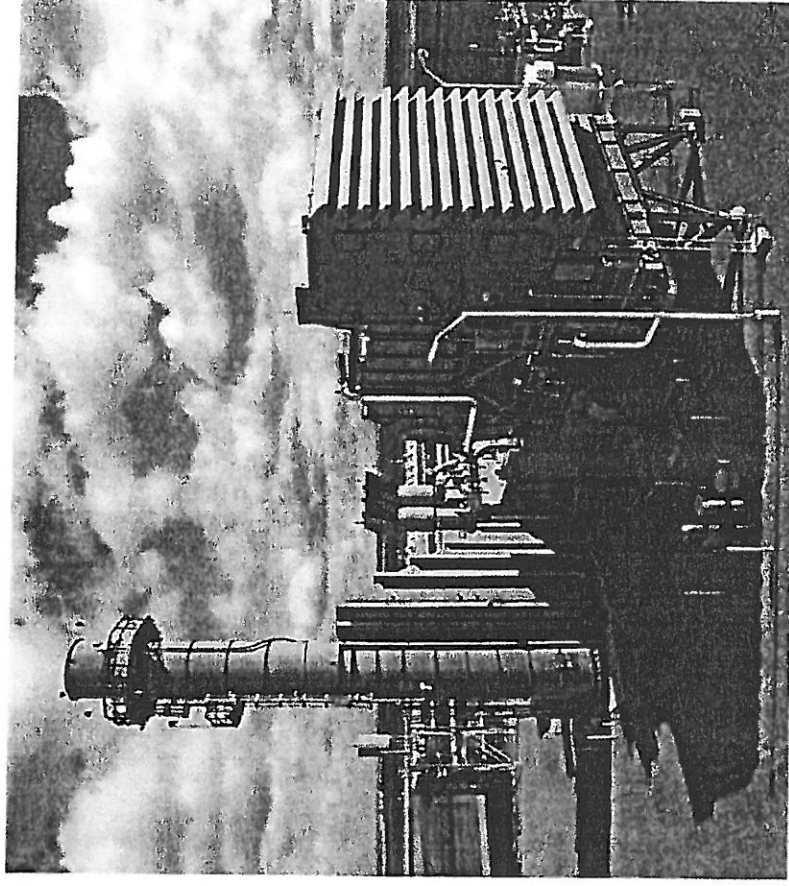


Background on Exelon's Proposed Expansion Plans:

Exelon Generation is expanding its existing power generating facility in Medway by adding two units of highly efficient, fast starting peak electric generating capacity to its three-unit West Medway facility on Summer Street which has been operating since 1970. The expansion will be built entirely on the plant's existing 65-acre site, and will be built using the most up-to-date technology available for peaking plants including technology to reduce emissions and a sound wall to minimize noise. Local benefits include a significant increase in property taxes, the addition of 200-300 jobs during construction, and 4-5 full-time positions once the expansion is operational. The current schedule calls for construction to begin as early as Fall 2016 and the expanded units to be operational by mid-2018.

Development Update

- Exelon participated in ISO New England's FCA-9 Auction held on February 2, 2015
- Cleared a 195 MW Peaking Project at our West Medway Power Plant site in Medway, MA – project requires a COD of June 2018.
- 2 LMS100 Dual Fuel Peaking Units are proposed to be constructed
- Development is advancing
 - Permitting underway for 2 x GE LMS100 peaking units (nominally 100 MW/each)
 - EFSB Petition filed on March 13, 2015
 - Environmental Notification Form (ENF) to be filed with Mass Environmental Policy Act (MEPA) office on 4/15/2015 or 4/30/2015
 - Air Plan Application to be filed with Mass Department of Environmental Protection (DEP) May 2015
 - Permitting for dual fuel operation (NG and ULSD)
 - Permitting for a 60% Capacity Factor
 - Requesting 60 Days of ULSD Firing a Year / Remainder on gas



