

June 9, 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:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Gino Carlucci, PGC Associates
- Steve Bouley, Tetra Tech
- Amy Sutherland, Meeting Recording Secretary

The Chairman called the meeting to order at 7:02 pm.

The Chairman declared that the Board would go into executive session with the intent to return immediately thereafter to regular open session in order to discuss strategy with respect to litigation: Maritime Housing vs. Medway Planning and Economic Development Board re: 123 Main Street. The Chairman announced that discussion of this matter in open session would be detrimental to the Town.

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously by roll call to enter in to executive session and to return to open session afterwards.

Roll Call Vote:

- Karyl Spiller-Walsh** **aye**
- Bob Tucker** **aye**
- Matt Hayes** **aye**
- Tom Gay** **aye**
- Andy Rodenhiser** **aye**

The Open Session began at 7:18 pm.

The Haven Definitive Subdivision Plan:

Engineer Dan Merrikin requested that the public hearing for the Haven Definitive Subdivision Plan be continued until July 14, 2015. (See Attached)

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to continue the hearing for the Haven Definitive Subdivision Plan to July 14, 2015 at 7:15 p.m.

Village Estates Definitive Subdivision Plan – Request for Plan Endorsement and Review Construction Services Estimate from Tetra Tech:

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

- Letter from Merrikin Engineering dated 5-19-2015
- Discharge of mortgage for 272 Village Street dated 4-9-2015
- Village Estates Definitive Subdivision Plan dated 5-19-15, revised 4-18-15
- Tetra Tech review comments dated 6-3-15
- Village Estates Subdivision Certificate of Action dated 11-29-11
- Tetra Tech construction services estimate dated 5-19-15

Engineer Dan Merrikin was present at the meeting on behalf of the applicant. He explained that the applicant has recently paid off the mortgage on the subject property. The applicant is now able to proceed with the execution of the required subdivision covenant in order to obtain plan endorsement.

The Chairman brought up an issue regarding a strip and edge of roadway. Dan Merrikin indicated that the issue was addressed. The setback is 15 from rear and side. Andy communicated that the neighbors to the east are still not comfortable with the grading and are concerned they will be impacted by water runoff. Dan responded that the yard will be filled for the new drainage system and the flow will not be increased.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to appoint to approve the Tetra Tech estimate for \$7,746.00 which is an increase of \$311.00.

The Board will review all documents at their June 23, 2015 meeting for plan endorsement.

Appointments to the Medway Open Space Committee, Design Review Committee and Economic Development Committee:

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

- 6-1-15 Memo from Susy Affleck-Childs re: OSC appointments
- 6-2-15 Memo from Susy Affleck-Childs re: DRC appointments
- 6-1-15 Memo from Susy Affleck-Childs re: EDC appointments

Design Review Committee:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to reappoint Julie Fallon to the Design Review Committee until June 20, 2017.

Economic Development Committee Appointments:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to appoint Eric Arbene and Keith Peden as new members of the EDC through June 30, 2016.

The two interested residents for EDC were present at the meeting and provided a brief overview of their professional background. Their resumes were attached to the packet for review.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to reappoint Alissa Parlee, Tina Chemini, and Hugh McKinnon to the EDC through June 30, 2017.

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to reappoint Chan Rogers to the EDC through June 30, 2016.

Open Space Committee:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to reappoint Tina Wright, Bruce Hamblin and Mike Francis to Open Space Committee through June 30, 2017.

The Board was made aware that Bruce Hamblin has been attending the Open Space Committee meetings on a regular basis.

The Chairman thanked both Paul Marble and Pat McHallam for their work on the Open Space Committee.

PEDB Associate Member:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to recommend reappointment of Rich Di Iulio as its Associate Member to the PEDB through June 30, 2017.

NOTE – The Board of Selectmen also has to appoint Mr. Di Iulio as the PEDB's Associate Member. Susy reported she will contact the BOS office to request an agenda item for this at an upcoming BOS meeting.

Tri Valley Commons – Public Hearing Continuation:

Susy Affleck-Childs reported that a Mullin's Rule Certification for the May 12, 2015 meeting from Member Tom Gay was received and entered into the record. He has reviewed the materials and written transcript. (**See Attached**). **NOTE** – A copy of the Mullins Rule Certification was provided to Richard Cornetta, attorney for the applicant.

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

- 6-2-15 letter from Rich Landry indicating there had been a name change for the applicant
- Updated TVC Site Plan dated 5-13-15 prepared by Bohler Engineering
- Updated building elevations and roof plans dated 4-27-15 by Landry Architects
- Tetra Tech Review comments dated 5-29-15 on revised site plan
- PGC Associates review comments dated 6-2-15 on revised site plan
- DRC Letter of Recommendation dated 6-4-15 on revised site plan and building elevations
- Email note from DPS Deputy Director Dave D'Amico dated 5-11-15 re: Route 109 Committee comments
- Requests for waivers from *Site Plan Rules and Regulations*
- Updated TVC public hearing schedule
- Letter from Bridget Graziano, Medway Conservation Agent dated June 8, 2015

Present for the applicant were: Richard Landry, Attorney Richard Cornetta, and James Bernadino of Bohler Engineering.

The applicant indicated that he has addressed all the issues and is ready to discuss conditions.

The Board reviewed the DRC's Letter of Recommendation. The highlighted points in the letter were in relation to landscape buffers. The DRC would like to see the two proposed white pines at the southwest corner of the site be replaced with larger coniferous specimens other than white pines, greater than 20 ft. in height. The species should be of a conical form such as a blue spruce or fir to provide a complete buffer to the length of Building A.

Rich Landry responded that trees of this size could be difficult to get and he does not want to have to come back to the board to change the decision if he cannot find them.

Karyl Spiller-Walsh responded that Cumberland Farms found taller trees and there are some on the east coast. These trees may need to be shipped in but there are trees of this caliper available.

Another recommendation is to plant a large tree southeast of the first garage bay. The DRC had previously suggested a large conifer tree, but the current plan indicates a deciduous honey locust tree. The DRC recommends that this be a deciduous maple species for screening with a minimum caliper of 5 inches.

There should be some evergreen shrubs for year round screening for the utility boxes located northwest of Building C. The applicant indicated that the buffering of utility transformers is limited for plantings which can be removed by the utility companies when needed.

There should also be additional screening to the detention pond with one additional conifer at the front. A white pine was suggested. There is additional buffering for impact at the back of building. There are 5 white pines with solid massing.

In regards to the retaining wall, the material should be varied blend of local natural stone colors such as grey.

The light posts should be black and similar to the style for the Route 109 project. The details of the trash receptacles should be provided.

The Board next discussed the conditions.

Discussion on CONDITIONS:

The Board is in receipt of a draft list of ideas for conditions compiled by Susy Affleck-Childs, dated June 9, 2015. (**See Attached**) The Board reviewed each item.

#1: Enlarge Building turning radii to accommodate larger trucks/deliveries per minutes of 5-6-15 Rt. 109 Committee meeting. Mr. Landry indicated this had been addressed. Bohler Engineering had reviewed and larger trucks can make the turn into the driveway without going into the lane

of oncoming traffic. James Bernadino of Bohler Engineering will provide documentation of their analysis to the PEDB for Tetra Tech's review.

#2: No Outside display of tires, supplies, any new or used products; no use of outside trailers for storage of products. The floor plan has interior space for scrap/used tire storage.

#3: Construction Blasting: There will not be a need for blasting at this site.

#4 Construction Hours: Typically the hours of construction are 7:00 am to 6:00 pm, but there should be some language added with times when the contractor can ask the Building Inspector for an exemption such as holiday, or work at night for infrastructure of inside work.

#5 Future Plan Modification/Revisions: It was acknowledged that changes will need to come before the PEDB.

#6: Landscape Management Agreement: The applicant indicated that the standard is a one year warrantee. It was recommended two years.

#7 No paper posters in windows, or flutter signs or sandwich board: This can be complied with, but in the event of grand opening, it is understood there may be banners, etc.

#8 Protect health of existing trees on Papa Gino's side of site- replace if tree damage results from TVC construction. The Attorney for TVC is not comfortable with this conditions since it involves repair of something on private property.

#9 Limitations on times for product deliveries: not discussed.

#10: Stepping Stones: The applicant is planning on putting stones for pedestrian connection between Building A and Papa Gino's area of Gould Plaza.

#11: Easement for future vehicular connection to both Gould's Plaza and Cassidy land in rear of lot. Applicant understands this is necessary.

#12: Items included in DRC's letter of recommendation. Already reviewed.

#13: Applicant should coordinate with Medway DPS for the installation of the water/sewer mains. Understood

#14: TVC site construction work should be coordinated with the Rt. 109 reconstruction project. Mr. Landry reported his goal is to have this site ready in October 2015 for occupancy by Advance Auto.

#15: Reference the Conservation Commission Order of Conditions.

#16: Receptacles/Recycling: These will be added.

The applicant indicated that revised plans are ready to be submitted.

The letter from the Conservation Agent was provided to the Board. The applicant will be meeting with Conservation Commission on Thursday June 11, 2015.

Consultant Bouley will review the technical information in the Conservation Commission letter. The discussion moved to lighting. The ornamental street project notes that there are light intensity and spillage. The applicant was reminded that this number must be 0 at the property edge and be shown on the plan. These numbers need to be 0 at property lines. The plan needs to reflect no intensity. The applicant will check this item. He also communicated that it was recommended by the traffic engineer to have some spillage at the entrance drive.

Matt Buckley would also like to see screening at the end of the stub road where there is a gate with fence.

The Conservation Commission is concerned about people driving in to dump debris in the detention pond. The gate is to allow for access for maintenance and mowing and etc.

Member Tucker would like to see a barn style gate which is more rugged.

The applicant responded that this area as an access drive and a gate is probably overkill for what is needed in the future.

The snow storage area needs to be labeled on plans.

Matt Buckley suggested that the curbing be straight across. The applicant responded that on the site plan, there is a straight curb right through and the appearance is a curb. It will be straight across. This has not been submitted yet.

Karyl Spiller-Walsh wanted to bring up again that she suggested something other than white pine for the 22 ft. specimen. The applicant responded that getting another type of tree that big could be difficult. They may not be able to find one. Matt Buckley concurs with Karyl that this is a significant spot for key buffering. The rest of the site it is ok to have shorter trees, but the two areas should continue to be buffered. Cumberland Farms did find taller trees for its landscaping installation. She suggested a sugar maple.

The colors of the architectural buildings were shown. There was a question about the fieldstones and the large section of mortar that will be needed. It is the applicant's preference to not go with this. He will provide Susy with another sample.

Matt Buckley, speaking as a resident, wanted to know if there is accommodation for more trash receptacles.

CONSULTANT COMMENTS:

Tetra Tech:

Tetra Tech will review the radius turn analysis since it was noted that the radii of the entry curb would need to be adjusted to allow the maneuver for tractor trailer trucks.

The applicant responded that the widening of the radius at the entrance is not a problem. The radius is to DOT standard curb cut. The templates do show that they do not go over curb.

Tetra Tech will review comments from the Conservation Commission Agent.

PGC Associates:

Consultant Carlucci is currently working on the FINDINGS section of the decision.

Other Comments

Mr. Landry indicated that Goodyear has backed out of the deal for Building A. Advance Auto Parts has given the applicant one month to get the necessary decision before they will withdraw their leasing.

WAIVER REQUESTS:

The next items discussed were the waivers:

- 205.3 (1) – Traffic Flow/Grade of Driveway Entrance: NOTE – This is no longer needed as the grade change has been adjusted to comply. .
- 204.5.C.3 – Existing Landscape Inventory
- 205.9.F – Tree Replacement
- 205-6.G.3.a- 10' x 20' parking stall dimension

204-5.C3 Existing Landscape Inventory:

On a motion made by Karyl Spiller-Walsh and seconded by Tom Gay, the Board voted unanimously to grant the waiver for existing landscape inventory 204-5.C3 except on the southwest & southeast corners of the site.

205-6.G.3.a – 10' x 20' parking stall dimension:

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to grant the waiver for 205-6.G.3.a. re: 10' x 20' parking stall dimension.

205.9.F – Tree Replacement:

On a motion made by Karyl Spiller-Walsh and seconded by Tom Gay, the Board voted unanimously to grant the waiver 205.9.F –Tree Replacement.

The Board discussed that they will be flexible with applicant to get the decision filed by the requested time and agreed to have another meeting on Thursday, June 25, 2015 if necessary to complete the decision.

Public Hearing Continuation:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to continue the hearing for Tri Valley Commons to June 23, 2015 at 7: 15 pm at the Medway Town Hall, and to June 25, 2015 at 7:15 pm at the Medway Senior center.

Extension: The action deadline extension paperwork was received from the applicant. (See Attached.)

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to grant the applicant's request for an action deadline extension to June 26, 2015.

Hidden Pines Bond:

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

- Draft response letter dated 5-22-15 from Susan Affleck-Childs to the bond refund demand letter on Hidden Pines Subdivision bond.
- Bond Refund demand letter from Attorney Kolovos dated 4-28-15.

The Board is comfortable with the letter but would like to include that a Street Acceptance Plan has to be provided and that funding will be needed for title workups, review of street acceptance plan, and review of roadway deeds and easements.

Norwood Acres - Trail Plan Modification:

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

- Application for Norwood Acres Subdivision Plan Modification dated 5-15-15
- Proposed Curbcut & Handicap Ramp Modification, Norwood Acres – Trail Drive Prepared by Faist Engineering and O'Driscoll Land Surveying dated 6-4-15
- Tetra Tech Review email dated 5-28-15
- Response letter from Faist Engineering dated 6-4-15
- REVISED Curbcut & Handicap Ramp Modification plan dated 6-6-15
- Tetra Tech Review email dated 6-4-15

Engineer David Faist from Faist Engineering was present to discuss the revised proposed curb cut and handicap ramp modification for Norwood Trail. Also present was Wayne Marshall, developer. The location of the southern handicap ramp needs to be located further back from roadway to align with the northern ramp. There is 48 inches of clear space in front of the ramp within the striped crosswalk. The southern curb radius is now shown tangent to Summer Street right-of-way.

Consultant Bouley is satisfied with the changes.

On a motion made by Bob Tucker and seconded by Karly Spiller-Walsh, the Board voted unanimously to approve the Curbcut and Handicap Ramp modification plan dated June 6, 2015.

Susy would like a signature block added to the plan and then the Board can sign it.

PEDB Reorganization:

Chairman:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to appoint Andy Rodenhiser as Chairman to the Planning and Economic Development.

Vice Chairman:

On a motion made by Tom Gay and seconded by Karyl Spiller-Walsh, the Board voted unanimously to appoint Bob Tucker as Vice Chairman to the Planning and Economic Development.

Clerk:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to appoint Tom Gay as Clerk to the Planning and Economic Development.

Board/Committee Representatives and liaisons:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to appoint the following:

Community Preservation:	Matt Hayes
Design Review Committee	Tom Gay
Street Naming Committee	Susy Affleck-Childs
Energy Committee	Bob Tucker
Affordable Housing Committee	Andy Rodenhiser
Capital Improvement Planning	Matt Hayes
Conservation Commission	Bob Tucker
Finance Committee	Bob Tucker
Open Space Committee	Karyl Spiller-Walsh
Route 109 Reconstruction	Matt Hayes
SWAP	Rich Di Iulio
Town Admin/BOS	Andy Rodenhiser
Zoning Board of Appeals	Bob Tucker

PEDB Meeting Minutes:

May 5, 2015:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the May 5, 2015 meeting as presented.

May 12, 2015:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the minutes from the May 12, 2015 meeting as presented. (Member Gay abstained as he was present at that meeting.)

Coordinator's Report:

- The Town's response letter regarding the proposed Timber Crest 40B development was sent out last week to MassHousing.
- The ARCPUD application for the Willows at Medway (Salmon Senior Living Community) will be submitted Friday June 12, 2015.
- Reminder that there is a public hearing before the state's Energy Facilities Siting Board for the Exelon project on Thursday, June 11, 2015 at 7:00 pm at the Middle School.
- The new Zoning Bylaw has been loaded to the website. Hardcopies are available upon request.
- There was a meeting with Susy, Stephanie Mercandetti and Jack Mee re: the master list of possible zoning bylaw amendments. This will be an agenda item for June 23, 2015 PEDB meeting.

The Chairman thanked member Spiller-Walsh for serving on the Design Review Committee.

Future Meeting Date:

- June 23, 2015


Adjourn Meeting:

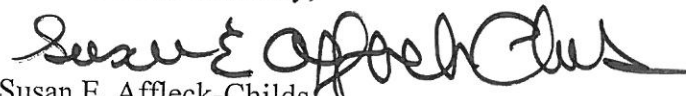
On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 10:08 p.m.

Respectfully Submitted,

Amy Sutherland
Recording Secretary


Reviewed and edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Susan Affleck-Childs

From: Daniel Merrikin <dan@merrikinengineering.com>
Sent: Friday, May 22, 2015 4:04 PM
To: Susan Affleck-Childs
Subject: Re: The Haven - REVISED plans

Hi Susy,

We've had a few minor delays on my end so I will not have the revised documents submitted in time for them to be reviewed for the June 9th meeting. I will be asking for a continuance to their next available meeting. Perhaps we can use that time slot on the 9th to discuss the Village Estates request?

I expect to be able to submit the revised documents within the next two weeks.

Enjoy your vacation.

Thanks

Dan

Dan

Yours Truly,

Daniel J. Merrikin, P.E.
Partner

Merrikin Engineering LLP

730 Main Street
Suite 2C
Millis, MA 02054

Office: 508-376-8883
Mobile: 508-868-8353

On Fri, May 22, 2015 at 1:02 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

HI Dan,

I have been expecting to receive revised plans for The Haven from you this week.

I will be away on vacation next week.

So . . . please also email the revised plans directly to Steve Bouley and Gino Carlucci early next week so they can review and prepare their comments in time for the next public hearing on June 9th.

Thanks.

Susy Affleck-Childs

Susan E. Affleck-Childs

Medway Planning and Economic Development Coordinator

508-533-3291

155 Village Street

Medway, MA 02053

Town of Medway – *A Massachusetts Green Community*

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Merrikin Engineering, LLP

Consulting Engineers

730 MAIN STREET
SUITE 2C

MILLIS, MA 02054

TELEPHONE (508) 376-8883
FAX (508) 376-8823

May 19, 2015

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

Ref: Village Estates
Definitive Subdivision
Plan Endorsement

Dear Members of the Board:

As you may recall, the Applicant for Village Estates had sought plan endorsement last year but was delayed because he had difficulty obtaining consent from his mortgage company for the covenant. The Applicant has recently paid off the mortgage (proof enclosed). As such, the Applicant now wishes to proceed with the execution of the covenant in order to obtain plan endorsement.

It is our understanding that the Applicant previously provided copies of proposed lot deeds, covenants and restrictions, and association documents to the Board and that those documents had been approved.

I have enclosed a copy of the latest version of the subdivision plan so the Board can confirm that it meets the requirements of the Certificate of Action. Once you are satisfied, please contact me so that I may furnish the executed covenant and a mylar for endorsement.

Do not hesitate to contact me if you have any questions or comments.

Sincerely,

MERRIKIN ENGINEERING, LLP

Daniel J. Merrikin P.E.

cc: File

This instrument drafted by
and after recording return to:
Daniel Domagala
Quicken Loans Inc.
635 Woodward Ave.
Detroit, MI 48226

800-226-6308

DISCHARGE OF MORTGAGE

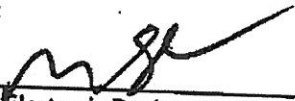
Loan Number: 3323366038

Known all men by these presents, that Mortgage Electronic Registration Systems, Inc., as nominee for QUICKEN LOANS INC., its successors and assigns, does hereby certify that a certain mortgage, bearing the date April 7, 2014 made and executed by DOROTHY P. SANTORO AND RUSSELL S. SANTORO, WIFE AND HUSBAND, to Mortgage Electronic Registration Systems, Inc., as nominee for QUICKEN LOANS INC., its successors and assigns, on real property located in County of NORFOLK, Commonwealth of Massachusetts, with the property legally described as:

Commonly known as: 272 Village St Medway MA, 02053 and recorded in Instrument No. 25983 OR Book 32171 Page 95, Cert No. --, with Registry of Deeds on April 10, 2014, is fully paid, satisfied, or otherwise discharged.

Dated this April 6, 2015

SIGNED:

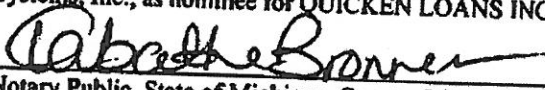


Mortgage Electronic Registration Systems, Inc., as nominee for
QUICKEN LOANS INC., its successors and assigns
By: Michael Slade
Its: Assistant Secretary of MERS

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
ss
COUNTY OF WAYNE)

On April 6, 2015, before me, Tabatha Bronner, the above signed officer, Michael Slade, personally appeared and acknowledged to be the Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for QUICKEN LOANS INC., its successors and assigns, and that is, authorized to, executed the foregoing instrument for the purposes therein contained, by signing in the name of the corporation by as Mortgage Electronic Registration Systems, Inc., as nominee for QUICKEN LOANS INC., its successors and assigns.