Site and Project Specifics

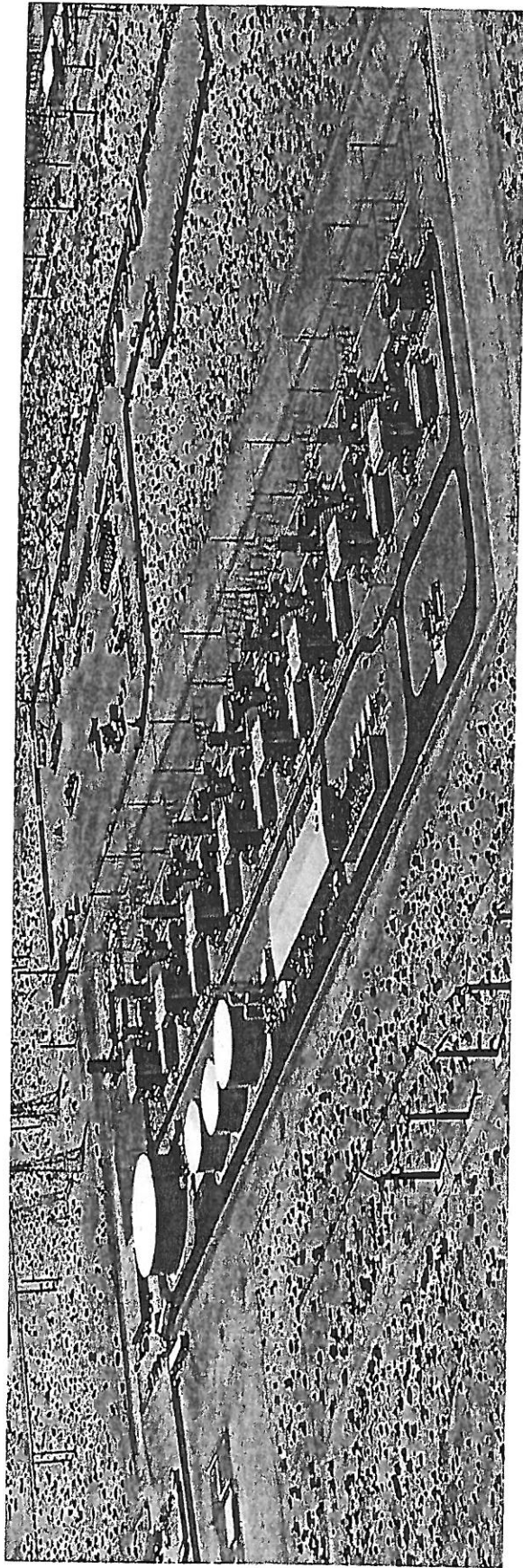
- Site is approximately 94 acres
 - 3 Oil Fired Units are located onsite and will remain operational when the new units are constructed. Existing units are capable of supplying 135 MW of energy to the NE ISO.
 - Eversource has 2 substations on the property - one 345 kV substation connecting to NEMA and one 115 kV substation connecting to SEMARI. Our project will connect to SEMARI.
 - Existing units occupy approximate 5 acres of land, the new units will occupy approximately 13.5 acres of land.
- Natural Gas will be delivered to the project via a Spectra Energy pipeline that crosses our property – pipeline will be constructed either by Spectra Energy or Exelon
- A new 1 million gallon ULSD Oil Tank will be constructed to support dual fuel capability
- Water will likely be supplied to the new units from the Town of Medway with a small backup supply provided by an onsite well.
- Dry Fin Fan Cooling has been selected as the cooling technology for the LMS100 in lieu of wet cooling towers to reduce water consumption
- Proposing a sewer connection to the Town of Medway's sewer system.

Support for a Green Grid

Today, approximately 40% of the proposed projects in the NE ISO's generator Interconnection Queue are wind-powered. To reliably operate a grid with increasing renewables generation, flexible resources will be required to support the system

Characteristics of flexible resources include the ability to perform the following functions:

- Sustain Upward or downward ramp
- Respond for a defined period of time
- Change ramp directions quickly
- Start with short notice from a zero or low-electricity operating level
- Startup and Stop multiple times per day; and
- Accurately forecast operating capability



LMS100s Co-Located with Wind Turbines in California's Coachella Valley

Environmental Impacts

- LMS 100 was selected as most efficient unit with lowest GHG emission rates in its class. Tradeoff is that it has a higher sound profile than less efficient Frame turbines.
- Dual fueled capability is important for reliability. Water injection is needed for NOx control for dual fueled turbines.

Air Quality

- Held a pre-application meeting with DEP central region and headquarters in February 2015.
- Air Modeling Protocol has been approved by DEP
- Stack height is 160' due to downwash affects of acoustic wall to meet National Ambient Air Quality Standards.
- State of the Art Emissions Controls will be Installed.

Noise

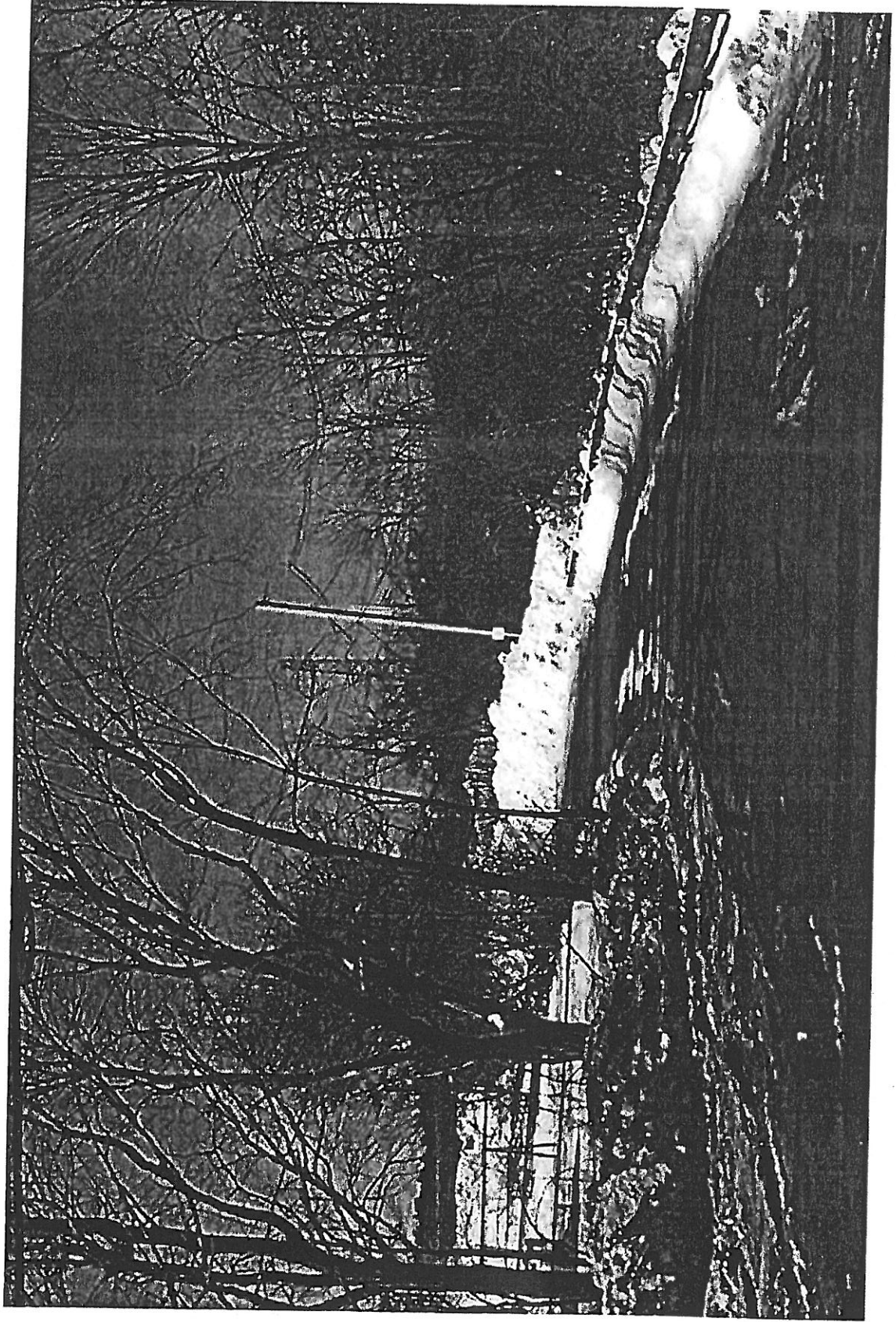
- Noise Monitoring Protocol approved by DEP
- DEP conducted a site visit in April, 2014 to review proposed sound monitoring locations.
- Sound measurements were made for a one week period at 7 locations in May, 2014. Nighttime levels ranged from 32 to 35 dBA. Daytime from 39-47 dBA.
- Project team has done extensive sound modeling with numerous mitigation scenarios and included the results in our EFSB Petition, the current conceptual design includes a 55' high acoustic barrier wall (shown on site plan) as well as local silencing of equipment.