Notary Public, State of Michigan, County Of MACOMB
My Commission Expires: March 26, 2019
Acting in the County of Wayne

Tabatha Bronner
Notary Public of Michigan
Macomb County
Expires 3/26/2019
Acting in the County of Wayne

100039033233660384MTN: MERS Phone: 1-888-679-6377

REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

VILLAGE ESTATES DEFINITIVE SUBDIVISION PERMANENT PRIVATE WAY

REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANTS
DATED: JUNE 23, 2011
REVISED DATE: SEPTEMBER 12, 2011
MOVE ROAD LAYOUT 2 FT.
REVISED DATE: OCTOBER 6, 2011
ADD WAIVER REQUESTS & REPLACE WATER MAIN
WITH TWO WATER SERVICE LINES
REVISED DATE: OCTOBER 21, 2011
DRAINAGE SWALE
REVISED DATE: NOVEMBER 16, 2011
RIP-RAP SWALE & ROAD SHOULDER
REVISED DATE: MAY 18, 2015
DECISION REQUIREMENTS

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS
DATE: _____
DATE APPROVED: _____
MEDWAY PLANNING BOARD
DATE ENDORSED: _____
APPROVED: _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HERewith.
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.
DATE: _____
TOWN CLERK

VILLAGE ESTATES
DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY
PLAN OF LAND
MEDWAY, MA
MAP 10 PARCEL 114
ZONING AR II DISTRICT
OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
MEDWAY, MA 02053
DATE: MAY 19, 2011
SCALE 1" = 200'
TI, A.M. STEINBERG
MEDWAY, MA 02053
508-533-1644
COLONIAL ENGINEERING, INC.
MERRICK ENGINEERING LLP
730 MAIN STREET (SUITE 2)
MILLIS, MA 02054
508-376-8863



GENERAL NOTES
1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS.
2) ALL VERTICAL CURVING SHALL BE INSTALLED AT THE CURVING POINTS.
3) THE PROPOSED LAYOUT SHALL BE INSTALLED AT THE CURVING POINTS.
4) REPAIRS MADE TO EXISTING SIDEWALK ALONG VILLAGE STREET SHALL COMPLY WITH THE DPW CONDITIONS FOR THEIR ROAD OPENING PERMIT.

SUBDIVISION AREA CHART
TOTAL AREA OF EXIST. LAND = 88,271 SQ. FT.
TOTAL NUMBER OF LOTS & PARCELS = 3
TOTAL AREA DEDICATED TO STREET PURPOSES = 88,271 SQ. FT.
TOTAL AREA DEDICATED TO EASEMENTS = 17,847 SQ. FT.
TOTAL AREA DEDICATED TO OPEN SPACE = 0
TOTAL SUM OF ABOVE 194,392 = TO 88,271 SQ. FT.

ABUTTING STREET INFORMATION
VILLAGE STREET 50 FT COUNTY LAYOUT 27 FT WIDE PAVEMENT (SIDEWALK ROAD)
SAMOSET CIRCLE 40 FT PUBLIC WAY 20.5 FT WIDE PAVEMENT
BROOKSIDE ROAD 33 FT PRIVATE WAY 19 FT WIDE PAVEMENT
FOREST ROAD 45 FT PUBLIC WAY 24 FT WIDE PAVEMENT

WAIVER REQUEST LIST
7.5.2.B) WATER FACILITIES INSTALLATION
REQUEST WAIVER FROM REQUIRED INSTALLATION OF WATER MAIN, HYDRANT AND VALVES AND OTHER DEVICES REQUIRED FOR WATER MAIN TIE IN.
7.7.2.3) P) SIDEWALK WALKWAY REQUEST FOR WATER MAIN TIE IN.
REQUEST WAIVER FROM REQUIRED 30 FT SIDEWALK FROM PROPERTY LINES.
7.9.1.1) STREET AND ROADWAY LOCATION
REQUEST WAIVER FOR 2 FT. REQUIRE STRIP OF LAND ALONG ROADWAY.
7.9.2.2) SIDEWALK
REQUEST WAIVER FROM REQUIRED CURB RADIUS LOCATED ON NORTH SIDE OF ROAD.
7.9.2.3) SIDEWALK
REQUEST WAIVER FROM REQUIRED INSTALLATION OF HOT MIX ASPHALT ROAD PAVEMENT.
7.10.2) CURBS AND BERMS
REQUEST WAIVER FROM REQUIRED INSTALLATION OF HOT MIX ASPHALT CURBS AND BERMS.
7.17.1) FIRE PREVENTION
REQUEST WAIVER FROM REQUIRED INSTALLATION OF FIRE ALARM SYSTEM.
7.21) STREET LIGHTS
REQUEST WAIVER FROM REQUIRED INSTALLATION OF STREET LIGHTS.

NOTE:
THE SUBJECT PROPERTY IS NOT THE SUBJECT PROPERTY OF THE SUBDIVISION. THE SUBJECT PROPERTY IS NOT TO BE WITHIN THE FLOOD PLANE. THE SUBJECT PROPERTY IS NOT TO BE WITHIN THE FLOOD PLANE. THE SUBJECT PROPERTY IS NOT TO BE WITHIN THE FLOOD PLANE. THE SUBJECT PROPERTY IS NOT TO BE WITHIN THE FLOOD PLANE.

MEDWAY ZONE AR - II
MIN. FRONTAGE 150 FT.
MIN. SIDEWALK 15 FT.
MIN. REAR SETBACK 15 FT.
MIN. LOT AREA 22,500 SQ. FT.

LEGAL REFERENCE
DEED BK 25458 PG 529
PL BK 339 PL # 882
PL BK 377 PL # 38
NORFOLK COUNTY LAYOUT 1922

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

COVER SHEET
SHEET 1 OF 8

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

REVISED DATE: JULY 25, 2011
 PER COMMENTS PLANNING BOARD CONSULTANTS
 DATED: JUNE 23, 2011
 REVISED DATE: SEPTEMBER 12, 2011
 MOVE ROAD LAYOUT 2 FT.

REVISED DATE: OCTOBER 6, 2011
 ADD WAIVER REQUESTS & REPLACE WATER MAIN
 WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
 DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
 RIP-RAP SWALE & ROAD SHOULDER

REVISED DATE: MAY 18, 2015
 DECISION REQUIREMENTS

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTERS OF PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS
 DATE: _____

DATE APPROVED: _____

MEDWAY PLANNING BOARD
 DATE ENDORSED: _____

APPROVED SUBJECT TO COVENANT CONDITIONS WITHIN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HERewith.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE: _____

TOWN CLERK

VILLAGE ESTATES
 DEFINITIVE SUBDIVISION
 PERMANENT PRIVATE WAY

PLAN OF LAND
 IN
 MEDWAY, MA
 MAP 1C PARCEL 114

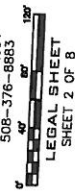
ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
 372 VILLAGE STREET
 MEDWAY, MA 02053

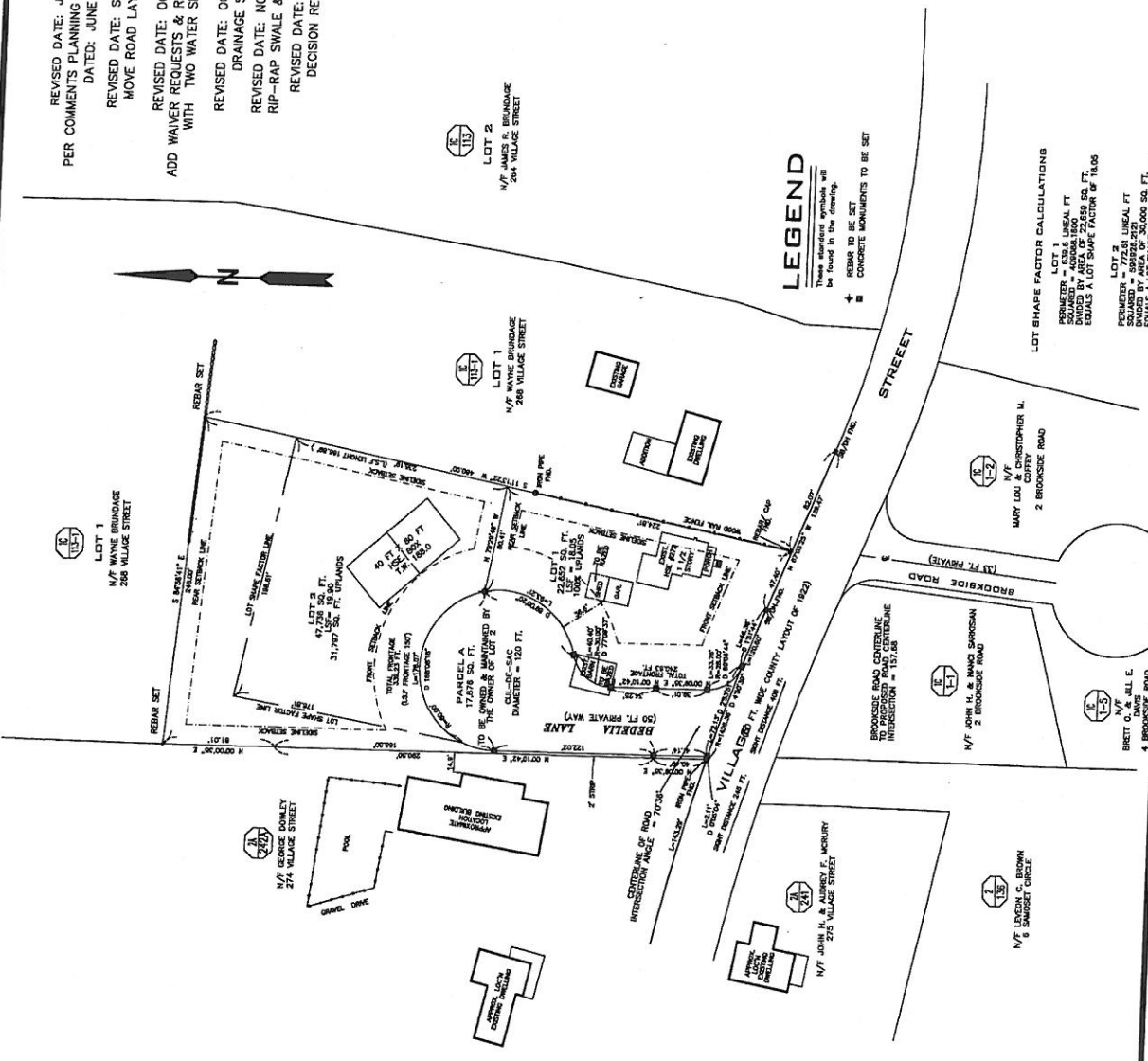
DATE: MAY 19, 2011
 SCALE 1" = 40'

COLONIAL ENGINEERING, INC.
 11 ARL STREET
 MEDWAY, MA 02053
 508-533-1644

MERRIKIN ENGINEERING LLP
 730 MAIN STREET (SUITE 2)
 MILLIS, MA 02054
 508-376-8883



LEGAL SHEET
 SHEET 2 OF 8



LEGEND

- Setback symbols to be shown in the drawing.
- Concrete monuments to be set.
- Color to be set.

LOT SHAPE FACTOR CALCULATIONS
 LOT 1
 PERIMETER = 629.8 LINEAL FT
 SQUARED BY AREA OF 22,659 SQ. FT.
 DIVIDED BY PERIMETER OF 629.8 FT.
 EQUALS A LOT SHAPE FACTOR OF 18.08

LOT 2
 PERIMETER = 597.2 LINEAL FT
 SQUARED BY AREA OF 20,000 SQ. FT.
 DIVIDED BY PERIMETER OF 597.2 FT.
 EQUALS A LOT SHAPE FACTOR OF 18.90

MEDWAY ZONE AR - II
 MIN. FRONTAGE 150 FT.
 MIN. SETBACK 30 FT.
 REAR SETBACK 15 FT.
 MIN. LOT AREA 22,000 SQ. FT.

LEGAL REFERENCE
 DEED BK 32458 PG 529
 PL BK 330 PL # 55
 PL BK 377 PL # 55
 NORFOLK COUNTY LAYOUT 1922

NOTE:
 THE SUBJECT PROPERTY IS NOT CLASSIFIED AS CHANGED VIA OR BIR. THE SUBJECT PROPERTY DOES NOT ADJACENT TO VILLAGE STREET IS AN SCENIC ROAD AND NON CONFORMING.

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

REVISED DATE: JULY 25, 2011
 PER COMMENTS PLANNING BOARD CONSULTANT'S
 DATED: JUNE 23, 2011

REVISED DATE: SEPTEMBER 12, 2011
 MOVE ROAD LAYOUT 2 FT.

REVISED DATE: OCTOBER 6, 2011
 ADD WAIVER REQUESTS & REPLACE WATER MAIN
 WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
 DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
 RIP-RAP SWALE & ROAD SHOULDER

REVISED DATE: MAY 18, 2015
 DECISION REQUIREMENTS

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTERED PROFESSIONALS OF THE COMMONWEALTH OF MASSACHUSETTS
 DATE: _____

DATE APPROVED: _____
 MEDWAY PLANNING BOARD
 DATE ENDORSED: _____

APPROVED: _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____
 DATED: _____ AND TO BE RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL, AND NO WRITING BOARD HAS BEEN FILED IN THIS OFFICE.
 DATE: _____

TOWN CLERK

VILLAGE ESTATES
 DEFINITIVE SUBDIVISION
 PLAN OF LAND
 IN
 MEDWAY, MA

MAP TO PARCEL 114

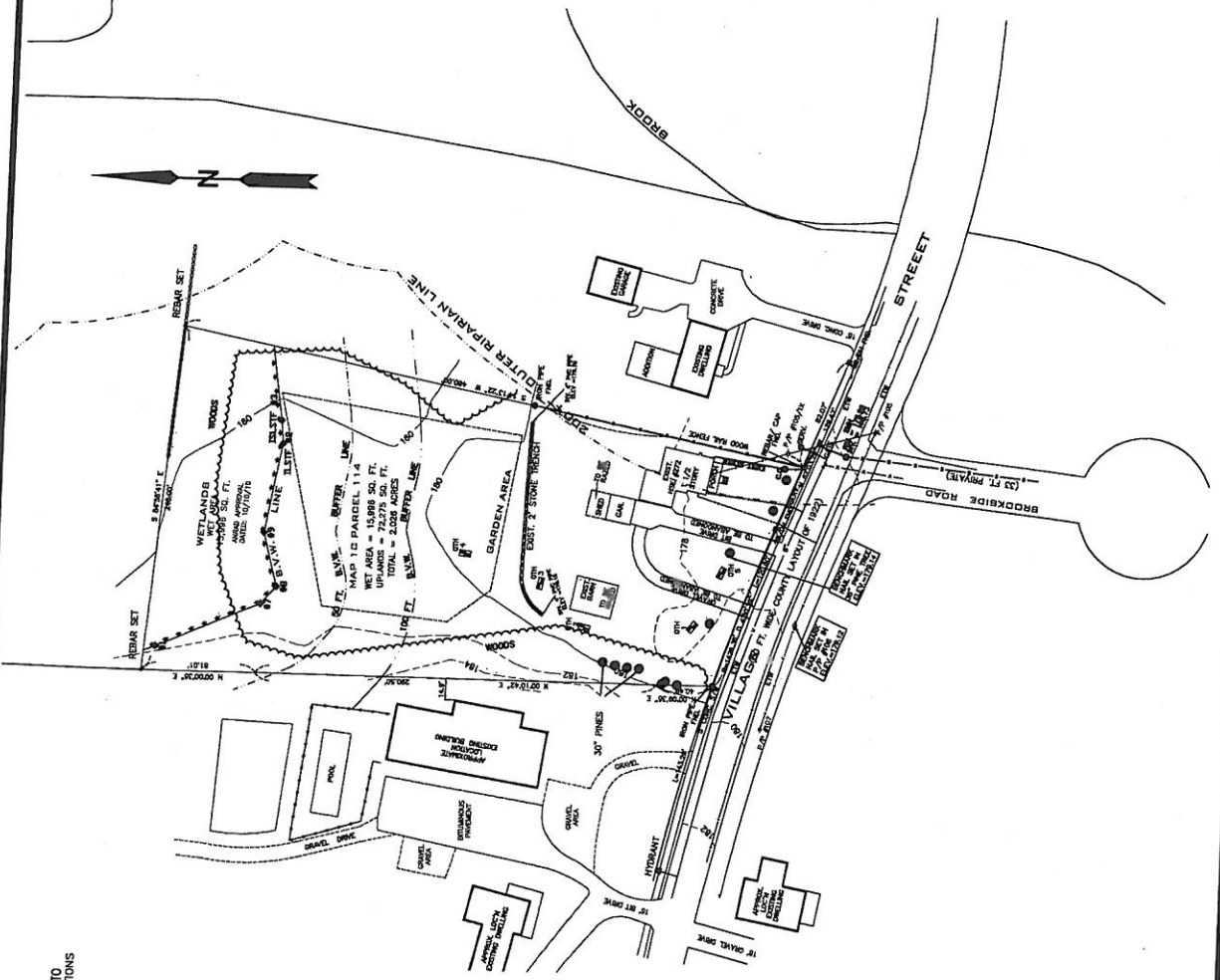
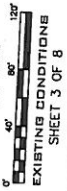
ZONING: AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
 372 VILLAGE STREET
 MEDWAY, MA 02053

DATE: MAY 19, 2011
 SCALE: 1" = 40'

COLONIAL ENGINEERING, INC.
 11 AML STREET
 MEDWAY, MA 02053
 508-533-1644

MERRIKIN ENGINEERING LLP
 730 MAIN STREET (SUITE 2)
 MILLIS, MA 02054
 508-376-8883



EXISTING CONDITIONS NOTES:

- EXISTING UTILITY INFORMATION IS BASED ON AVAILABLE INFORMATION AND IS NOT GUARANTEED. UTILITY LOCATIONS, DEPTHS, AND FEATURES ARE BURIED. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS WITH APPLICABLE UTILITY COMPANIES WITH APPLICABLE PERMISSIONS.
- EXISTING CONDITIONS INFORMATION FOR OFF-SITE PROPERTIES ARE NOT BASED ON MASSACHUSETTS AERIAL PHOTOGRAPHY.

NOTE:

THE SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B. THE SUBJECT PROPERTY DOES NOT ADJACENT TO A STATE HIGHWAY. VILLAGE STREET IS AN EXISTING ROAD HOUSE # 272 IS PRE-EXISTING AND NON CONTINUING.

REVISED DATE: JULY 25, 2011
 PER COMMENTS PLANNING BOARD CONSULTANTS
 DATED: JUNE 23, 2011

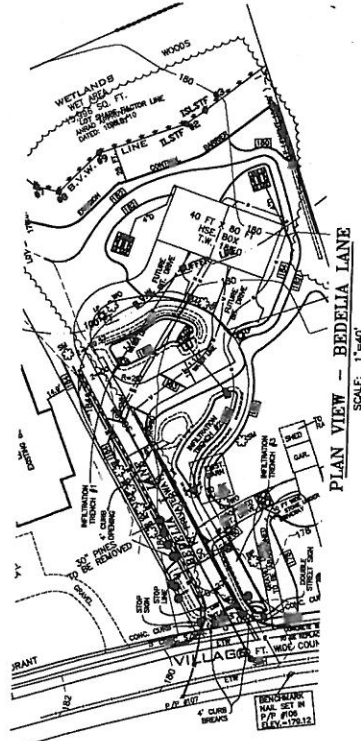
REVISED DATE: SEPTEMBER 12, 2011
 MOVE ROAD LAYOUT 2 FT.

REVISED DATE: OCTOBER 6, 2011
 ADD WAIVER REQUESTS & REPLACE WATER MAIN
 WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
 DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
 RIP-RAP SWALE & ROAD SHOULDER

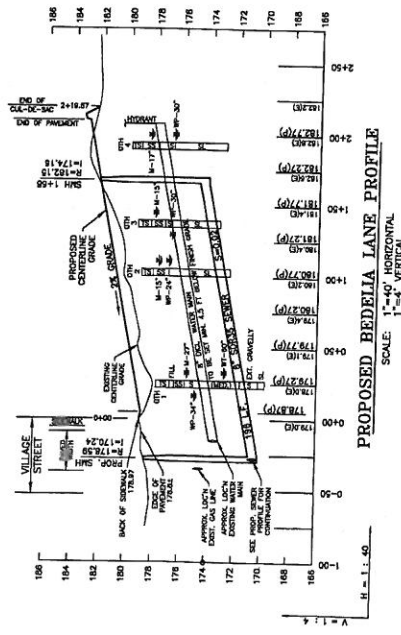
REVISED DATE: MAY 18, 2015
 DECISION REQUIREMENTS



PLAN VIEW - BEDELLA LANE
 SCALE: 1"=40'

PROFILE LEGEND

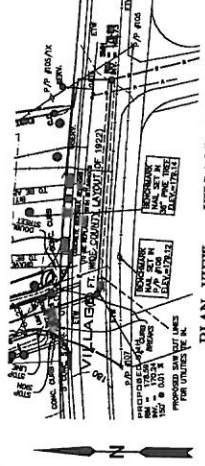
MARKING / SYMBOL	DESCRIPTION
M-XX"	MOTTLES AT XX-INCHES
W-XX"	STANDING WATER AT XX-INCHES
NP-XX"	NO GROUNDWATER INDICATORS
B-XX"	ESTIMATED SEASONAL-HIGH WATER TABLE
R-XX"	REGULATED SOUTH
TS	TOPSOIL
S	SAND
LI	LIAMY SAND
CL	CLAY LOAM



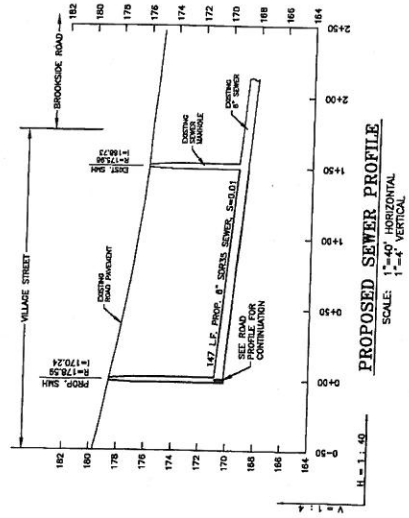
PROPOSED BEDELLA LANE PROFILE
 SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF EASEMENTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

NAVD 1988 DATUM



PLAN VIEW - VILLAGE STREET
 SCALE: 1"=40'



PROPOSED SEWER PROFILE
 SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL

NOTE: ROAD INTERSECTION SIGNS TO BE PLACED 250 FT IN BOTH DIRECTIONS FROM ROAD ENTRANCE.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: _____
 DATE APPROVED: _____
 MEDWAY PLANNING BOARD
 DATE ENDORSED: _____

APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HERewith.
 DATED: _____ AND TO BE RECORDED HERewith.
 I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT ALL NECESSARY PERMITS HAVE BEEN FILED IN THIS OFFICE.
 DATE: _____

TOWN CLERK
VILLAGE ESTATES
 DEFINITIVE SUBDIVISION
 PERMANENT PRIVATE WAY
 PLAN OF LAND
 IN
 MEDWAY, MA
 MAP 10 PARCEL 114
 ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
 372 VILLAGE STREET
 MEDWAY, MA 02053

DATE: MAY 19, 2011
 SCALE AS NOTED
 COLONIAL ENGINEERING, INC.
 11 WILLOW STREET
 MEDWAY, MA 02053
 508-533-1844

MERRIKIN ENGINEERING LLP
 730 WASHINGTON STREET, SUITE 2
 MILLIS, MA 01948
 508-376-8883

PLAN & PROFILE
 SHEET 4 OF 8

NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING AND PROPOSED ELEVATIONS AND TO COMPENSATE FOR ANY CONSTRUCTION DELAYS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION DIG DATE. 1-888-DIG-SAVE

NOTES:

1. THE PROPOSED DWELING, DRIVEWAYS, ROOF, RAMP OFF LEAKING BELLS, AND INFRASTRUCTURE SHALL BE CONSTRUCTED AND THE INFRASTRUCTURE CONSTRUCTION AND THE LOT IS ABANDONED IF AND WHEN THE LOT IS ABANDONED.
2. ROOF RUNOFF LEAKING BELLS SHALL BE PROVIDED AS SHOWN TO CAPTURE PROPOSED DWELING REAR PORTION OF THE SUBMISSION INFRASTRUCTURE.
3. INFRASTRUCTURE TRENCHES SHALL BE CONSTRUCTED AS PART OF THE SUBMISSION INFRASTRUCTURE.
4. ALL PROPOSED BRANN PIPING FOR THE REAR PORTION SHALL BE CLASS IV.

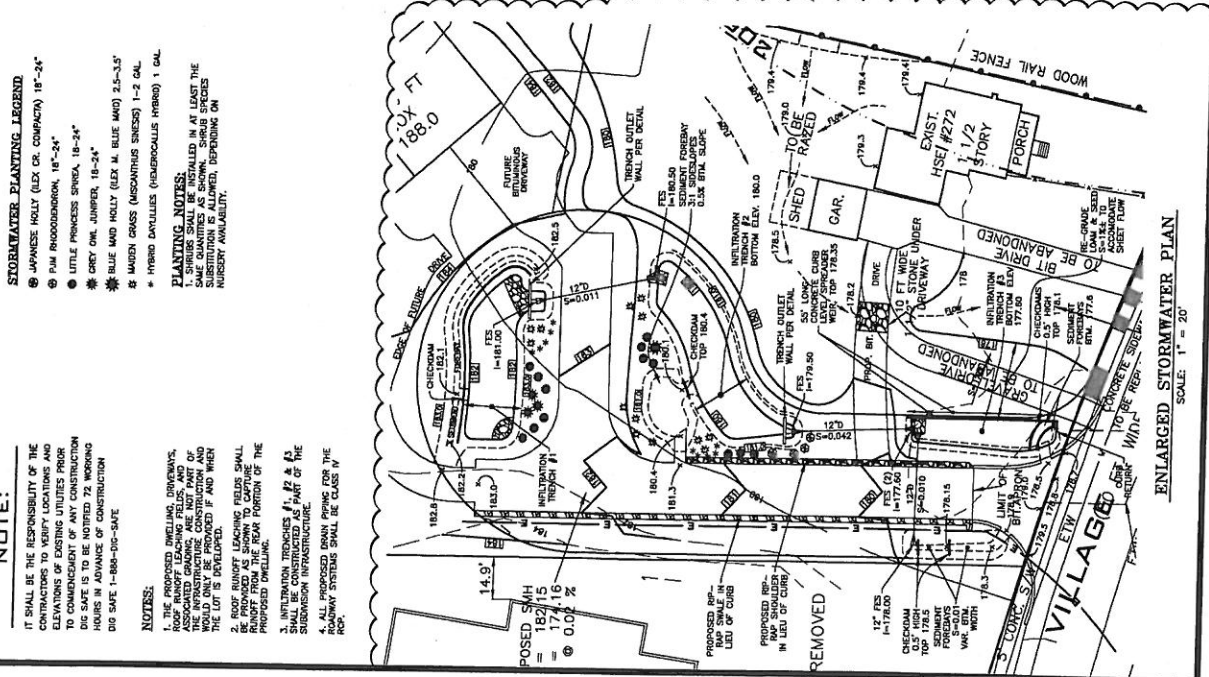
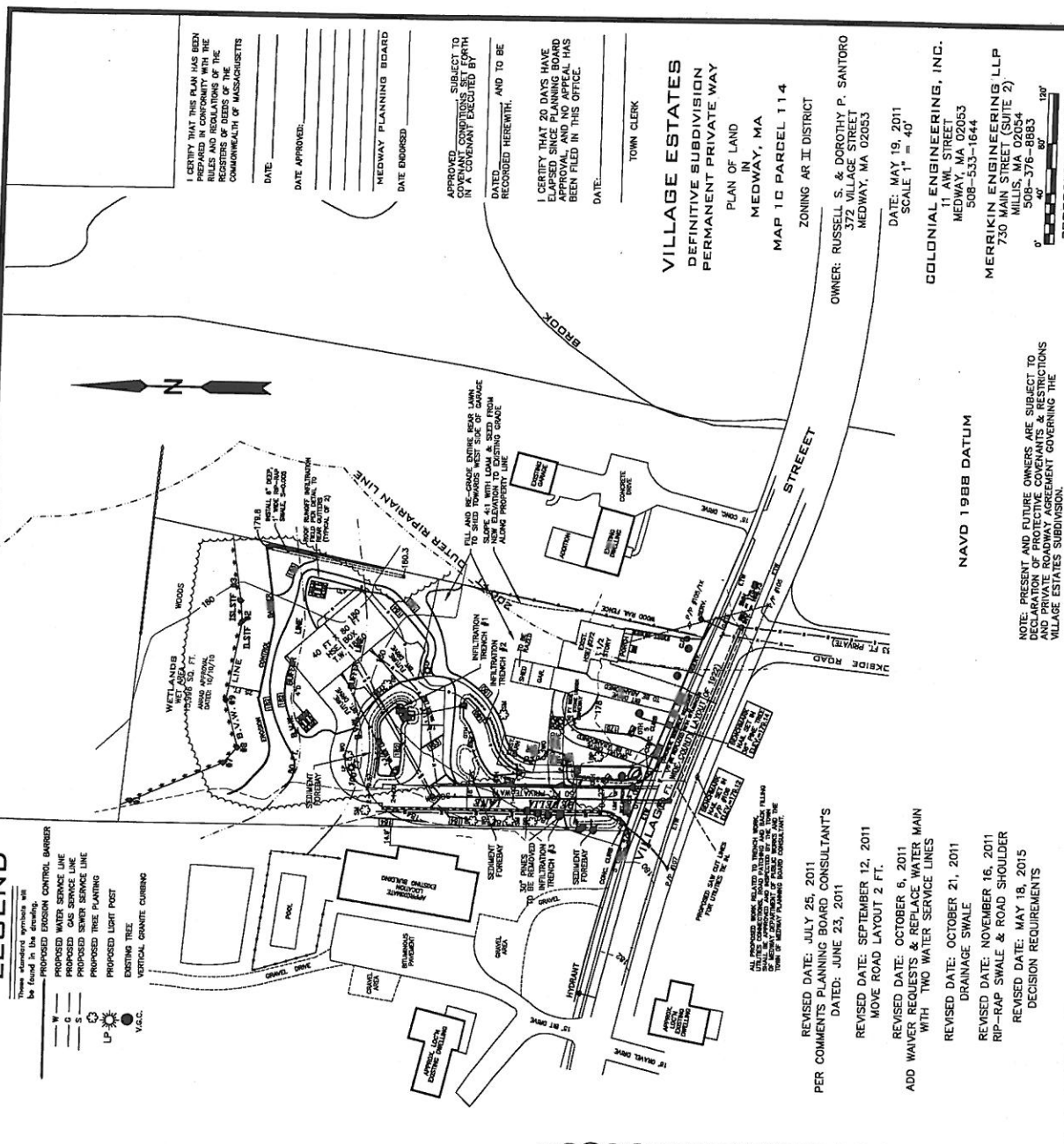
- STORMWATER PLANTING LEGEND**
- JAPANESE HOLLY (LEX OR COMPACT) 18"-24"
 - PALM RHODODENDRON, 18"-24"
 - LITTLE PRINCESS SPINNA, 18"-24"
 - GREY OIL JUMPER, 18"-24"
 - BLUE MAD HOLLY (LEX M. BLUE MAD) 2.5'-3.5'
 - MAHON GRASS (ASCANTHUS SPINOSA) 1-2 GAL
 - HYBRID DAVALLIES (HEMIPHILLIS HYBRID) 1 GAL

PLANTING NOTES:

PLANTING SHALL BE INSTALLED IN AT LEAST THE SAME QUANTITIES AS SHOWN. SUBSTITUTION IS ALLOWED, DEPENDING ON NURSERY AVAILABILITY.

LEGEND

- These standard symbols will be found in the drawing.
- PROPOSED EROSION CONTROL BARBER
 - PROPOSED WATER SERVICE LINE
 - PROPOSED GAS SERVICE LINE
 - PROPOSED SEWER SERVICE LINE
 - PROPOSED TREE PLANTING
 - PROPOSED LIGHT POST
 - EXISTING TREE
 - VERTICAL GRANITE CURBING
 - V.C.C.



ENLARGED STORMWATER PLAN
SCALE: 1" = 20'

VILLAGE ESTATES
DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
MEDWAY, MA
MAP 10 PARCEL 114

ZONING AR II DISTRICT
OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
MEDWAY, MA 02053

DATE: MAY 19, 2011
SCALE: 1" = 40'

COLONIAL ENGINEERING, INC.
11 AVE. STREET
MEDWAY, MA 02053
508-533-1644

MERRIKIN ENGINEERING LLP
730 MAIN STREET (SUITE 2)
MILLS, MA 02054
508-376-8863

PROPOSED GRADING
SHEET 3 OF 6

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS
DATE: _____
DATE APPROVED: _____
MEDWAY PLANNING BOARD
DATE ENDORSED: _____

APPROVED _____ SUBJECT TO THE PROVISIONS OF A COVENANT ENFORCED BY THE COMMONWEALTH OF MASSACHUSETTS
DATED: _____ AND TO BE RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.
DATE: _____

TOWN CLERK

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTION RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANTS
DATED: JUNE 23, 2011

REVISED DATE: SEPTEMBER 12, 2011
MOVE ROAD LAYOUT 2 FT.

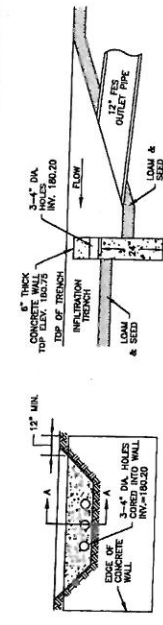
REVISED DATE: OCTOBER 6, 2011
ADD WANNER REQUESTS & REPLACE WATER MAIN WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
RIP-RAP SWALE & ROAD SHOULDER

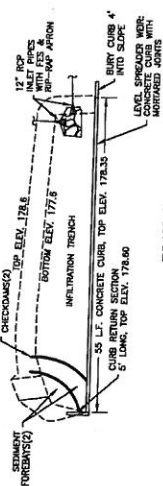
REVISED DATE: MAY 18, 2015
DECISION REQUIREMENTS

ALL PROPOSED WORK RELATED TO TRENCH WORK SHALL BE APPROVED AND VALIDATED BY THE TOWN ENGINEER OF THE TOWN OF MEDWAY PLANNING BOARD BEFORE THE TIME OF MEDWAY PLANNING BOARD APPROVAL.

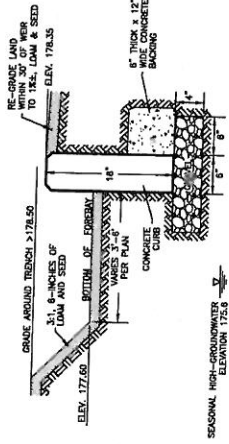


SECTION A - THROUGH TRENCH

CROSS-SECTION THROUGH TRENCH

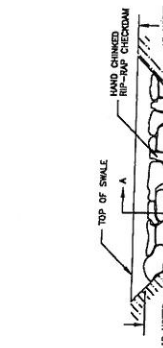


PLAN VIEW



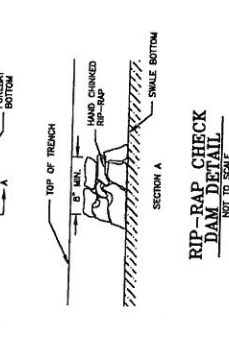
INFILTRATION TRENCH #3 DETAIL

NOT TO SCALE



RIP-RAP CHECK DAM DETAIL

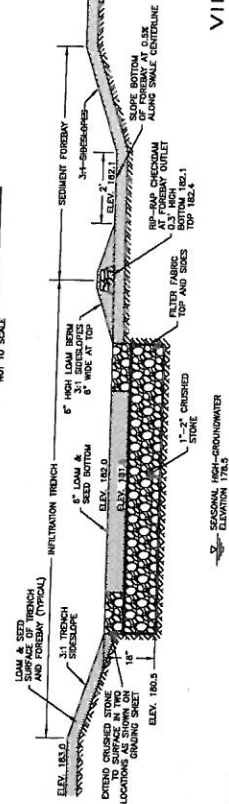
NOT TO SCALE



SECTION A - THROUGH TRENCH

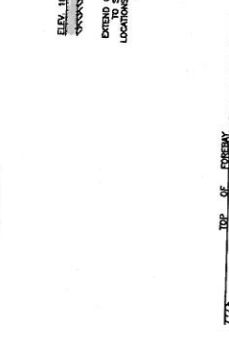
OUTLET HEADWALL

NOT TO SCALE



INFILTRATION TRENCH #2 DETAIL

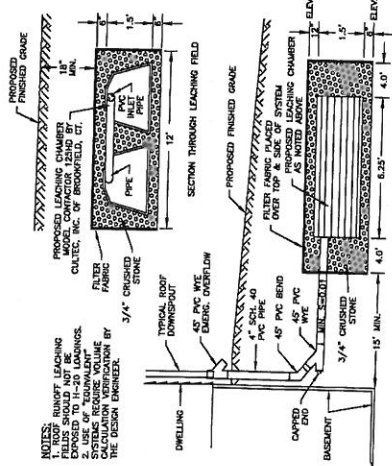
NOT TO SCALE



TRENCH CROSS-SECTION

INFILTRATION TRENCH #1 DETAIL

NOT TO SCALE



ROOF RUNOFF INFILTRATION FIELD

NOT TO SCALE

DESIGN NOTES:
 1. ALL TRENCHES AND SUBSOIL BELOW THE BOTTOM OF THE SYSTEM SHALL BE REMOVED AND
 2. THE COMPLETED ROOF RUNOFF COLLECTION SYSTEM SHALL BE PROTECTED FROM THE ENTIRE
 3. THIS FIELD IS NOT PART OF THE SUBDIVISION INFRASTRUCTURE BUT SHALL BE CONSTRUCTED
 4. PROVIDE TWO INSPECTION POLES PER FIELD TO THE SURFACE AND COVER WITH AN IRRIGATION
 BOX.

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO
 THE EXISTING AND PROPOSED PROTECTIVE COVENANTS & RESTRICTIONS
 AND PLANNING BOARD RESOLUTION GOVERNING THE
 VILLAGE ESTATES SUBDIVISION.

REVISED DATE: JULY 25, 2011
 PER COMMENTS PLANNING BOARD CONSULTANTS
 DATED: JUNE 23, 2011
 REVISED DATE: SEPTEMBER 12, 2011
 MOVE ROAD LAYOUT 2 FT.
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 REVISED DATE: NOVEMBER 16, 2011
 RIP-RAP SWALE & ROAD SHOULDER
 REVISED DATE: MAY 18, 2015
 DECISION REQUIREMENTS

OWNER: RUSSELL S. & DOROTHY P. SANTORO
 372 VILLAGE STREET
 MEDFORD, MA 02053
 DATE: MAY 19, 2011

COLONIAL ENGINEERING, INC.
 11 AVE. STREET
 MEDWAY, MA 02053
 508-533-1644

MERRIKIN ENGINEERING LLP
 730 MAIN STREET (SUITE 2)
 MILLIS, MA 02054
 508-576-8883

SCALE AS NOTED
 DETAIL SHEET
 SHEET 7 OF 8

VILLAGE ESTATES
 DEFINITIVE SUBDIVISION
 PERMANENT PRIVATE WAY
 PLAN OF LAND
 MAP 10 PARCEL 114
 MEDWAY, MA

ZONING: AR II DISTRICT

I CERTIFY THAT THIS PLAN HAS BEEN
 PREPARED IN ACCORDANCE WITH THE
 RULES AND REGULATIONS OF THE
 REGISTER OF DEEDS OF THE
 COMMONWEALTH OF MASSACHUSETTS
 DATE: _____
 DATE APPROVED: _____
 MEDWAY PLANNING BOARD
 DATE ENDED: _____

APPROVED: _____ SUBJECT TO
 THE EXISTING AND PROPOSED PROTECTIVE
 COVENANTS & RESTRICTIONS
 IN A COVENANT DECIDED BY
 DATE: _____ AND TO BE
 RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE
 ELAPSED SINCE THE PLANNING BOARD
 APPROVED THIS PLAN AND NO OBJECTION HAS
 BEEN FILED IN THIS OFFICE.
 DATE: _____
 TOWN CLERK

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Wednesday, June 03, 2015 12:34 PM
To: Susan Affleck-Childs
Cc: Reardon, Sean
Subject: Village Estates Plan/COA Review

Hi Susy,

I have reviewed the Village Estates Subdivision plans against the COA and have the following comments:

1. The profile of the roadway on Sheet 4 shows a proposed 8" DICL water main which a waiver was requested and approved by the board to waive that requirement. However, the plan view shows the water installation correctly as approved with two 1 ½" services being tapped off of the Main in Village Street. (Section 7.6.2b)
2. The applicant has not provided the note that "present and future owners are subject to a *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Village Estates Subdivision.*" (Condition 6)
3. The applicant has not provided the location/specification for the proposed post lights to be located at each house. (Condition 6)
4. Reference to the Subdivision Covenant has not been provided on the cover sheet of the plan set. (Condition 19)

Please let me know if you need anything else, thanks.