Wetlands

- Preparing to file an ANRAD with the Conservation Commission in the coming weeks.
- Project will look to minimize wetland impacts after completion of the ANRAD process.

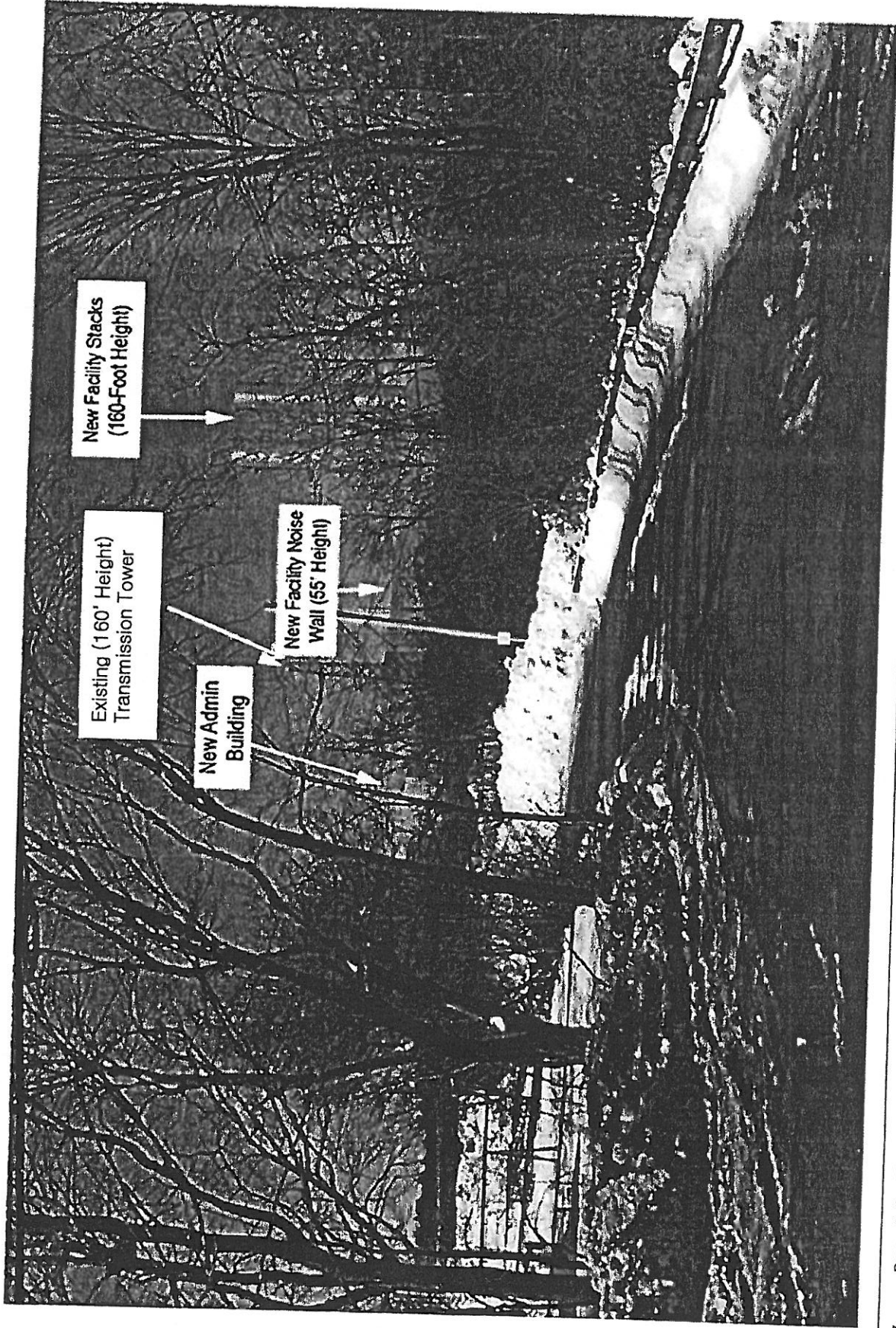
Visual Impacts

Existing View from Plant Driveway



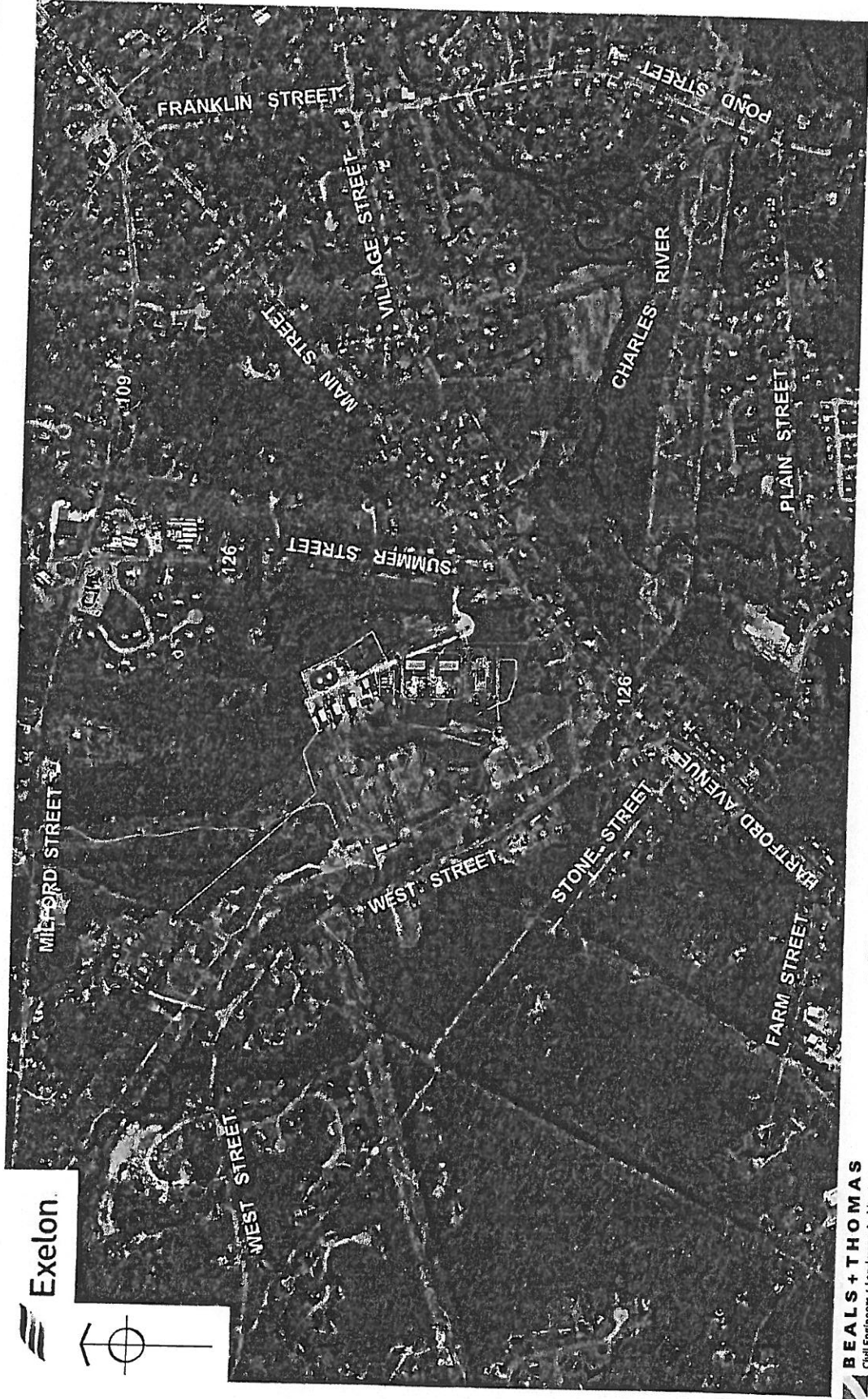