Steve

Steven M. Bouley, E.I.T. | Project Engineer

Direct: 508.903.2382 | Main: 508.903.2000 | Fax: 508.903.2001 | Mobile: 401.692.1818
steven.bouley@tetrattech.com

Tetra Tech, Inc. | Water, Environment and Infrastructure

1 Grant Street | Framingham, MA 01701-9005 www.tetrattech.com



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

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

RECEIVED

NOV 30 2011

TOWN CLERK

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Cranston (Chan) Rogers, P.E.
Karyl Spiller-Walsh

November 29, 2011

CERTIFICATE OF ACTION
VILLAGE ESTATES – A PERMANENT PRIVATE WAY
DEFINITIVE SUBDIVISION PLAN
(Approved with Waivers and Conditions)

Location: 272 Village Street
Assessors' Reference: Map 1C – Parcel 114
Name/Address of Applicant: Russell & Dorothy Santoro
372 Village Street
Medway, MA 02053
Name/Address of Property Owner: Russell & Dorothy Santoro
372 Village Street
Medway, MA 02053
Official Representative: Paul DeSimone
Colonial Engineering, Inc.
11 Awl Street
Medway, MA 02053
Engineer: Merrikin Engineering, LLP
730 Main Street
Millis, MA 02054
Land Surveyor: Colonial Engineering, Inc.
11 Awl Street
Medway, MA 02053
Plan Dated: May 19, 2011, last revised November 16, 2011
Zoning District: AR-II
Street Name: Bedelia Lane

I. PROJECT DESCRIPTION: The proposed *Village Estates Definitive Subdivision Plan* includes 2 residential house lots and an approximately 219 linear foot single-access, permanent private roadway to be known as Bedelia Lane, to be developed on a 2.026 acre parcel of land located at 272 Village Street, a Medway Scenic Road. The parcel is presently owned by Russell and Dorothy Santoro of Medway, MA. The proposal includes construction of an underground stormwater drainage area to comply with Massachusetts DEP stormwater management requirements and extension of Town water and sewer. A portion of the site is in Wetlands Resource Area. The parcel includes one existing single family house which will be retained on Lot 1 and which will derive its legal frontage from Village Street and a portion of the new Bedelia Lane. The applicant intends to apply for a special permit from the Medway Zoning Board of Appeals to construct a two-family dwelling on Lot 2.

II. PROCEDURAL SUMMARY: With respect to *The Village Estates Definitive Subdivision Plan*, the Planning and Economic Development Board hereby certifies as follows:

1. On May 31, 2011, it received an application for approval of the *Village Estates Definitive Subdivision Plan*, dated May 19, 2011 prepared by Colonial Engineering, Inc. of Medway, MA. This definitive subdivision plan was preceded by submission of a preliminary subdivision plan, which the Planning and Economic Development Board reviewed on January 25, 2011.
2. On June 16, 2011, it circulated the Village Estates Definitive Subdivision Plan to various Town boards and departments, including the Board of Health, for review and comment. The Board of Health did not provide any written comments.
3. On June 28, 2011, it commenced a public hearing on the plan. The public hearing was duly noticed in the *Milford Daily News* on June 13 and 21, 2011. Notice was sent by certified mail on June 9, 2011 to abutters within 300 feet of the property and to parties of interest. The public hearing was continued to August 9, August 23, September 13, September 27, October 11, October 25, November 8 and November 29, 2011 when it was closed.
4. On August 9, 2011, the Planning and Economic Development Board approved the Applicant's request to extend the deadline for the Board's action to September 30, 2011. On September 27, 2011, the Board approved the Applicant's request to extend the deadline for the Board's action to October 30, 2011. On October 25, 2011, the Board approved the Applicant's request to extend the deadline for Planning and Economic Development Board action to November 30, 2011. On November 8, 2011, the Board approved the Applicant's request to extend the deadline for Planning and Economic Development Board action to December 30, 2011.
5. All members voting on this Certificate of Action were present at all sessions of the public hearing or have provided a certification pursuant to General Laws c. 39 section 23D.

III. PUBLIC HEARING SUMMARY: The public hearing and the Board's review of the Village Estates Definitive Subdivision Plan were conducted over the course of seven Planning and Economic Development Board meetings during which substantive information was presented and evaluated. The plan was reviewed for compliance with the *Subdivision Rules and Regulations* dated April 26, 2005 which were in effect at the time the applicant submitted a preliminary subdivision plan to the Board in December 2010.

Specified below is a list of application materials, public comments, consultant and town review documents, and supplemental information filed by the Applicant. All information is on file with the Planning and Economic Development Board and is available for public review.

Definitive Subdivision Plan Application Materials

Form C – Definitive Subdivision Plan application Dated May 25, 2011
Form D – Designer’s Certificate – Dated May 25, 2011
Form F – Development Impact Report – Dated December 15, 2010
Street Naming Application – Dated May 24, 2011
Property Deed (Johnson for Dill Family Trust to Santoro) – Dated January 24, 2008
WPA Form 4B – Order of Resource Area Delineation by Medway Conservation Commission for MassDEP file # 2160780 – October 2010

Definitive Subdivision Plan – Colonial Engineering, Inc.

May 19, 2011
Revised - July 25, 2011
Revised - September 19, 2011
Revised - October 21, 2011
Revised - November 16, 2011

Drainage Calculations – Merrikin Engineering, LLP

May 19, 2011
Revised – July 20, 2011

Request for Waivers from Subdivision Rules and Regulations – Colonial Engineering

July 27, 2011
September 27, 2011

Town Engineering Consultant Reviews – David Pellegrini, P.E. Tetra Tech

June 23, 2011 letter
August 3, 2011 letter
September 12, 2011 report of 8/25/2011 site visit
September 22, 2011 letter
October 11, 2011 email

Town Planning Consultant Review Letters – Gino Carlucci, AICP, PGC Associates

June 23, 2011
August 1, 2011

Supplemental Information Provided By Applicant’s Consultants

Merrikin Engineering, LLP – Letter dated July 21, 2011 from Dan Merrikin in response to June 23, 2011 Tetra Tech review letter

Colonial Engineering, Inc. – Letter dated July 25, 2011 from Paul DeSimone in response to June 23, 2011 review letters from PGC Associates and Tetra Tech.

Colonial Engineering, Inc. - Revised roadway layout showing road moved 2 feet easterly – received August 15, 2011

Merrickin Engineering, LLP – Letter dated October 10, 2011 from Dan Merrikin with additional drainage analysis in response to questions raised at the September 27, 2011 public hearing

Citizen/Resident Letters - None

Citizen/Resident Testimony

Wayne Brundage, 268 Village Street (6/28/11, 8/9/2011, 8/23/2011, 9/13/2011, 9/27/2011, 10/11/2011, 10/25/2011 and 11/8/2011)

Professional Review/Testimony

Gino Carlucci, AICP, PGC Associates, Inc. – Franklin, MA
David Pellegrini, P.E., Tetra Tech – Framingham, MA
Paul DeSimone, Colonial Engineering, Inc. – Medway, MA

Medway Departmental/Board Review Comments

Memo dated September 26, 2011 from Paul Trufant, Medway Fire Chief; subsequent memo dated November 2, 2011.

Email communication dated October 5, 2011 from Medway Police Department Safety Officer Sergeant Jeffrey Watson

Email communication dated August 4, 2011 from Thomas Holder, Medway DPS Director

Letter dated September 26, 2011 from William Donahue, Superintendent Water & Sewer Division, Medway DPS

Letter received May 31, 2011 from Building Commissioner/Zoning Enforcement Officer John F. Emidy.

The Board is also in receipt of several confidential email communications from Town Counsel Barbara Saint Andre of Petrini & Associates.

IV. ACTION ON REQUEST FOR WAIVERS OF SUBDIVISION RULES & REGULATIONS – The Applicant has requested waivers from the following sections of the *Subdivision Rules and Regulations*, dated April 26, 2005.

SECTION 7.6.2 b) Water Facilities Installation – *Water mains, with hydrants, valves and other fittings, shall be constructed and installed within the subdivision as necessary to provide to all lots therein adequate water supply for domestic and fire protection use. Water facilities must conform to the Medway Water Rules and Regulations, which are under the jurisdiction of the Water and Sewer Department. Proper connections shall be made with existing public water systems. Water lines shall be at least 8-inch diameter cement-lined ductile iron, Class 52 or greater, or as currently required by the Town of Medway Water and Sewer Department and shall be furnished with adequate valves and appurtenances to the specifications of the Town of Medway Water and Sewer Department. Water pipes shall be extended and connected to form a loop type system. Easements across lots shall be used to eliminate dead ends.*

FINDINGS – The applicant requests that these requirements be waived and proposes instead that a common 2” water line or two 1 ½” water lines be installed to serve the proposed duplex house. The Board finds this acceptable since no fire hydrant will be located on the proposed new way and the Water and Sewer Division of the Department of Public Services has approved the proposed water services subject to compliance with its Water and Sewer Regulations.

SECTION 7.7.2 p) Stormwater Management – Detention and retention basins and underground infiltration systems and any related drainage structures shall be located on separate parcels and shall not be included on individual house/building lots. The limits of detention and retention basins and related structures shall not be closer than thirty feet (30’) from its lot/parcel line and any right-of-way. The limits of a detention pond are characterized by a distinct break in the proposed grading. For a pond cut into the existing grade, the limit is defined as the top of the proposed slope where it meets the existing grade. For a pond built above the existing grade using berms, the limit is defined as the bottom of the berm slope on the exterior side of the pond where it meets the existing grade.

FINDINGS - The applicant requests that the proposed detention basins be allowed to be located within the right-of-way and less than 30 feet from lot lines. The Board finds that the proposed drainage system is designed in accordance with LID standards as well as DEP Stormwater Management standards. Furthermore, the closest basin is about 45 feet from the foundation of the proposed new house and its bottom elevation is close to the bottom elevation of the foundation so it poses no danger to that foundation. As mitigation, the applicant proposes landscaping to help the basins blend into the site better than a conventional detention basin. Also, as noted in Condition #10 below, in order to ensure that the stormwater management system continues to operate effectively and in a manner to prevent runoff to abutting property, there will be a deed restriction on Lot 1 to require that the final grades of the lot as shown on the plans not be altered in the future.

SECTION 7.9.2 d) Alignment – Property lines at a street intersection shall be rounded or cut back to provide a property line radius of twenty-eight feet (28’), or for a curb radius of not less than forty feet (40’), whichever is more stringent or as required to provide a distance between street pavement and property lines.

FINDINGS - The applicant proposes a 24’ curb radius on the west side of the proposed permanent private way because the property line on that side is perpendicular to the Village Street right-of-way so there is insufficient room for the required 40’ curb radius. Due to the limited traffic on this permanent private way, the Board finds this design is acceptable.

SECTION 7.9.7 h) ROADWAY CONSTRUCTION – Pavement for roadways in subdivisions shall be Hot Mix Asphalt Pavement. The material and construction methods for laying pavement shall conform in every way to the applicable sections of Section 400 and Section M of the Standard Specifications except that no such construction shall be undertaken before April 15th of any year, not after November 15th of any year. Pavement on minor and secondary residential subdivision streets shall be laid to a compacted depth of four inches (4”) and laid in two (2) courses. The intermediate (binder) course shall consist of Dense Binder and be compacted to two and one-half inches (2-1/2”); the surface shall consist of Top Course and shall be compacted to one and one half inches (1-1/2”).

FINDINGS – The applicant proposes to construct the road with gravel only, and not pave it. A paved apron is proposed at the intersection with Village Street within the Village Street right-of-way and for a distance of approximately 20 feet onto the site. The Board finds this acceptable, subject to replacing gravel with dense-graded crushed stone (See condition #6 below), due to the limited traffic on the permanent private way, the protection provided by the paved apron and because the drainage design is based on a paved road so it will continue to be valid in the event the owners pave the road in the future.

SECTION 7.10.2 CURBS AND BERMS – Hot mix asphalt Cape Cod Berm shall be provided along the full length of a permanent private way.

FINDINGS – The applicant proposes to eliminate a Cape Cod berm along the edge of the proposed roadway. Since most of the road will be gravel, there is no need for a berm along the edge so the Board finds this acceptable. However, a Cape Cod berm will be required along the edges of the paved portion of the roadway and an edge treatment on the portion that consists of dense graded crushed stone shall be installed to ensure proper functioning of the drainage system.

SECTION 7.17.1 FIRE PREVENTION AND PROTECTION MEASURES – A fire alarm system shall be installed in accordance with the specifications of and located as directed by the Medway Fire Department or a sum of money paid to the Town equal to the cost of installing a fire alarm system within the subdivision, for use by the Fire Department for capital purchases.

FINDINGS – The applicant proposes to not install a fire alarm system in the private way. The Fire Department is converting to a new system. Therefore, the Board finds this waiver to be acceptable subject to a payment in-lieu of the system into a Fire Department fund for installation of the new system in the amount of \$1,000 as determined by the Fire Chief.

7.21 STREET LIGHTS (entire section)

FINDINGS - The applicant proposes not to install street lights in the subdivision. However, there will be a requirement as specified in Condition #9 that each lot will have a post light. Due to the limited traffic on the permanent private way, the existing street lights along Village Street and the fact that the character of the way is similar to a driveway, the Board finds this acceptable.

Mitigation Plan

1. The new road will be private in perpetuity, owned and maintained by a homeowner's association, thus relieving the Town of this on-going responsibility and expense.
2. Maintenance and upkeep of the stormwater management facilities will be the responsibility of a homeowner's association, thus relieving the Town of this on-going responsibility and expense.

3. The reduced width of road paving will result in reduced disturbance to the topography and less impact on the site's wetlands and other natural resources. The use of compacted dense graded crushed stone instead of hot mix asphalt will improve permeability.
4. The developer will install post lights for each house lot instead of full overhead street lights.

Action on Waiver Findings - At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on November 29, 2011, a motion was made by Bob Tucker, and seconded by Karyl Spiller-Walsh to approve the above noted Waiver Findings. The motion was approved by a vote of 4 in favor (Gay, Rodenhiser, Spiller-Walsh and Tucker) and 0 opposed.

Action on Mitigation Plan - At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on November 29, 2011, a motion was made by Bob Tucker and seconded by Karyl Spiller-Walsh to approve the above noted Mitigation Plan. The motion was approved by a by a vote of 4 in favor (Gay, Rodenhiser, Spiller-Walsh and Tucker) and 0 opposed.

Action on Waiver Request – At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on November 29, 2011, a motion was made by Bob Tucker and seconded by Karyl Spiller-Walsh to approve the Applicant's request for all of the above noted waivers from the *Subdivision Rules and Regulations*. The motion was approved by a vote of 4 in favor (Gay, Rodenhiser, Spiller-Walsh and Tucker) and 0 opposed.

V. PROJECT EVALUATION CRITERIA – Before taking action on a Definitive Subdivision Plan, the Board shall evaluate the proposed subdivision according to the criteria as specified in Section 5.16 of the *Subdivision Rules and Regulations*. At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on November 29, 2011, a motion was made by Bob Tucker and seconded by Karyl Spiller-Walsh to approve the Project Evaluation Findings noted below. The motion passed by a vote of 4 in favor (Gay, Rodenhiser, Spiller-Walsh and Tucker) and 0 opposed.

- 5.16.1 Completeness and technical accuracy of all submissions.

FINDINGS – The Planning and Economic Development Board finds that the submissions were complete and technically accurate.

- 5.16.2 Determination that the street pattern is safe and convenient and that proper provision is made for street extension. The Board may disapprove a plan where it determines that dangerous traffic or unsafe conditions may result from the inadequacy of the proposed ways within the subdivision.

FINDINGS – The Board finds that the proposed street is safe and convenient. It has been reviewed by both the Fire Chief and the Police Safety Officer and the Town's consulting engineer. As a permanent private way, it will handle a minimum amount of traffic.

- 5.16.3 Determination that development at this location does not entail unwarranted hazard to the safety, health and convenience of future residents of the development or of others because of possible natural disaster, traffic hazard or other environmental degradation.

FINDINGS – The Board finds that the location of the development does not entail unwarranted hazard. A drainage plan has been designed to handle anticipated stormwater runoff and the sight distances from the proposed road onto Village Street are adequate. The site will be tied into Town water and sewer, and erosion controls will be in place during construction. The Town's Safety Officer has reviewed the plans and has not found any unwarranted safety deficiencies.

- 5.16.4 Determination, based on the environmental impact analysis, where submitted, that the subdivision as designed will not cause substantial and irreversible damage to the environment, which damage could be avoided or ameliorated through an alternative development plan.

FINDINGS – The site of the subdivision is not within a Priority Habitat Area and the wetlands at the rear of the site will be protected. Stormwater management has been adequately addressed and only a single-family house or duplex is proposed to be constructed. The Board finds that the subdivision will not cause substantial and irreversible damage to the environment.

- 5.16.5 Determination that the roads and ways leading to and from the subdivision shall be adequate to provide emergency medical, fire and police protection as well as safe travel for the projected volume of traffic. The Board may disapprove a plan where it determines that dangerous traffic or unsafe conditions may result from the inadequacy of the proposed access or of any ways adjacent to or providing access to the subdivision.

FINDINGS – The plans have been reviewed by the Fire Chief as well as the Town's Safety Officer. The Board finds that the proposed roadway is adequate to provide emergency medical, fire and police protection as well as safe travel for the anticipated volume of traffic, subject to the changes required by the Town's Safety Officer. The roadway will be built according to the Board's specifications for a permanent private way, except as waived herein.

- 5.16.6 Conformity with all applicable requirements of the Medway Zoning By-Law including but not limited to minimum area and frontage standards.

FINDINGS – The Board finds that the lots created by this plan conform to all applicable requirements of the Medway Zoning By-Law, including minimum area and frontage requirements.

- 5.16.7 Consistency with the purposes of the Subdivision Control Law.

FINDINGS – The Board finds that the proposed subdivision is consistent with the purposes of the Subdivision Control Law because it meets the requirements for a permanent private way, except for the reasonable waivers that have been granted herein with good cause.

VI. DECISION – At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on November 29, 2011, a motion was made by Bob Tucker and seconded by Karyl Spiller-Walsh to approve the *Village Estates Private Way Definitive Subdivision Plan*, prepared by Colonial Engineering Inc. dated May 19, 2011, last revised November 16, 2011

subject to the Specific and General Conditions as specified herein and with Waivers from the following sections of the Subdivision Rules and Regulations dated April 25, 2005.

SECTION 7.6.2 b) Water Facilities Installation
SECTION 7.7.2 p) Stormwater Management
SECTION 7.9.2 d) Alignment
SECTION 7.9.7 h) Roadway Construction
SECTION 7.10.2 Curbs and Berms
SECTION 7.17.1 Fire Prevention and Protection Measures
SECTION 21 Street Lights

The motion was approved by a vote of 4 in favor (Gay, Rodenhiser, Spiller-Walsh and Tucker) and 0 opposed.

VII. CONDITIONS – The following specific and general conditions shall apply to the Applicant, its executors, administrators, devisees, heirs, successors and assigns:

Specific Conditions

1. It is expressly understood that this subdivision is authorized for no more than 2 residential house lots. It is understood the applicant intends to apply for a special permit from the Medway Zoning Board of Appeals to construct a 2 family structure on Lot 2. As a permanent condition of this plan, no further subdivision of the property beyond these 2 lots will be allowed.
2. The Applicant shall construct the roadway and all related infrastructure including the stormwater management system, and install all utilities as shown on the definitive subdivision plan, to the satisfaction of the Planning and Economic Development Board, within three (3) years of the date of endorsement of the plan.
3. It is understood that the existing curb cuts for 272 Village Street will be eliminated. Access for Lots 1 and 2 will come only from Bedelia Lane.
4. *Ownership of Bedelia Lane* - It is understood that Bedelia Lane shall remain privately owned in perpetuity. There is no intention or expectation that the Town of Medway will ever accept the roadway as constructed pursuant to this plan. There shall be established the Village Estates Homeowners Association, to be comprised of the owners of lots 1 and 2 as shown on the definitive subdivision plan. The Association shall ultimately own and maintain the parcel with the private roadway to be known as Bedelia Lane including snowplowing and sanding, and maintain and operate the stormwater detention/infiltration system and related infrastructure.
5. The Applicant shall specifically reserve to itself ownership of the fee in Bedelia Lane and easements shown on the subdivision plan in any deeds or other conveyances or transfers of any of the lots. The Applicant shall convey the fee in the roadways and drainage easements to the Village Estates Homeowners Association before the Planning and Economic Development Board approves the final bond release or, if there is no bond, then approval of the as-built plan. The Applicant shall convey a utility easement to the Town of Medway for sewer and water purposes.

6. Prior to endorsement, the plans dated November 16, 2011 shall be further revised to include the following references:
 - a note shall be added to all plan sheets to indicate that present and future owners are subject to a *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Village Estates Subdivision*
 - Location for post lights for each house lot and a light fixture specification. The light shall not spill onto adjacent properties in accordance with the lighting provisions of the Medway Zoning Bylaw.
7. Prior to endorsement, the plan shall be revised to incorporate all conditions as specified in this Certificate of Action. The Applicant shall provide such revised plan to the Planning and Economic Development Board and the Town's Consulting Engineer for review and approval. All conditions of this Certificate of Action must be addressed to the satisfaction of the Town's Consulting Engineer and the Planning and Economic Development Board before the Board will endorse the definitive subdivision plan.
8. *The Village Estates Homeowners Association* - Prior to endorsement, the Applicant shall provide a proposed Articles of Association or Incorporation establishing The Village Estates Homeowners' Association to be reviewed and approved by the Planning and Economic Development Board and Town Counsel. At a minimum, the document shall include provisions for membership by the owners of Lots 1 and 2, management responsibilities, procedures for voting and fee assessment, and for the ownership and financial responsibility for the on-going maintenance, upkeep and repair of Bedelia Lane and the stormwater management system.
9. *Declaration of Protective Covenants & Restrictions and Private Roadway Maintenance Agreement Governing the Village Estates subdivision* – The future owners of lots 1 and 2 are subject to the *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Village Estates Subdivision* to be executed and recorded with the definitive subdivision plan. Prior to endorsement, the Applicant shall provide a proposed *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Village Estates Subdivision* to be reviewed and approved by Town Counsel and the Planning and Economic Development Board. At a minimum, the *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Village Estates Subdivision* shall include language regarding the installation of light posts for each lot, the property owners' responsibility through a homeowners' association for the upkeep, repair, and on-going maintenance of the roadway including snowplowing and sanding, and the operation and maintenance of the stormwater management system.
10. *Lot Deeds* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with copies of the proposed deed to convey or transfer each subdivision lot for review, comment, amendment and approval by Town Counsel. Each deed shall state that the Applicant shall reserve to itself ownership of the fee in the roadway and easements shown on the subdivision plan. Each deed shall specifically refer to any and all easements shown on the plan for that particular lot. The deed text shall include descriptive language specifying all easements, boundary delineations, specific usages and purpose. Each deed shall clearly state that Bedelia Lane is a private way, not ever to be owned by the Town of Medway. The deed shall refer to and be accompanied by a Lot Sketch Plan to be recorded with each deed. The Lot Sketch Plan shall also depict all easements. The deed shall refer to the *Declaration of*

*Protective Covenants & Restrictions and the Private Roadway Maintenance Agreement
Governing the Village Estates Subdivision.*

The deed for Lot #1 shall include a restriction in perpetuity to maintain the final grades shown on the plans in order to ensure that the stormwater system continues to operate effectively and to prevent runoff onto abutting properties.

11. *Road Deed & Easements* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with a copy of the proposed deed to convey Bedelia Lane and all drainage easements shown on the plan to the Village Estates Homeowner's Association, for review, comment, amendment and approval by Town Counsel. The Applicant shall prepare and provide a document conveying a water/sewer easement to the Town, also for review, comment, amendment and approval by Town Counsel
12. *Scenic Road Work Permit* – Prior to endorsement, the Applicant shall work with the Planning and Economic Development office to determine if a Scenic Road Work Permit is needed. Any conditions or tree planting requirements of the Scenic Road Work Permit shall be depicted on the final definitive subdivision plan presented for endorsement.
13. *Document/Plan Recording* – Within thirty (30) days of recording the endorsed definitive subdivision plan, the *Subdivision Covenant, the Declaration of Protective Covenants and Restrictions and Private Roadway agreement Governing the Village Estates subdivision*, any articles of association establishing the Village Estates Homeowner's Association, with the Norfolk County Registry of Deeds, the Applicant or his assign shall provide the Planning and Economic Development Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.
14. *Sidewalk Construction* – The Applicant shall replace selected sections of sidewalk on Village Street as specified on the Definitive Subdivision Plan.
15. *Maintenance Responsibility During Construction* – The Applicant shall provide for snow plowing, sanding and full maintenance of Bedelia Lane and all related stormwater management infrastructure throughout the entire construction process until the roadway determined to be complete by the Board and is subsequently conveyed to the Village Estates Homeowners Association.

General Conditions

16. *Expiration of Appeal Period* – Prior to endorsement, the Planning and Economic Development Board must receive the statutory notification of the expiration of the twenty (20) day appeal period from the Town Clerk's office.
17. *Payment of Balance of Fees/Taxes* – Prior to endorsement, the Applicant shall pay the balance of any outstanding plan review services by any outside consultants retained by the Planning and Economic Development Board and any other outstanding expenses, obligations or fees due the Town of Medway pertaining to these properties. The Applicant shall also provide proof from

the Medway Town Treasurer/Collector that all real estate taxes are current for all property owned in Medway by the applicant.

18. *Establishment of Bond Account* – Prior to endorsement, the Applicant shall establish a statement savings account (*with the Town of Medway*) at an area financial institution with which the Applicant will place a cash bond. The applicant shall provide the Medway Treasurer with a signed withdrawal slip from said account which shall be retained by the Medway Treasurer.
19. *Subdivision Covenant* – Prior to endorsement, the Applicant shall sign a *Subdivision Covenant*, on a form acceptable to the Planning and Economic Development Board, to be reviewed and approved by Town Counsel, to secure construction of the ways and all related infrastructure and installation of utilities and services as specified in the approved subdivision plan. Reference to the *Subdivision Covenant* shall be noted on the cover sheet of the Definitive Subdivision Plan. The *Covenant* shall specify that the roadway and all relevant infrastructure including the stormwater management system shall be constructed and all utilities and services shall be installed to the satisfaction of the Planning and Economic Development Board within three (3) years of the date of plan endorsement. The Subdivision Covenant shall apply to all house lots shown on the plan.
20. *Subdivision Bond* – At such time as the Applicant wishes to secure a building permit for any lot within the subdivision, the security provided by the *Subdivision Covenant* shall be replaced by a cash Subdivision Bond. Prior to the Planning and Economic Development Board's approval of the *Release of Covenant* for house lot, the Applicant shall deposit certified funds in the already established bank account with the Town of Medway in an amount equal to 100% of the amount that would be required for the Town of Medway to complete construction improvements and infrastructure maintenance if the Applicant failed to do so. The bond amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer.
21. *Order of Conditions* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with a copy of any and all "*Order of Conditions*" as issued by the appropriate agency, and recorded by the Applicant, pursuant to the Massachusetts Wetlands Protection Act. Any changes to the Definitive Plan that may be required under the "*Order of Conditions*" shall be presented to the Planning and Economic Development Board by the Applicant, for review and approval as a modification to the Definitive Plan. The Planning and Economic Development Board reserves the right to negotiate with the issuing authority any mutually acceptable modifications to the "*Order of Conditions*" that may be deemed appropriate by the Planning and Economic Development Board and the Town's Consulting Engineer. After the public hearing and acceptance of the modifications to the plan, the Planning and Economic Development Board shall take action on the modified plan, reporting said action to the Town Clerk. The statutory notification of the expiration of the twenty (20) day appeal period must be received from the Town Clerk's office before the Planning and Economic Development Board endorses the plan modification.

Additionally, upon issuance of any "*Order of Conditions*" requiring further individual filings under the Massachusetts Wetlands Protection Act, the Applicant shall prepare an amended plan clearly identifying the lots requiring further action under the Wetlands Protection Act. The

- Applicant shall provide this plan for endorsement by the Planning and Economic Development Board and shall provide a receipt from the Registry of Deeds indicating that the endorsed amended plan has been duly recorded.
22. *Construction Observation* – Inspection of roadway and infrastructure construction by the Town’s Consulting Engineer is required. Prior to plan endorsement, the Applicant shall pay a construction observation fee to the Town of Medway for such inspections. The amount shall be determined by the Planning and Economic Development Board based on an estimate provided by the Town’s Consulting Engineer. A construction observation account shall be established with the Medway Planning and Economic Development Board prior to plan endorsement. The Applicant shall provide supplemental payments to the Town of Medway, for reasonable construction inspection services, upon invoice from the Planning and Economic Development Board, until the road construction and stormwater drainage system are completed, municipal services are installed, and the as-built plan has been reviewed and determined to be satisfactory for filing with the Town.
 23. Within thirty (30) days of plan endorsement, the Applicant shall provide the Town with a set of the approved plan in 11” x 17” paper format. The Applicant shall also provide the approved plan in CAD format compatible with the Medway GIS and acceptable to the Medway Board of Assessors (ArcInfo shape file - .shp). The Applicant shall pay any reasonable associated costs, as may be determined by the Board of Selectmen, to update the Medway GIS/Assessor’s maps relative to this subdivision.
 24. *Pre-Construction Meeting* – At least seven days prior to the start of any construction on the site, a pre-construction meeting shall take place with the Town’s Consulting Engineer, the Planning and Economic Development Coordinator, the Medway Department of Public Services, the developer and his contractors. The construction schedule shall be reviewed and the procedures for inspections discussed. A copy of the final Stormwater Pollution Prevention Plan (SWPP) as filed with the Mass Department of Environmental Protection (DEP) shall be provided to the Town.
 25. *Proof of Taxes Paid* – Prior to the Planning and Economic Development Board’s approval of the *Release of Covenant* for the first building lot, the Applicant shall provide proof from the Medway Town Treasurer/Collector that all real estate taxes and other fees due the Town of Medway are current to that date for all property included in this subdivision.
 26. *As-Built Plans* - The Applicant agrees to prepare and provide as-built construction plans prepared in accordance with the approved subdivision plan and with the *Subdivision Rules and Regulations* in effect at the time the as-built plans are submitted, to the satisfaction of the Planning and Economic Development Board. The Applicant shall provide the final as-built plan in CAD format compatible with the Medway GIS and acceptable to the Medway Board of Assessors (ArcInfo shape file - .shp). The Applicant shall pay any reasonable associated costs, as may be determined by the Board of Selectmen, to update the Medway GIS/Assessor’s maps relative to this subdivision.
 27. *Compliance* - All construction shall be as specified in the approved definitive subdivision plan and in full compliance with the *Subdivision Rules and Regulations* and all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act, the

NPDES permit requirements, the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Policy requirements, MEPA requirements, the Massachusetts Wetland Protection Act (Chapter 131, Section 40, M.G.L.) and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.

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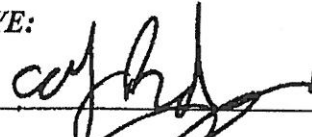
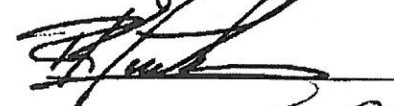
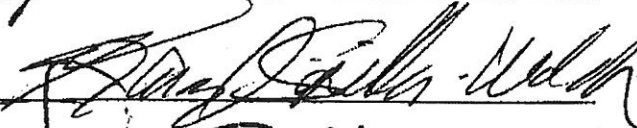
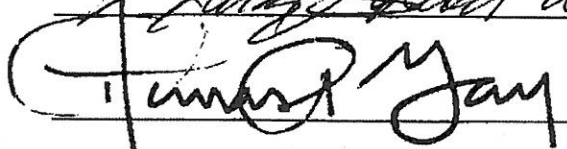
**VILLAGE ESTATES DEFINITIVE SUBDIVISION PLAN
CERTIFICATE OF PLANNING AND ECONOMIC DEVELOPMENT
BOARD ACTION**

Date of Action by the Medway Planning and Economic Development Board:

November 29, 2011


AYE:

NAY:

Date Signed: 11.29.11

Attest:


Susan E. Affleck-Childs
Planning and Economic Development Coordinator

11-29-2011
Date

Date Filed with the Town Clerk: _____

- Copies To:** Russ and Dorothy Santoro
Paul DeSimone, Colonial Engineering, Inc.
Rick Merrikin, Merrikin Engineering
David D'Amico, Public Services
John Emidy, Building Commissioner
Bill Fisher, Board of Health
Thomas Holder, Public Services
Suzanne Kennedy, Town Administrator
Will Naser, Assessor
Melanie Phillips, Treasurer/Collector
Barbara Saint Andre, Town Counsel
Karon Skinner-Catrone, Conservation Agent
Paul Trufant, Fire Chief
Sergeant Jeffrey Watson, Police Safety Officer
Maryjane White, Town Clerk
Gino Carlucci, PGC Associates
Dave Pellegrini, Tetra Tech

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NOV 30 2011
TOWN CLERK



May 19, 2015

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

**Re: Village Estates
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 Village Estates Definitive Subdivision Plan submittal in Medway, Massachusetts (the Project). The objective of our services is to review the proposed Definitive Subdivision Plan submittal package against the Certificate of Action for the project and provide inspectional services throughout the construction of the subdivision.

Scope of Services

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

Task 1 Plan Review

- A. Review the proposed "Village Estates" Definitive Subdivision Plans prepared by Merrikin Engineering, LLP (ME), dated November 4, 2003 and revised May 19, 2011 against the Certificate of Action for the project.

- Budget Assumption: 0.5 hours @ \$200/hr = \$100
2 hours @ \$100/hr = \$200
Total = \$300

Task 2 Construction Administration

- A. TT will provide on-site representation throughout the construction process as listed in the attached Construction Administration Budget.

- Budget Assumption: Total = \$7,184

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.

One Grant Street
Framingham, MA 01702
Tel 508.903.2000 Fax 508.903.2001



The breakdown of this fee by task is as follows:

Task	Task Description	Fee
Task 1	Plan Review	\$300
Task 2	Construction Administration	\$7,184
	Labor Subtotal	\$7,484
	Expenses (3.5%)	\$262
Total Fee		\$7,746

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,

A handwritten signature in black ink, appearing to read 'S.P. Reardon'.

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

Item No.	Inspection	Site Visits	Hrs/Inspection	Rate	Total
1	Erosion Control	1	2	\$72.00	\$144.00
2	Clear & Grub (Included in Item 1)			\$72.00	\$0.00
3	Subgrade/Staking	1	2	\$72.00	\$144.00
4	Drainage System	3	3	\$72.00	\$648.00
5	Detention Pond (Included in Item 4)			\$72.00	\$0.00
6	Roadway Gravel	1	4	\$72.00	\$288.00
7	Water System	2	3	\$72.00	\$432.00
8	Sewer System	2	3	\$72.00	\$432.00
9	Roadway Binder (N/A)			\$72.00	\$0.00
10	Curb/Berm/Edge Treatment	1	4	\$72.00	\$288.00
11	Private Utilities (N/A)			\$72.00	\$0.00
12	Sidewalk Base/Gravel (N/A)			\$72.00	\$0.00
13	Sidewalk Binder (N/A)			\$72.00	\$0.00
14	Sidewalk Reconstruction	1	4	\$72.00	\$288.00
15	Roadway Top (4" Processed Crushed Stone)	1	6	\$72.00	\$432.00
16	Roadway Top (Apron)	1	4	\$72.00	\$288.00
17	Sidewalk Top (N/A)			\$72.00	\$0.00
18	Frames and Covers/Grates	1	4	\$72.00	\$288.00
19	Adjust Frames & Covers/Grates (N/A)			\$72.00	\$0.00
20	SMH Inverts (Included in Item 17)			\$72.00	\$0.00
21	Bounds	1	2	\$72.00	\$144.00
22	Landscape/Plantings	1	4	\$72.00	\$288.00
23	Roadway Sub-Drain (N/A)			\$72.00	\$0.00
24	Guard Rail/Fencing (N/A)			\$72.00	\$0.00
25	Periodic Inspections (See Note 1)	2	3	\$100.00	\$600.00
26	Bond Estimates	2	2	\$100.00	\$400.00
27	As-Built Plans	2	4	\$100.00	\$800.00
28	Meetings	2	2	\$120.00	\$480.00
29	Admin	2	2	\$50.00	\$200.00
30	Project Closeout (See Note 3)	1	1	\$600.00	\$600.00
	Subtotal				\$7,184.00
	Expenses			3.5%	\$251.44
	TOTAL				\$7,435.44

Notes:

- 1 Periodic Inspection includes a final inspection and punch list memo provided to the town. It also includes one final inspection to verify that comments from the punch list have been addressed.
- 2 If installation schedule is longer than that assumed by engineer for any item above, or if additional inspections are required due to issues with the contract work, additional compensation may be required.
- 3 Closeout price is a lump sum value assessed to the project for extra items not listed above. This value has been placed in the breakdown due to past experience on other subdivision reviews.



June 9, 2015

**Medway Planning & Economic Development Board
Meeting**

**Appointments to Open Space
Committee, Design Review Committee,
and Economic Development Committee**

- 6-1-15 Memo from Susy Affleck-Childs re: OSC Appointments
- 6-2-15 Memo from Susy Affleck-Childs re: DRC Appointments
- 6-1-15 Memo from Susy Affleck-Childs re: EDC Appointments with resumes of Keith Peden and Eric Arbene



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

MEMORANDUM

June 1, 2015

TO: Planning & Economic Development Board Members
FROM: Susy Affleck-Childs
RE: Appointments to the Open Space Committee

The term of office for the following members of the Open Space Committee expires on June 30, 2015: Tina Wright, Pat McHallam, Mike Francis, Paul Marble and Bruce Hamblin.

Tina, Mike and Bruce have expressed their desire to continue to serve on the OSC. Regrettably, Paul Marble and Pat McHallam have decided to not continue.

I recommend the PEDB reappoint Tina Wright, Mike Francis and Bruce Hamblin to the OSC for a term through June 30, 2017.

NOTE – FYI . . . the other members of the Open Space Committee are Jim Wickis and Charlie Ross. Their terms expire on June 30, 2016.

The Medway General Bylaw which established the Open Space Committee provides for up to 9 people to serve on the Committee. As the group presently has only 5 members, there is room for 4 more people. Both the Open Space Committee and the PEDB need to do some public outreach to secure some more talent for the Open Space Committee.

Thanks.



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

June 17, 2014

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Appointments to the Medway Design Review Committee

The term of office for current DRC members Julie Fallon and Rod MacLeod concludes on June 30, 2015.

Rod MacLeod is no longer able to serve but is in the process of contacting several individuals to ask them to consider becoming involved. Julie Fallon is willing to serve again but anticipates some meeting attendance difficulties due to family health issues and her resultant commitments.

I would recommend re-appointing Julie Fallon for another 2 year term through 6-30-2017. ✓ *approved*

Presently, the other members of the DRC are:
Matthew Buckley (term thru 6-30-16)
Mary Weafer (term thru 6-30-16)
Rachel Walsh (term thru 6-30-16)

Karyl Spiller-Walsh has served as the PEDB's representative on the DRC. That position is handled as a 1 year term as determined by the PEDB.

The provisions of the Medway General Bylaw which established the DRC require that there be at least 5 members; a maximum number of members is NOT specified.

The Bylaw also specifies that the DRC is to include a representative of the Medway Business Council (MBC). In recent years, the MBC has not been able to supply a representative to serve on the DRC. Matt Buckley and I continue to stay in touch with the MBC to try and secure a local business person representative to serve. Stephanie Mercandetti has also joined our efforts to secure a MBC representative.

Members of the DRC are to have experience and/or training in architecture, landscape design, site design, graphic design, sign design, planning, or other suitable professions that could be helpful to the Committee's work.

I recommend PEDB members also identify other possible candidates with the right background and skill set to serve on the DRC.

Telephone: 508-533-3291

Fax: 508-321-4987

Email: sachilds@townofmedway.org



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

✓ *Approved for Eric & Keith*

June 1, 2015

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs
RE: Appointments to Medway Economic Development Committee (EDC)

The term of office for the following members of the EDC expires on June 30, 2015:

- ✓ Alissa Parlee
 - ✓ Tina Chemini
 - ✓ Hugh McKinnon
 - ✓ Chan Rogers — 1 yr
- 2 yrs*

Alissa Parlee, Tina Chemini, and Hugh McKinnon all wish to be reappointed and I recommend you do so for a 2 year term on the EDC through 6-30-2017. EDC Chairman Paul Yorkis is contacting Chan Rogers to ascertain his interest in continuing to serve on the EDC. I may have more information for you on this at the 6-9-15 PEDB meeting.

As you know, Andy Rodenhiser has served as the PEDB's representative to the EDC for a number of years. That appointment is made on a yearly basis.

We have two new individuals who wishes to serve on the EDC. Eric Arbene ✓ is a planner with the Old Colony Regional Planning Commission and formerly served on the Medway FinCom. Keith ✓ Peden is recently retired senior executive from Raytheon and a 30 year resident of Medway. Both of their resumes are attached. ***I recommend the PEDB appoint Eric Arbene and Keith Peden to a one year term on the EDC through 6-30-16.***

NOTE – FYI . . . Paul Yorkis is the other continuing EDC member. His term of office expires on 6-30-2016.

The Medway General Bylaw which established the EDC provides for up to 11 members. So, we are in need of some additional people to serve on the EDC. EDC members have to reside OR work in Medway.

Keith J. Peden

21 Deerfield Road, Medway, MA 02053

508-533-4633 (home)

Keith.J.Peden@gmail.com

Professional Profile

Distinguished career at the highest executive levels providing leadership for preeminent organizations. Notable strengths include:

Executive Level Leadership

- Chief Human Resource, Security and Operations officer for Raytheon with \$24 in annual revenue, member of Operating Committee that included the CEO, CFO, General Counsel.
- Leader of the Boston office of Alexander & Alexander (A&A) and member of the senior leadership team; A&A was a leader in Human Resource Consulting, focused on executive compensation, benefits design and human resource systems; Through acquisition A&A has evolved to become AON/Hewitt.
- Member of the Board of Trustees for Wheaton College, Wentworth Institute and the Massachusetts Board of Higher Education

Expertise in Human Resources

- Architect of an integrated system of Leadership Development and succession planning that led to Raytheon being identified as one of the Top 25 Companies for Leaders globally.
- Created a culture of Diversity and Inclusion that led to acknowledgement of Raytheon as a best practice company and one that diverse employees would most likely seek to join. Championed numerous industry pioneering Diversity efforts that shaped the environment, fostering equitable treatment for all.
- Known for strategic thinking that leads to transformational organization change through the engagement of others in value based initiatives.