Visual Impacts

Simulated View



West Medway II

Medway, Massachusetts

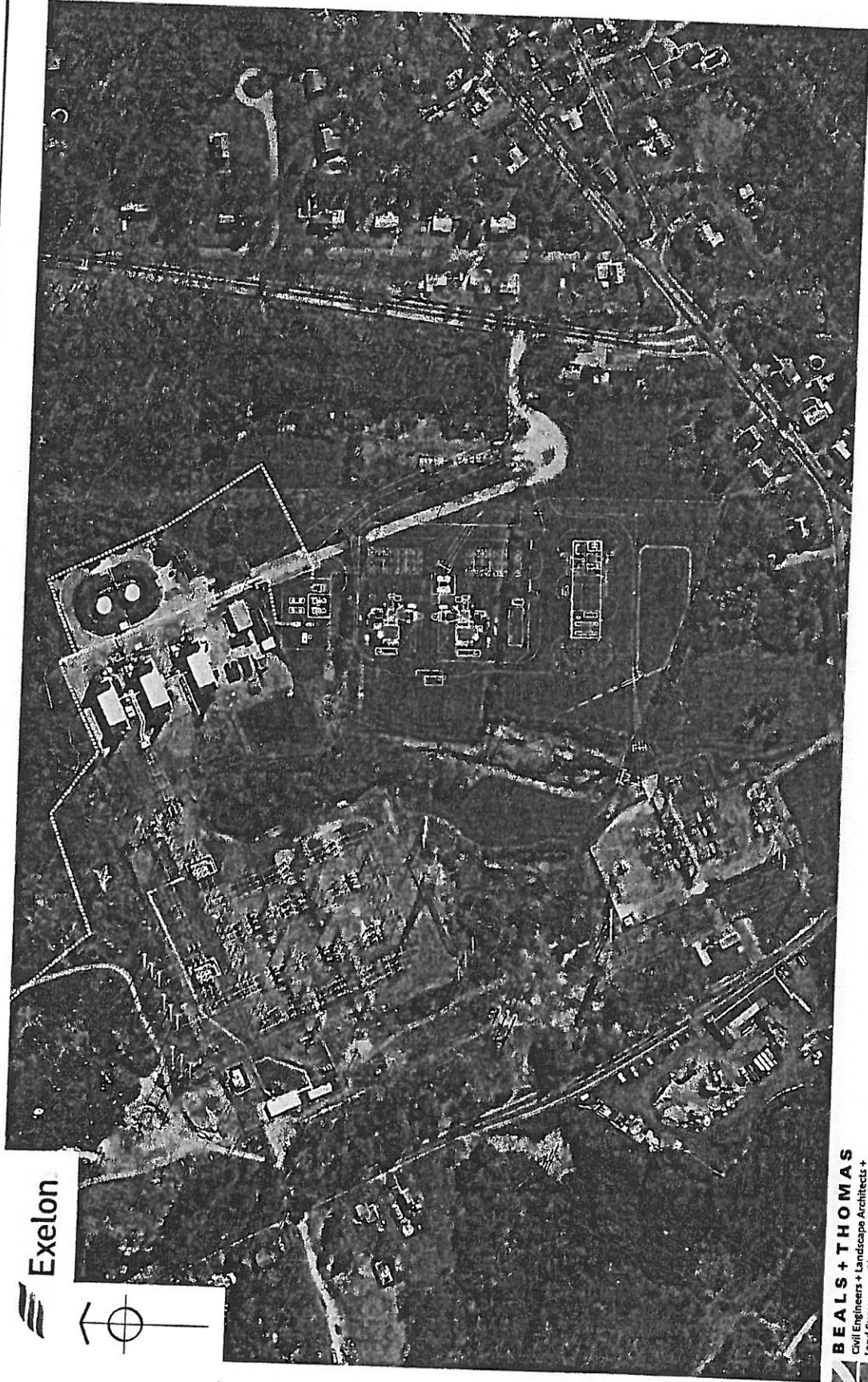
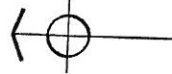


BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists
B-T Drawing No. 142310P012A-002 Date: 04/01/2015 Scale: 1" = 300'

Regional Plan

West Medway II

Medway, Massachusetts



BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists
BY Drawing No. 14220002A-008 Date: 04/01/2015 Scale: 1" = 100'

Aerial Site Plan

West Medway II

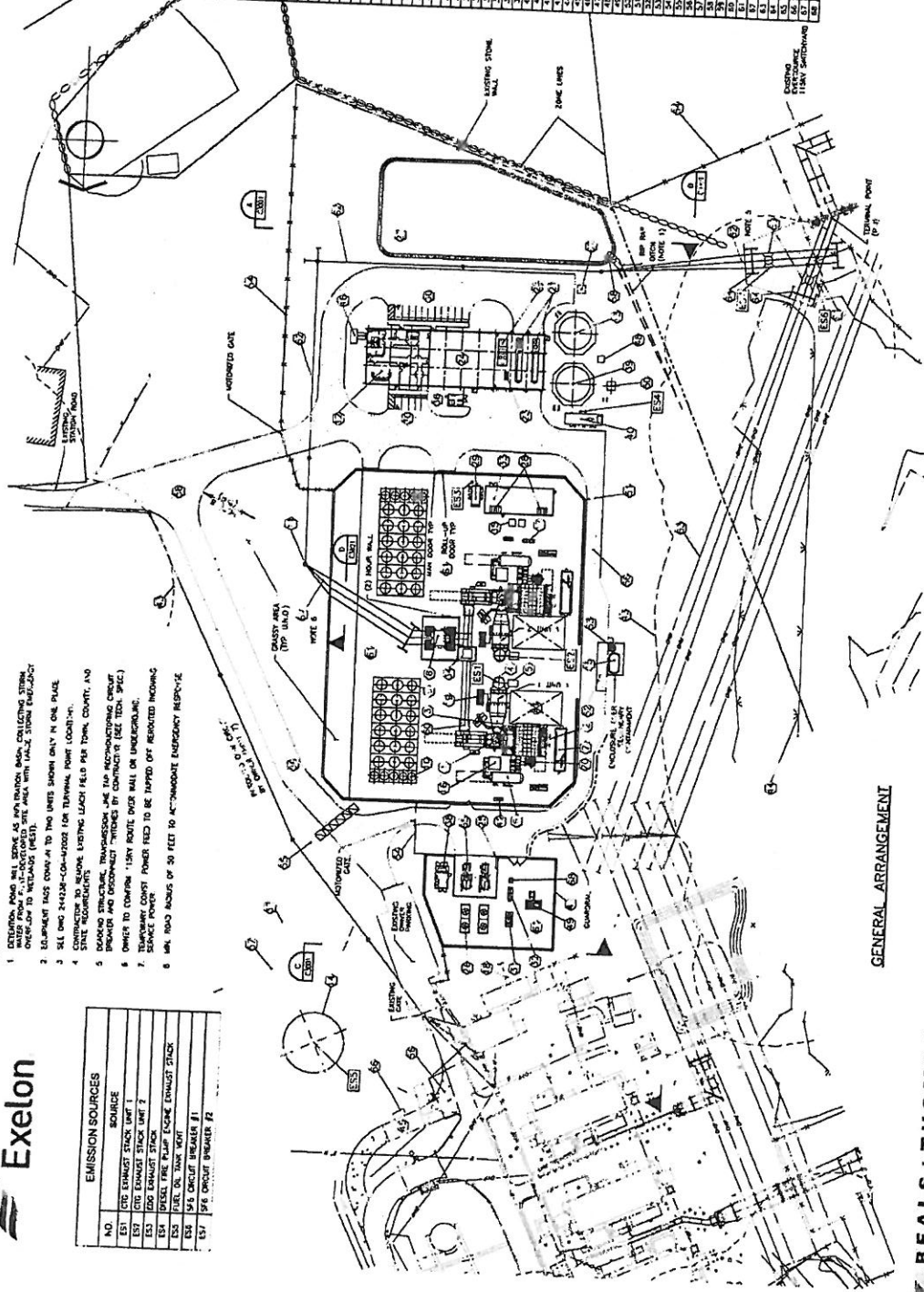
Medway, Massachusetts



EMISSION SOURCES	
NO.	SOURCE
E51	CRG EXHAUST STACK (UNIT 1)
E52	CRG EXHAUST STACK (UNIT 2)
E53	CRG EXHAUST STACK (UNIT 3)
E54	CRG EXHAUST STACK (UNIT 4)
E55	CRG EXHAUST STACK (UNIT 5)
E56	CRG EXHAUST STACK (UNIT 6)
E57	CRG EXHAUST STACK (UNIT 7)
E58	CRG EXHAUST STACK (UNIT 8)
E59	CRG EXHAUST STACK (UNIT 9)
E60	CRG EXHAUST STACK (UNIT 10)
E61	CRG EXHAUST STACK (UNIT 11)
E62	CRG EXHAUST STACK (UNIT 12)
E63	CRG EXHAUST STACK (UNIT 13)
E64	CRG EXHAUST STACK (UNIT 14)
E65	CRG EXHAUST STACK (UNIT 15)
E66	CRG EXHAUST STACK (UNIT 16)
E67	CRG EXHAUST STACK (UNIT 17)
E68	CRG EXHAUST STACK (UNIT 18)
E69	CRG EXHAUST STACK (UNIT 19)
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E71	CRG EXHAUST STACK (UNIT 21)
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E73	CRG EXHAUST STACK (UNIT 23)
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E88	CRG EXHAUST STACK (UNIT 38)
E89	CRG EXHAUST STACK (UNIT 39)
E90	CRG EXHAUST STACK (UNIT 40)
E91	CRG EXHAUST STACK (UNIT 41)