Proven Leadership

- Directed Board level engagements for over 20 years.
- Coach of C Suite leaders for over 30 years, capable of raising performance by focusing on critical developmental needs.
- Developed a leadership team that took Raytheon from a position of \$13 billion debt to \$2 billion cash positive annually.
- Proven to be a strategic but results-oriented leader in four multibillion dollar enterprises.
- Lead or participated in the acquisition or divestiture of over 50 companies during a 35 year career in business
- Member of the Board of Trustees for Wheaton College, Wentworth Institute and the Massachusetts Board of Higher Education

Professional Experience

Raytheon Company

- Senior Vice President of Global Human Resources & Security, member of the operating committee - 2001 – January 2015
- Vice President & Deputy Director of Human Resources Elected as a company officer – 1997 – 2000
- Director of Executive Compensation, Benefits and Global Programs – 1993 - 1996

Lotus Development Corporation

- Director of Worldwide Compensation, Benefits & Human Resource Information Systems – 1990 -1993

The Alexander & Alexander Consulting Group

- Vice President & Boston Practice lead for Executive Compensation, Benefits and HRIS – 1988 - 1990

Prime Computer Incorporated, Honeywell Information and Systems Group

- Varying Human Resource positions of increasing responsibility – 1980 - 1998

Education

- B.A. In Pre-Law, History and Political Science – Western Michigan University – Kalamazoo, Michigan
 - Graduated Cum Laude - International Honors Study Program in Europe
- M.A. In Education – Eastern Michigan University – Ypsilanti Michigan
 - Graduated Magna Cum Laude - Recipient of a national teaching fellowship

Personal

- Married for 37 years to Melinda (Mindy) Peden, father of three adult children
- A lifelong learner, passionate about education, sports and civic service

Eric M. Arbeene

14 Clover Lane ~ Medway, MA 02053 ~ 508-208-4230 ~ eric.arbeene@gmail.com

EDUCATION

Bridgewater State University, Bridgewater MA

- Master's Degree, Public Administration
- Bachelor of Arts, History and Political Science

EMPLOYMENT

*August, 2009-
Present*

Community Planner, Old Colony Planning Council Brockton, MA

- Manage the District Local Technical Assistance (DLTA) Program on an annual basis. Responsibilities include managing the solicitation, selection, budgeting, management, and execution of a dozen planning projects on an annual basis.
- Responsible for the development and implementation of the Old Colony Regional Hazard Mitigation Plan for 15 communities. Responsibilities include working with community officials and the public in identifying and developing solutions to natural hazards in their communities.
- Lead author of a number of planning studies, which have focused on all aspects of planning including land use, environment, economic development and transportation.
- Assist the Transportation Department with miscellaneous fieldwork and data collection activities.

*February, 2008-
August, 2009*

Coordinator-Purchasing, Admin. & Campus Services, Bentley University Waltham, MA

- Acted as a liaison to contractors and vendors, for the purpose of expediting orders and coordinating resolution of problems.
- Processed all Purchase Orders initiated by the college in an accurate and timely manner.
- Reviewed bid proposals, develop spreadsheets and conducted bid analyses.
- Contacted vendors to obtain bids on various durable goods.
- Assisted department director in daily duties.

*June, 2006-
February, 2008*

Training Coordinator, The Village Bank Newton, MA

- Created, maintained, and updated training programs for tellers, customer service representatives and managers.
- Conducted follow-up analysis to evaluate the effectiveness of training programs.
- Served as branch manager, as needed, and was responsible for sales growth and operational consistency.
- Maintained proficiency in operating systems and stayed current with software changes and updates.

MEMBERSHIPS

- American Institute of Certified Planners (AICP)
- American Planning Association
- Town of Medway Finance Committee (2008-2011)
- Notary Public, Commonwealth of Massachusetts

Town of Medway, Massachusetts

CERTIFICATION
PURSUANT TO G. L. c. 39, SECTION 23D
OF PARTICIPATION IN A SESSION OF AN
ADJUDCATORY HEARING
WHERE THE UNDERSIGNED MEMBER MISSED
A SINGLE HEARING SESSION

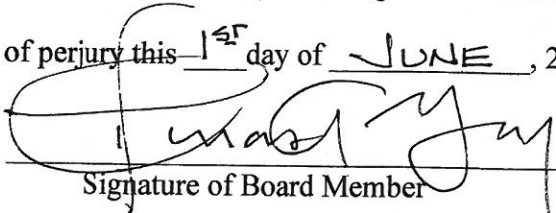
Note: This form can only be used for missing one single public hearing session.
This cannot be used for missing more than one hearing session.

I, THOMAS A GAY (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of PLANNING & ECONOMIC DEVELOPMENT BOARD
2. I missed a public hearing session on the matter of TRI VALLEY COMMONS SITE PLAN & SPECIAL PERMIT which was held on MAY 12, 2015.
3. I have reviewed all the evidence introduced at the hearing session that I missed which included a review of (initial which one(s) is/are applicable):
 - a. audio recording of the missed hearing session; or
 - b. video recording of the missed hearing session; or
 - c. a written transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 1st day of JUNE, 2015.


Signature of Board Member

Received as part of the record of the above matter:

Date: 6-9-2015
By: S. Apple-Childs
Position: Planning & Economic Development Coordinator

Thurloe Kensington Development LLC

100 Market Street, Portsmouth, NH 03801
100 Market Street, Portsmouth, NH 03801

June 2, 2015

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

Dear Susan;

I am writing to request that the name of the applicant for my application for the Tri-Valley Commons Project be changed from Thurken III LLC to Thurken Medway LLC.

Sincerely;

A handwritten signature in black ink, appearing to read "Richard E Landry Jr.", written in a cursive style.

Richard E Landry Jr.
Manager/Member
Thurloe Kensington Development LLC
Thurken III LLC
Thurken Medway LLC.

BOHLER ENGINEERING

1000 W. 10TH STREET, SUITE 100
 SOUTH DAKOTA, 57009
 PH: 605-633-8800
 FAX: 605-633-8801
 WWW.BOHLERENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF SOUTH DAKOTA
 LICENSE NO. 12345

NO.	DATE	REVISIONS
1	10/15/10	ISSUE FOR PERMITS
2	11/01/10	REVISED PER COMMENTS
3	11/15/10	REVISED PER COMMENTS
4	12/01/10	REVISED PER COMMENTS
5	12/15/10	REVISED PER COMMENTS
6	01/01/11	REVISED PER COMMENTS
7	01/15/11	REVISED PER COMMENTS
8	02/01/11	REVISED PER COMMENTS
9	02/15/11	REVISED PER COMMENTS
10	03/01/11	REVISED PER COMMENTS
11	03/15/11	REVISED PER COMMENTS
12	04/01/11	REVISED PER COMMENTS
13	04/15/11	REVISED PER COMMENTS
14	05/01/11	REVISED PER COMMENTS
15	05/15/11	REVISED PER COMMENTS

PRELIMINARY

PROJECT NO.: 1000
 CHECKED BY: J.A. KUCICH
 DRAWN BY: J.A. KUCICH
 DATE: 10/15/10

SITE DEVELOPMENT PLANS
THURKEY MEDWAY LLC
 LOCATION OF SITE:
 75 MAIN STREET
 NORTH SIOUX COUNTY
 SIOUX FALLS, SD 57105

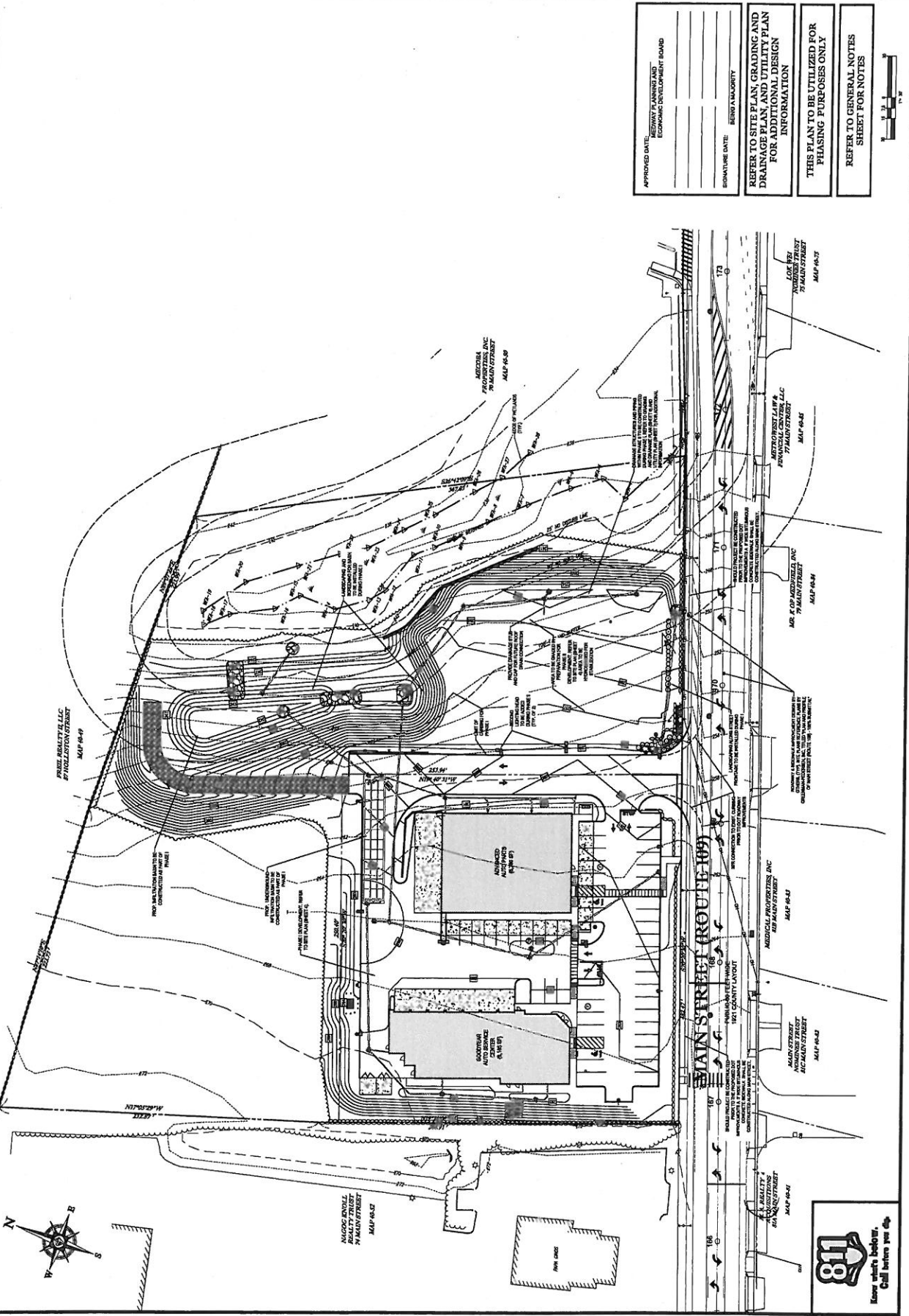
BOHLER ENGINEERING

1000 W. 10TH STREET, SUITE 100
 SOUTH DAKOTA, 57009
 PH: 605-633-8800
 FAX: 605-633-8801
 WWW.BOHLERENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF SOUTH DAKOTA
 LICENSE NO. 12345

PHASING PLAN

SHEET NUMBER: **5**
 OF 15



APPROVED DATE: _____
 ECONOMIC DEVELOPMENT BOARD

SIGNATURE DATE: _____
 SIGNATURE: _____

REFER TO SITE PLAN, GRADING AND DRAINAGE PLAN AND UTILITIES PLAN FOR ADDITIONAL DESIGN INFORMATION

THIS PLAN TO BE UTILIZED FOR PHASING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR NOTES

SCALE: 1" = 20'

BOHLER ENGINEERING

1000 W. 10TH STREET, SUITE 100
 SOUTH DAKOTA, 57009
 PH: 605-633-8800
 FAX: 605-633-8801
 WWW.BOHLERENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF SOUTH DAKOTA
 LICENSE NO. 12345

BOHLER ENGINEERING

811 CALL AND CONSULTING ENGINEERING
 100 STATE STREET, SUITE 200
 WILMINGTON, MASSACHUSETTS 01890
 TEL: 978-653-1111 FAX: 978-653-1112
 WWW.BOHLENGINEERING.COM

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NO.	DATE	CONTRACT NO.	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT NO.:
 CONTRACT NO.:
 LOCATION:
 SCALE:
 DATE:

SITE DEVELOPMENT PLANS FOR THURKEN MEDWAY LLC

LOCATION OF SITE:
 77 MAIN STREET
 NORFOLK COUNTY
 MASSACHUSETTS

BOHLER ENGINEERING

100 STATE STREET, SUITE 200
 WILMINGTON, MASSACHUSETTS 01890
 TEL: 978-653-1111 FAX: 978-653-1112
 WWW.BOHLENGINEERING.COM

J.A. KUCICH

PROFESSIONAL ENGINEER
 REG. NO. 10000
 EXPIRES 12/31/2015

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
6

OF 15

NOT 1 - 10/20/11

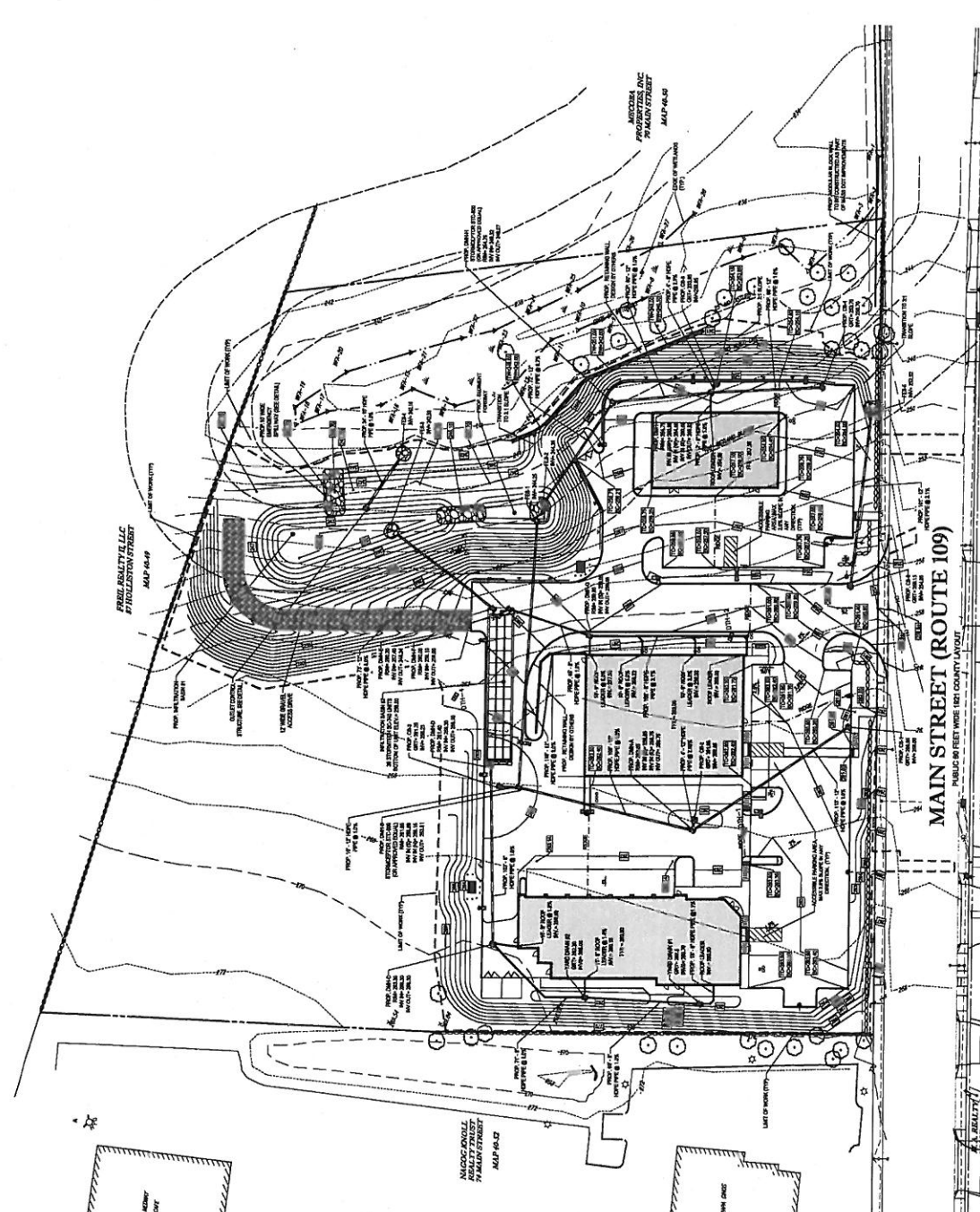
APPROVED DATE: _____
 EMBAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

SIGNATURE DATE: _____
 SIGNATURE: _____
 TITLE: _____

CONTRACTOR SHALL COORDINATE WITH THE MEDWAY DEPARTMENT OF PUBLIC WORKS PRIOR TO START OF WORK.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



811

Know what's below.
 Call before you dig.

BOHLER ENGINEERING

LAND SURVEYING • CIVIL ENGINEERING • SURVEYING • CONSTRUCTION MANAGEMENT • ENVIRONMENTAL ENGINEERING • GEOTECHNICAL ENGINEERING • HYDROLOGICAL ENGINEERING • WATER RESOURCES ENGINEERING • TRANSPORTATION ENGINEERING • TRAFFIC ENGINEERING • UTILITIES ENGINEERING

1000 STATE STREET, SUITE 200, SOUTH BOSTON, MA 02127
 TEL: 617-261-1100 FAX: 617-261-1101
 WWW.BOHLERENGINEERING.COM

NO.	DATE	REVISIONS
1		ISSUE FOR PERMIT
2		ISSUE FOR CONSTRUCTION
3		ISSUE FOR CONSTRUCTION
4		ISSUE FOR CONSTRUCTION
5		ISSUE FOR CONSTRUCTION
6		ISSUE FOR CONSTRUCTION
7		ISSUE FOR CONSTRUCTION
8		ISSUE FOR CONSTRUCTION
9		ISSUE FOR CONSTRUCTION
10		ISSUE FOR CONSTRUCTION
11		ISSUE FOR CONSTRUCTION
12		ISSUE FOR CONSTRUCTION
13		ISSUE FOR CONSTRUCTION
14		ISSUE FOR CONSTRUCTION
15		ISSUE FOR CONSTRUCTION

PRELIMINARY

PROJECT NO.:
 SHEET NO.:
 SCALE:
 DATE:

SITE DEVELOPMENT PLANS FOR THURKEN MEDWAY LLC

LOCATION OF SITE:
 73 MAIN STREET
 NANTUCKET COUNTY
 MASSACHUSETTS

BOHLER ENGINEERING

1000 STATE STREET, SUITE 200, SOUTH BOSTON, MA 02127
 TEL: 617-261-1100 FAX: 617-261-1101
 WWW.BOHLERENGINEERING.COM

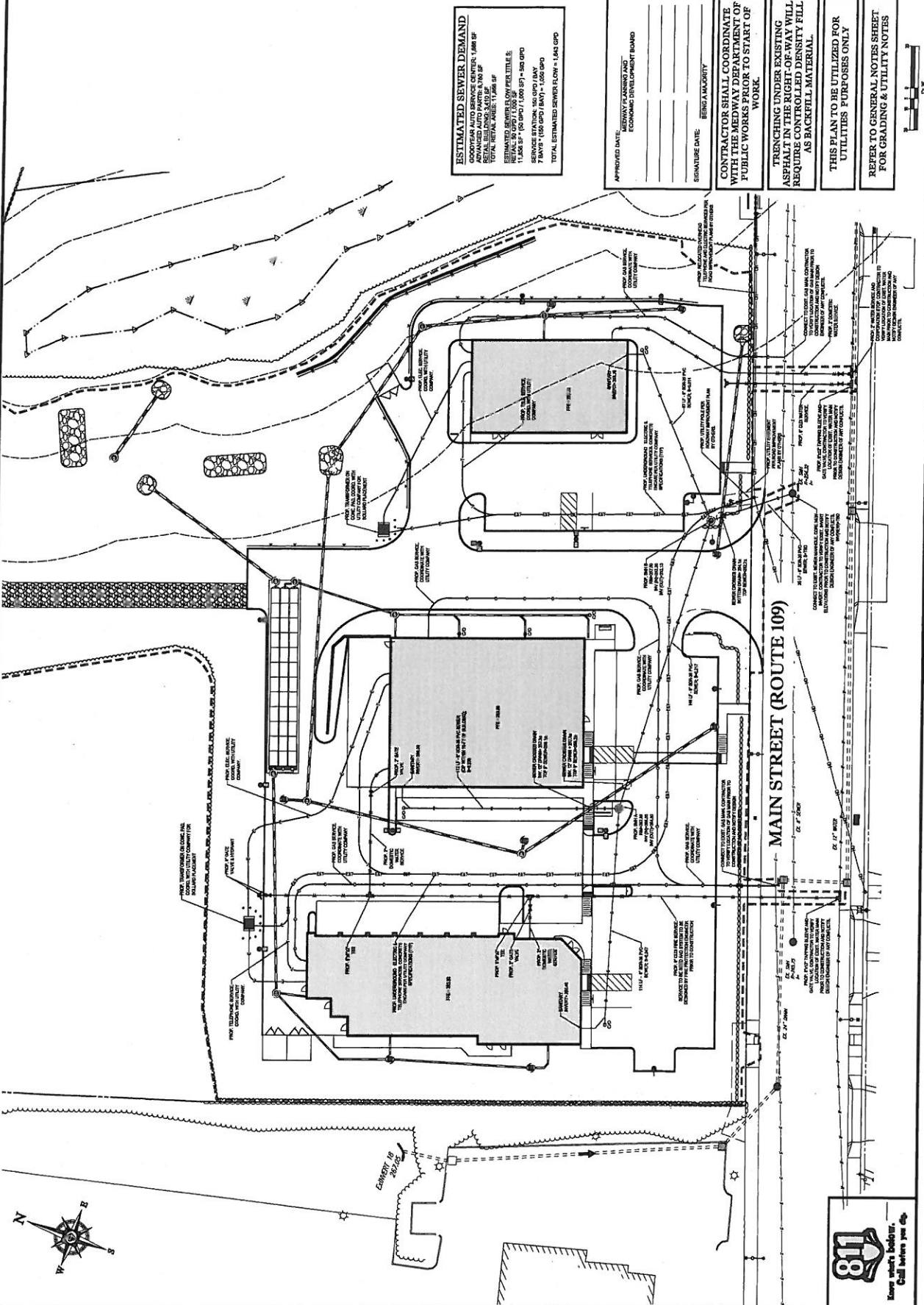
J.A. KUCICH

PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 SOUTH BOSTON, MA 02127

UTILITY PLAN

SHEET NUMBER: **7**

OF 15



888

Know what's below. Call before you dig.

BOHLER ENGINEERING

518 GAY AND CONCEPT ENGINEERING
 1000 UNIVERSITY AVENUE, SUITE 100
 BOSTON, MASSACHUSETTS 02118
 TEL: 617-552-1100 FAX: 617-552-1101
 WWW.BOHLERENGINEERING.COM

REV#	DATE	COMMENT	BY
1	04/27/11	ISSUE FOR PERMIT	MM
2	05/02/11	CONSTRUCTION	MM
3	05/02/11	CONSTRUCTION	MM
4	05/02/11	CONSTRUCTION	MM
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

PRELIMINARY

PROJECT: THURKEN MEDWAY LLC
 LOCATION: 1000 UNIVERSITY AVENUE, SUITE 100, BOSTON, MA 02118
 SCALE: AS SHOWN
 DATE: 04/27/11

SITE DEVELOPMENT PLANS FOR THURKEN MEDWAY LLC

LOCATION OF SITE: 1000 UNIVERSITY AVENUE, SUITE 100, BOSTON, MA 02118
 TOWN OF BOSTON, NORFOLK COUNTY, MASSACHUSETTS

BOHLER ENGINEERING

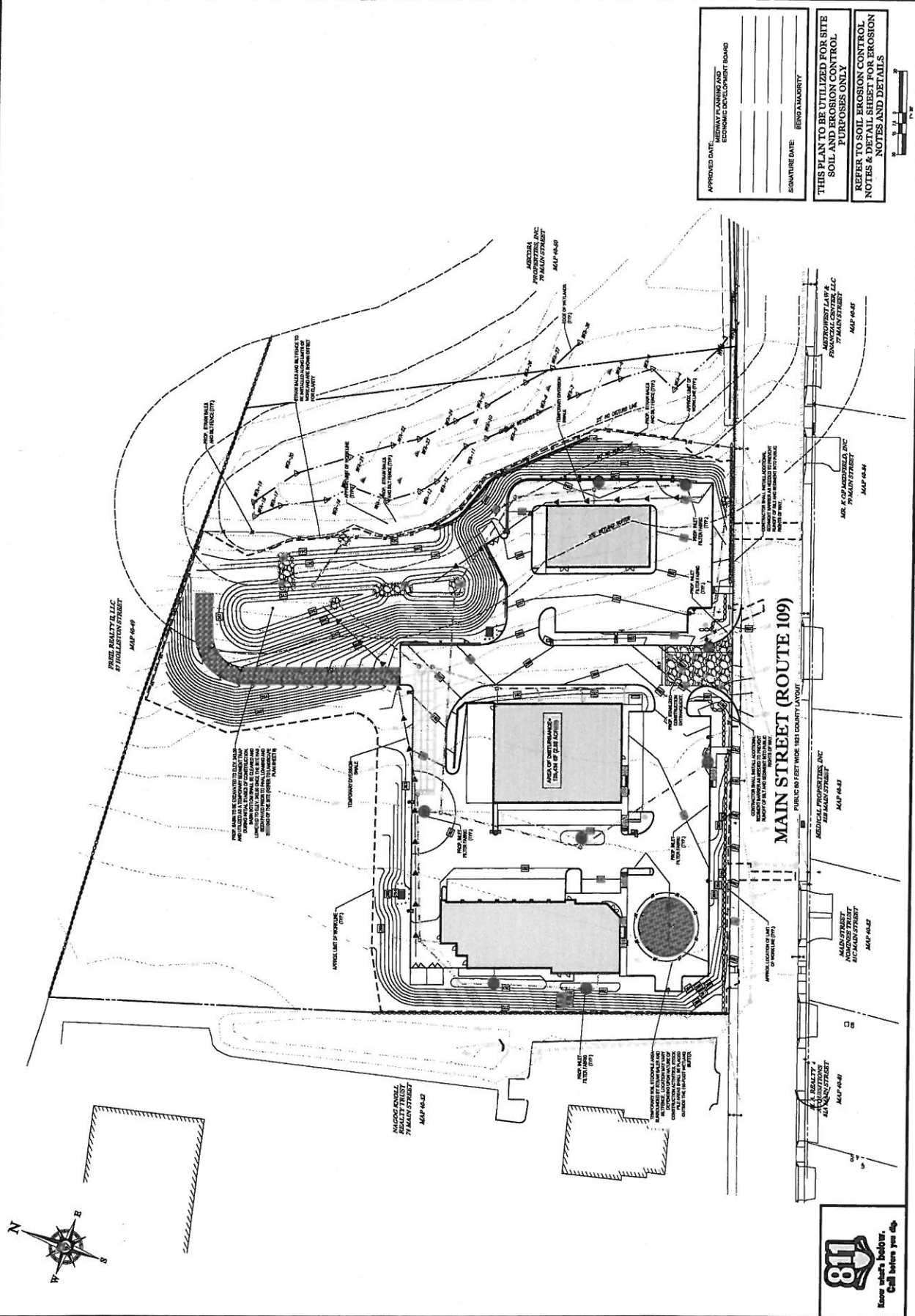
518 GAY AND CONCEPT ENGINEERING
 1000 UNIVERSITY AVENUE, SUITE 100
 BOSTON, MASSACHUSETTS 02118
 TEL: 617-552-1100 FAX: 617-552-1101
 WWW.BOHLERENGINEERING.COM

J.A. KUCICH

PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 EXPIRES 12/31/11

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 8 OF 16



APPROVED DATE: _____
 ECONOMIC DEVELOPMENT BOARD

SIGNATURE DATE: _____
 J.A. KUCICH

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

18

Keep sheets below.
 Call before you dig.

BOHLER ENGINEERING

5175 CHERRY CREEK PARKWAY
DENVER, COLORADO 80221
TEL: 303.755.1100
WWW.BOHLENERGINEERING.COM

BOHLER ENGINEERING IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND FEMALE OWNERSHIP AND PARTICIPATION IS ENCOURAGED.

REV#	DATE	BY	COMMENT
1	08/15/14	MM	ISSUED FOR PERMIT
2	08/15/14	MM	ISSUED FOR PERMIT
3	08/15/14	MM	ISSUED FOR PERMIT
4	08/15/14	MM	ISSUED FOR PERMIT
5	08/15/14	MM	ISSUED FOR PERMIT
6	08/15/14	MM	ISSUED FOR PERMIT
7	08/15/14	MM	ISSUED FOR PERMIT
8	08/15/14	MM	ISSUED FOR PERMIT
9	08/15/14	MM	ISSUED FOR PERMIT
10	08/15/14	MM	ISSUED FOR PERMIT
11	08/15/14	MM	ISSUED FOR PERMIT
12	08/15/14	MM	ISSUED FOR PERMIT
13	08/15/14	MM	ISSUED FOR PERMIT
14	08/15/14	MM	ISSUED FOR PERMIT
15	08/15/14	MM	ISSUED FOR PERMIT
16	08/15/14	MM	ISSUED FOR PERMIT
17	08/15/14	MM	ISSUED FOR PERMIT
18	08/15/14	MM	ISSUED FOR PERMIT
19	08/15/14	MM	ISSUED FOR PERMIT
20	08/15/14	MM	ISSUED FOR PERMIT

PRELIMINARY

PROJECT NO.:
DATE:
DRAWN BY:
CHECKED BY:
SCALE:
AS NOTED
DATE:

SITE DEVELOPMENT PLANS
-FOR-
THURKEN MEDWAY LLC

LOCATION OF SITE:
TOWN OF MEDWAY
WINDING COUNTRY
HIGHLAND HEIGHTS

BOHLER ENGINEERING
5075 WOODBINE AVE #1772
DENVER, CO 80221
TEL: 303.755.1100
WWW.BOHLENERGINEERING.COM

M.J. MRVA
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 10171
STATE OF COLORADO

LANDSCAPE PLAN

SHEET NUMBER: **10**
OF 15
PROJECT NUMBER: 10171

LANDSCAPE SCHEDULE

NO.	DESCRIPTION	QUANTITY	REMARKS
1	1" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
2	2" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
3	3" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
4	4" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
5	5" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
6	6" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
7	7" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
8	8" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
9	9" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
10	10" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
11	11" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
12	12" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
13	13" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
14	14" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
15	15" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
16	16" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
17	17" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
18	18" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
19	19" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR
20	20" CALIBER BIRCH	10	PLANTING TO BE DONE BY CONTRACTOR

TOWN OF MEDWAY LANDSCAPE REQUIREMENTS

SECTION OF PLAN	REQUIREMENT	REMARKS
1.00	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.01	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.02	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.03	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.04	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.05	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.06	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.07	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.08	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.09	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.10	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.11	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.12	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.13	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.14	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.15	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.16	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.17	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.18	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.19	LANDSCAPE BUFFER	SEE SPECIFICATIONS
1.20	LANDSCAPE BUFFER	SEE SPECIFICATIONS

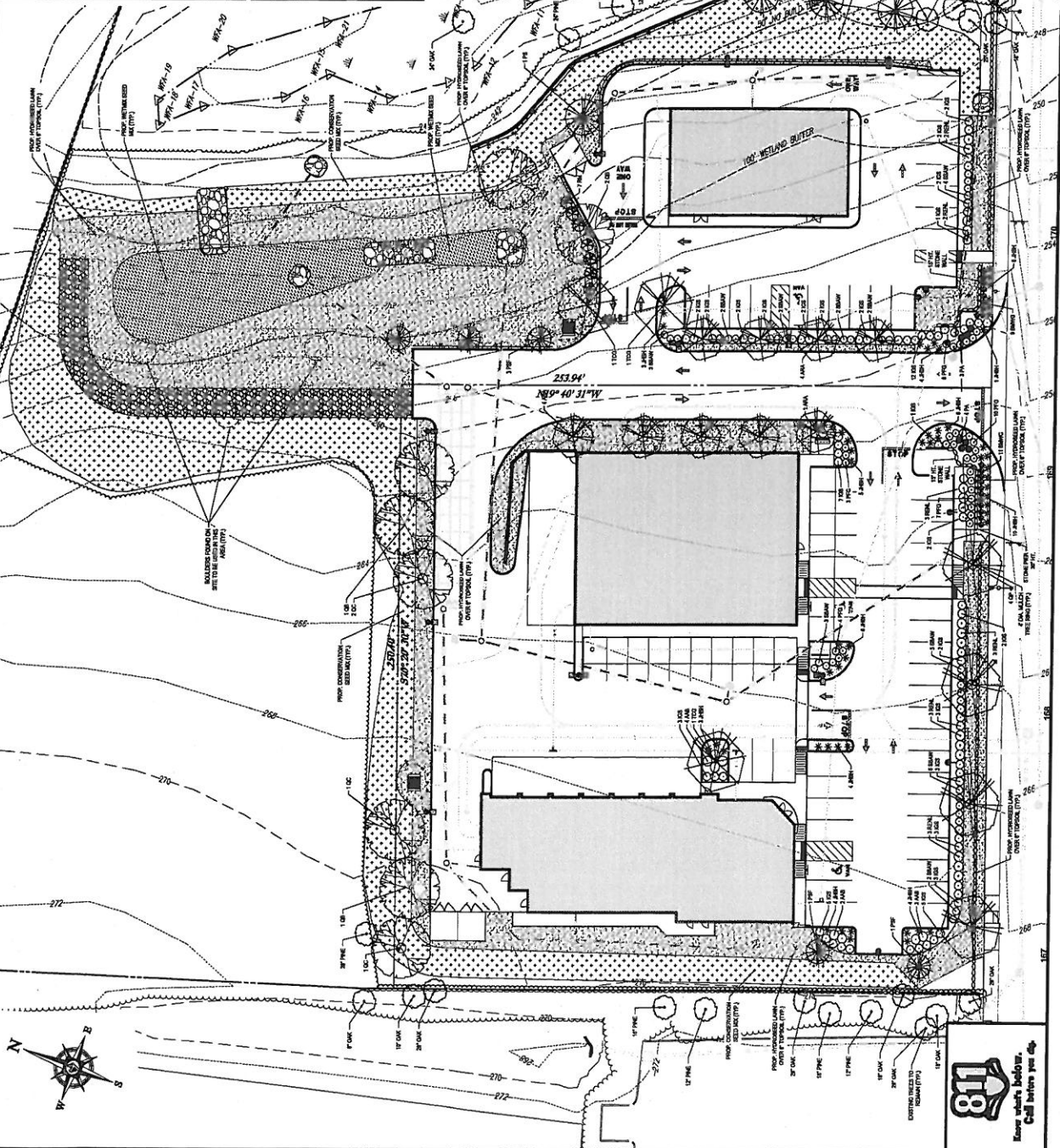
OWNER MAINTENANCE RESPONSIBILITIES

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE FEATURES AND PLANTINGS INSTALLED ON THE SITE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTINGS THAT DIE OR BECOME UNDESIRABLE WITHIN THE FIRST YEAR AFTER INSTALLATION. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE FEATURES AND PLANTINGS INSTALLED ON THE SITE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTINGS THAT DIE OR BECOME UNDESIRABLE WITHIN THE FIRST YEAR AFTER INSTALLATION.

LARGE ROCKS FOUND DURING CONSTRUCTION WILL BE USED AS LANDSCAPE FEATURES

THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



APPROVED DATE: _____
SIGNATURE: _____
DATE: _____

18

Keep sheets below.
Call before you dig.

BOHLER ENGINEERING

5175 BAY AND CONSTRUCTION ENGINEERING
 10000 BOHLER DRIVE
 SUITE 100
 HOUSTON, TEXAS 77055
 TEL: 281-465-1100
 FAX: 281-465-1101
 WWW.BOHLENGINEERING.COM

REV	DATE	REVISIONS
1	08/15/11	ISSUE FOR PERMIT
2	08/15/11	ISSUE FOR PERMIT
3	08/15/11	ISSUE FOR PERMIT
4	08/15/11	ISSUE FOR PERMIT
5	08/15/11	ISSUE FOR PERMIT
6	08/15/11	ISSUE FOR PERMIT
7	08/15/11	ISSUE FOR PERMIT
8	08/15/11	ISSUE FOR PERMIT
9	08/15/11	ISSUE FOR PERMIT
10	08/15/11	ISSUE FOR PERMIT
11	08/15/11	ISSUE FOR PERMIT
12	08/15/11	ISSUE FOR PERMIT
13	08/15/11	ISSUE FOR PERMIT
14	08/15/11	ISSUE FOR PERMIT
15	08/15/11	ISSUE FOR PERMIT

PRELIMINARY

PROJECT: **SITE DEVELOPMENT PLANS FOR THURKEN MEDWAY LLC**

LOCATION OF SITE: **TOWN OF MEDWAY, HANCOCK COUNTY, MASSACHUSETTS**

BOHLER ENGINEERING

5175 BAY AND CONSTRUCTION ENGINEERING
 10000 BOHLER DRIVE
 SUITE 100
 HOUSTON, TEXAS 77055
 TEL: 281-465-1100
 FAX: 281-465-1101
 WWW.BOHLENGINEERING.COM

J.A. KUCICH

PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 STATE OF MASSACHUSETTS

LIGHTING PLAN

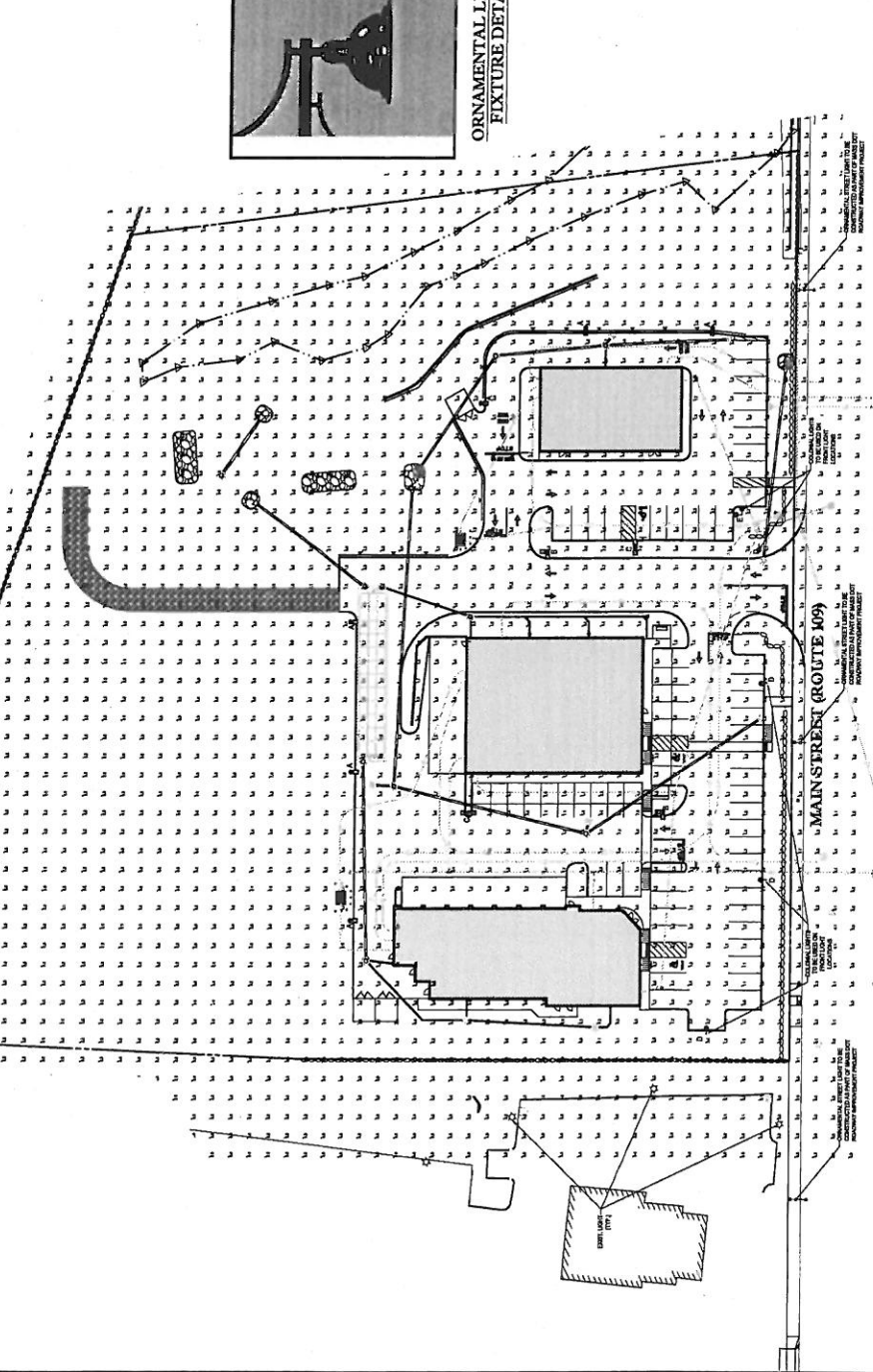
SHEET NUMBER: **12** OF **18**

DATE: **08/15/11**

LIGHTING NOTES:

- THE LIGHTING PLAN IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED HEREIN. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE NATIONAL ELECTRICAL CODE (NEC).
- ALL LIGHTING FIXTURES SHALL BE INSTALLED AT THE LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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- ALL LIGHTING FIXTURES SHALL BE INSTALLED AT THE LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NUMERIC SUMMARY		LUMINAIRE SCHEDULE	
TYPE	QUANTITY	TYPE	QUANTITY
POLE MOUNT DOUBLE B P	1500	POLE MOUNT DOUBLE B P	1500
POLE MOUNT SINGLE	1500	POLE MOUNT SINGLE	1500
ORNAMENTAL LIGHT FIXTURE	1500	ORNAMENTAL LIGHT FIXTURE	1500
TOTAL	4500	TOTAL	4500



AREA LIGHT DETAIL N.T.S.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

APPROVED DATE: _____

DESIGNED BY: _____

CHECKED BY: _____

SCALE: 1" = 10'

SIGNATURE DATE: _____

811

Some states require you to call before you dig.