E92	CRG EXHAUST STACK (UNIT 42)
E93	CRG EXHAUST STACK (UNIT 43)
E94	CRG EXHAUST STACK (UNIT 44)
E95	CRG EXHAUST STACK (UNIT 45)
E96	CRG EXHAUST STACK (UNIT 46)
E97	CRG EXHAUST STACK (UNIT 47)
E98	CRG EXHAUST STACK (UNIT 48)
E99	CRG EXHAUST STACK (UNIT 49)
E100	CRG EXHAUST STACK (UNIT 50)

- NOTES:**
1. CONTRACTOR SHALL VERIFY ALL WORK AS SHOWN ON THIS DRAWING. COLLECTING STORM WATER FROM ALL BUILDINGS AND PAVEMENT SHALL BE COLLECTED AND DISCHARGED TO WETLAND (WEST).
 2. EQUIPMENT SHALL BE LOCATED AS SHOWN ON THIS DRAWING. ALL EQUIPMENT SHALL BE ONE RADIUS FROM THE CENTER OF THE UNIT.
 3. ALL DMS 24x36 INCHES OR LARGER SHALL BE LOCATED AS SHOWN ON THIS DRAWING.
 4. CONTRACTOR TO REMOVE EXISTING LEACH FIELD PER TOWN, COUNTY, AND STATE REQUIREMENTS.
 5. PROVIDER SHALL VERIFY ALL WORK AS SHOWN ON THIS DRAWING.
 6. OWNER TO VERIFY ALL WORK AS SHOWN ON THIS DRAWING.
 7. CONTRACTOR TO VERIFY ALL WORK AS SHOWN ON THIS DRAWING.
 8. SERVICE POINT POWER NEED TO BE TAPPED OFF RESPECTED INCOMING SERVICE POINT.
 9. MAIN ROAD WIDTH OF 50 FEET TO ACCOMMODATE EMERGENCY RESPONSE.

EQUIPMENT LEGEND	
NO.	DESCRIPTION
1	1" DIA. 10' LONG CONCRETE TUBES (10')
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GENERAL ARRANGEMENT



BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists
 B+T Drawing No. 142210P012A-001 Date: 04/01/2015 Scale: 1" = 60'

Conceptual Site Plan