BOHLER ENGINEERING

100 W. MAIN STREET, SUITE 200
 SOUTH BORO, MASSACHUSETTS 01559
 TEL: 508-885-1111 FAX: 508-885-1112
 WWW.BOHLER-ENG.COM

PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 EXPIRES 12/31/2018

NO.	DATE	REVISIONS	BY
1	08/15/18	ISSUE FOR PERMIT	JAK
2	08/15/18	REVISED PER COMMENTS	JAK
3	08/15/18	REVISED PER COMMENTS	JAK
4	08/15/18	REVISED PER COMMENTS	JAK
5			
6			
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12			
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18			
19			
20			

PRELIMINARY

PROJECT: **SITE DEVELOPMENT PLANS FOR THURKEN MEDWAY LLC**

LOCATION OF SITE: **TOWN OF MEDWAY, MASSACHUSETTS**

DATE: 08/15/18
 DRAWN BY: JAK
 CHECKED BY: JAK
 IN CHARGE: JAK

BOHLER ENGINEERING

350 TURNBULL ROAD
 SOUTH BORO, MA 01559
 TEL: 508-885-1111 FAX: 508-885-1112
 WWW.BOHLER-ENG.COM

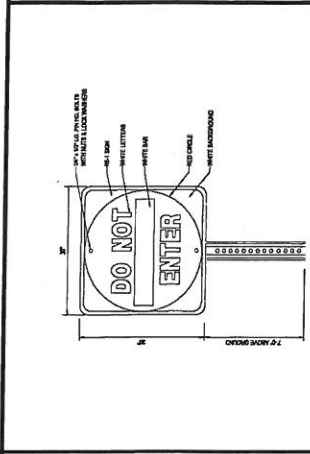
J.A. KUCICH

PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 EXPIRES 12/31/2018

CONSTRUCTION DETAIL SHEET

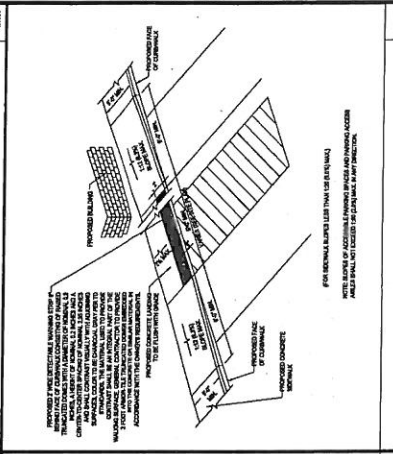
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DATE: 08/15/18



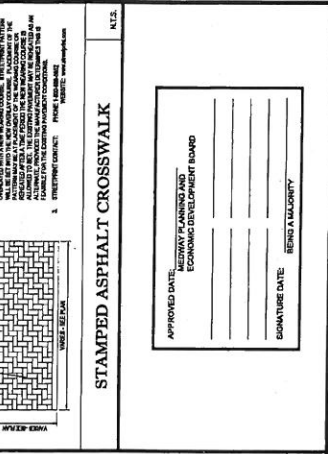
"DO NOT ENTER" SIGN

N.T.S.



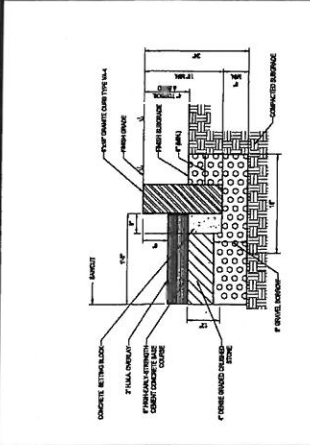
SLOPED WALK DETAIL

N.T.S.



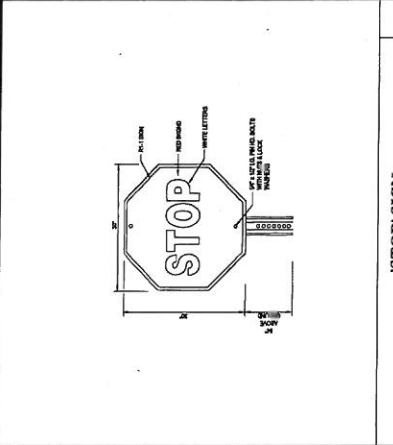
STAMPED ASPHALT CROSSWALK

N.T.S.



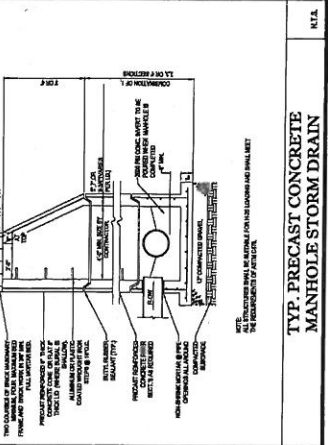
VERTICAL GRANITE CURB DETAIL

N.T.S.



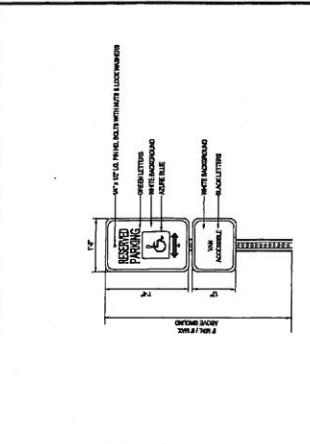
'STOP' SIGN

N.T.S.



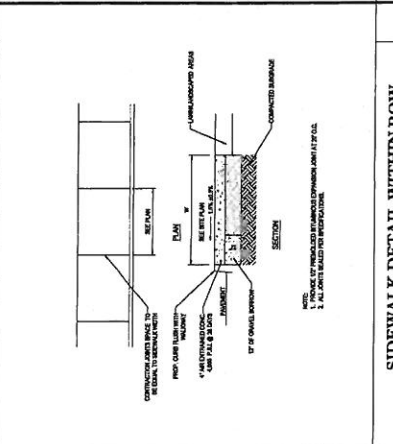
TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

N.T.S.



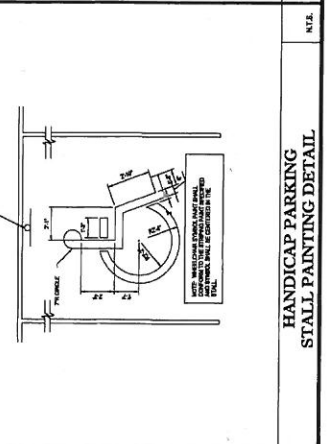
HANDICAP PARKING SIGN DETAIL

N.T.S.



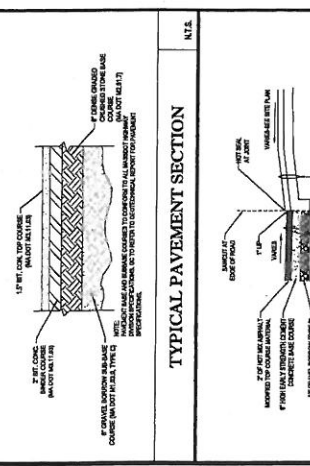
SIDEWALK DETAIL WITHIN ROW

N.T.S.



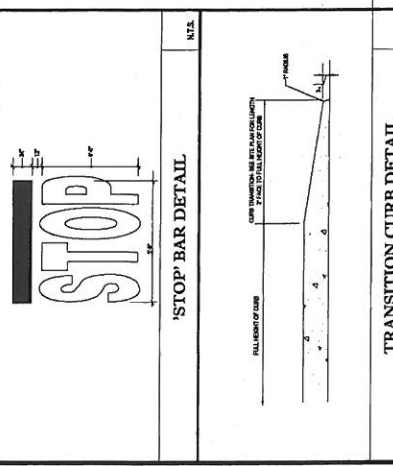
HANDICAP PARKING STALL PAINTING DETAIL

N.T.S.



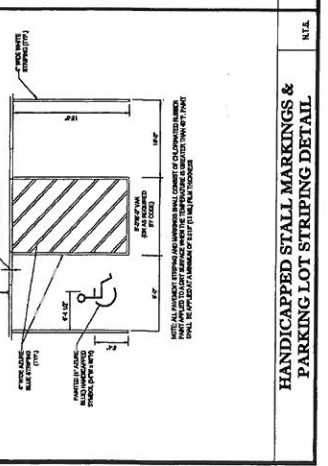
DRIVEWAY CONSTRUCTION DETAIL

N.T.S.



'STOP' BAR DETAIL

N.T.S.



TRANSITION CURB DETAIL

N.T.S.



HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.

HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.

BOHLER ENGINEERING
 4755 CIVIL AND CONSTRUCTION ENGINEERING
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-8800
 WWW.BOHLERENGINEERING.COM

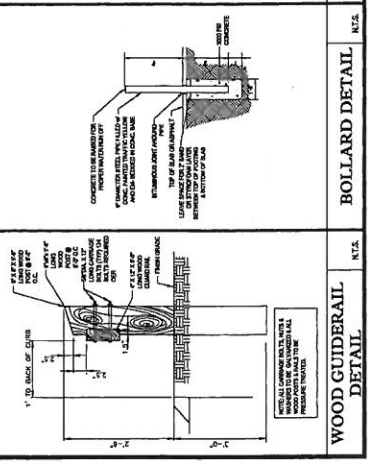
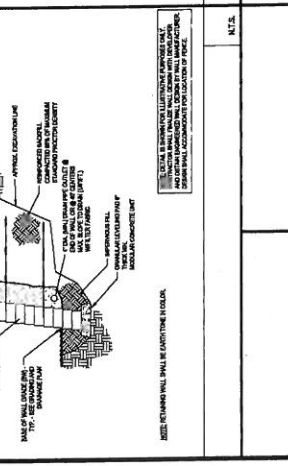
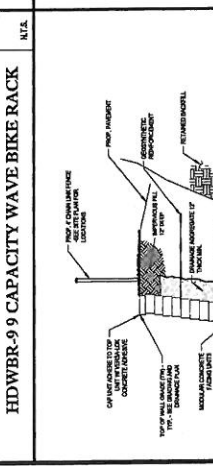
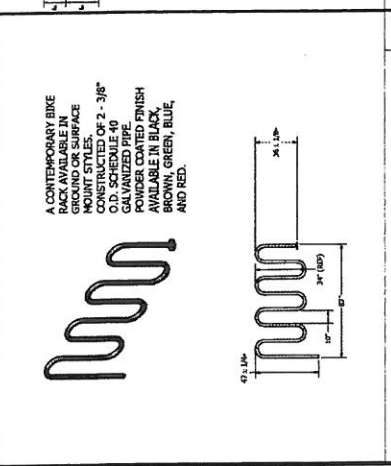
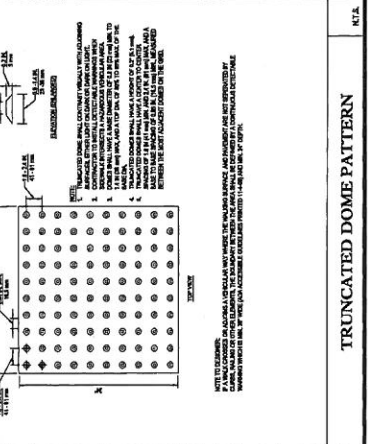
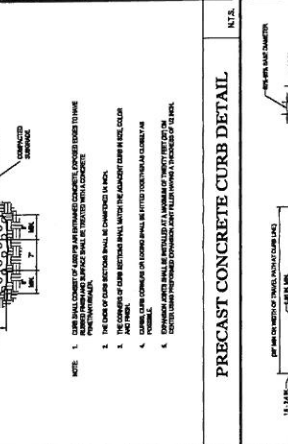
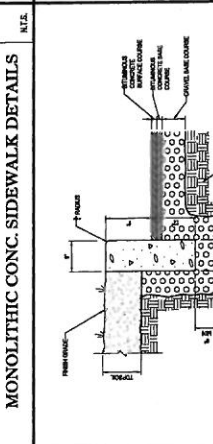
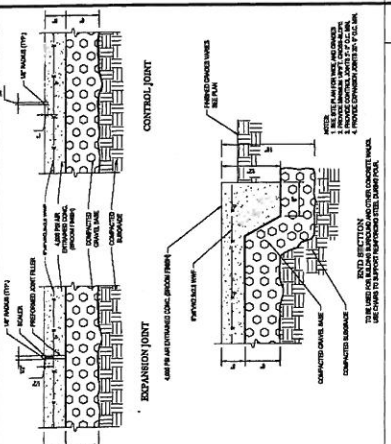
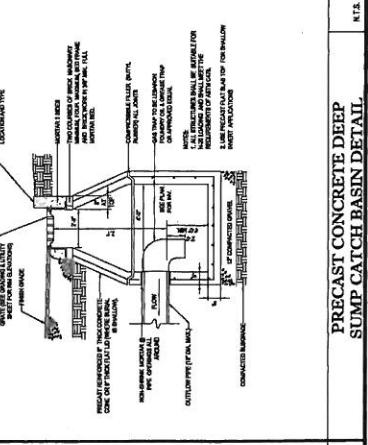
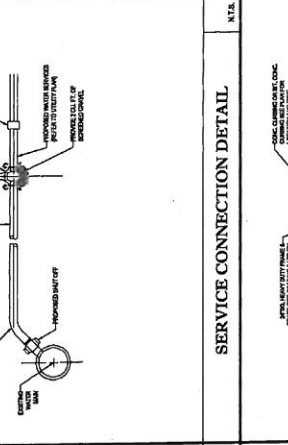
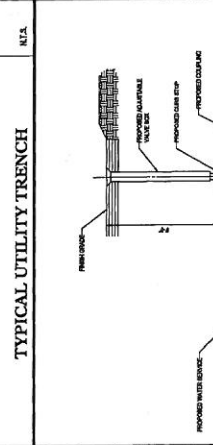
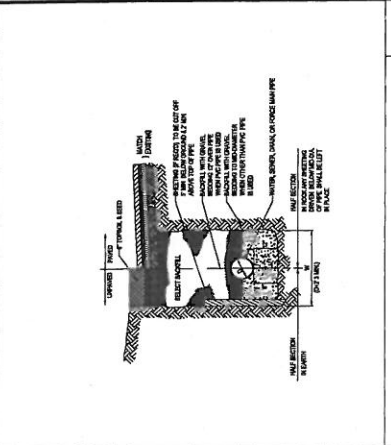
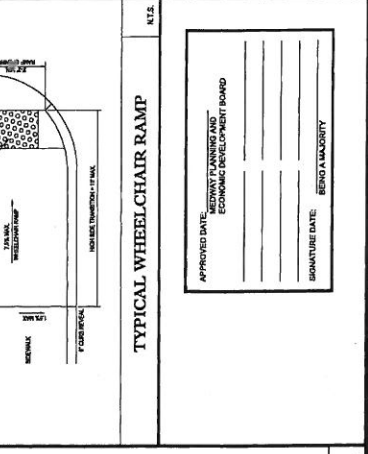
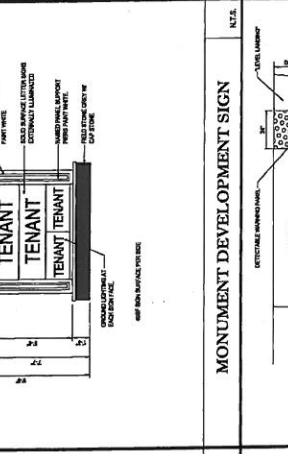
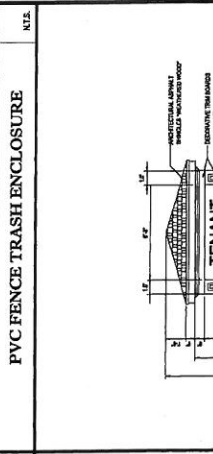
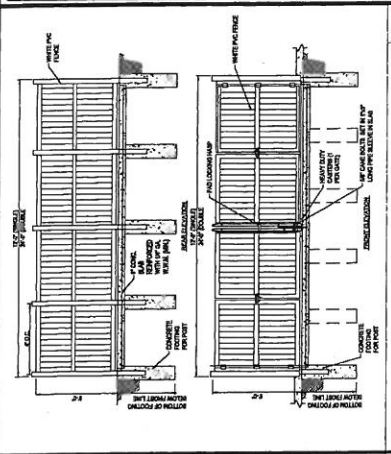
REV. NO.	DATE	COMMENT	BY
1		ISSUED FOR PERMIT	
2		ISSUED FOR CONSTRUCTION	
3		ISSUED FOR CONSTRUCTION	
4		ISSUED FOR CONSTRUCTION	
5		ISSUED FOR CONSTRUCTION	
6		ISSUED FOR CONSTRUCTION	
7		ISSUED FOR CONSTRUCTION	
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11		ISSUED FOR CONSTRUCTION	
12		ISSUED FOR CONSTRUCTION	
13		ISSUED FOR CONSTRUCTION	
14		ISSUED FOR CONSTRUCTION	

PRELIMINARY
 DEVELOPMENT PLANS FOR:
THURKEN MEDWAY LLC
 1600 W. 17TH AVENUE
 DENVER, CO 80202
 PROJECT NO. 2014-0001
 SHEET NO. 14 OF 16

BOHLER ENGINEERING
 4755 CIVIL AND CONSTRUCTION ENGINEERING
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 WWW.BOHLERENGINEERING.COM

J.A. KUCICH
 PROFESSIONAL ENGINEER
 1600 W. 17TH AVENUE
 DENVER, CO 80202
 LICENSE NO. 100000000

CONSTRUCTION DETAIL SHEET
 SHEET TITLE:
 SHEET NUMBER: 14 OF 16
 DATE: 10/15/14



BOHLER ENGINEERING
 1000 WASHINGTON STREET, SUITE 200
 WILMINGTON, MASSACHUSETTS 01890
 TEL: (978) 652-1234 FAX: (978) 652-5678
 WWW.BOHLENER.COM

BOHLER ENGINEERING
 1000 WASHINGTON STREET, SUITE 200
 WILMINGTON, MASSACHUSETTS 01890
 TEL: (978) 652-1234 FAX: (978) 652-5678
 WWW.BOHLENER.COM

REV	DATE	COMMENT
1	08/15/2018	ISSUE FOR PERMIT
2	09/01/2018	REVISIONS TO PERMIT
3	09/15/2018	REVISIONS TO PERMIT
4	10/01/2018	REVISIONS TO PERMIT
5	10/15/2018	REVISIONS TO PERMIT
6	11/01/2018	REVISIONS TO PERMIT
7	11/15/2018	REVISIONS TO PERMIT
8	12/01/2018	REVISIONS TO PERMIT
9	12/15/2018	REVISIONS TO PERMIT
10	01/01/2019	REVISIONS TO PERMIT
11	01/15/2019	REVISIONS TO PERMIT
12	02/01/2019	REVISIONS TO PERMIT
13	02/15/2019	REVISIONS TO PERMIT
14	03/01/2019	REVISIONS TO PERMIT
15	03/15/2019	REVISIONS TO PERMIT

PRELIMINARY

OWNER: TOWN OF MEDWAY
 PROJECT: INFILTRATION BASIN #1 WITH OUTLET CONTROL STRUCTURE
 DATE: 08/15/2018
 DRAWN BY: JAK
 CHECKED BY: JAK

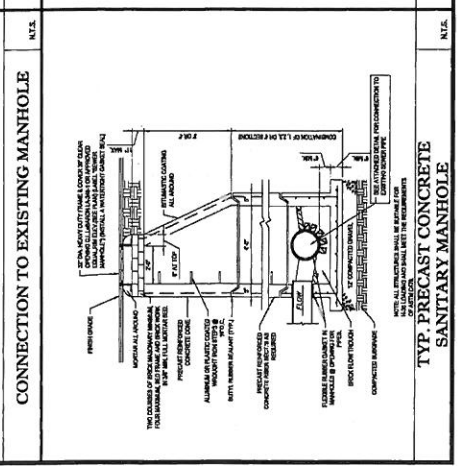
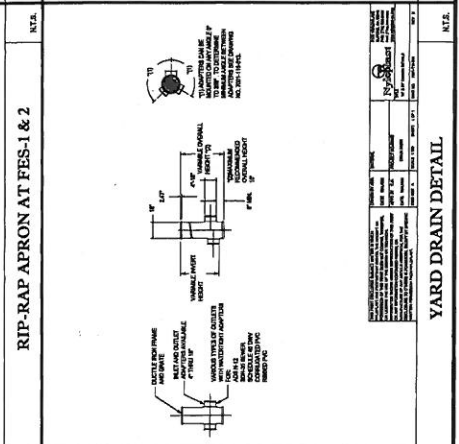
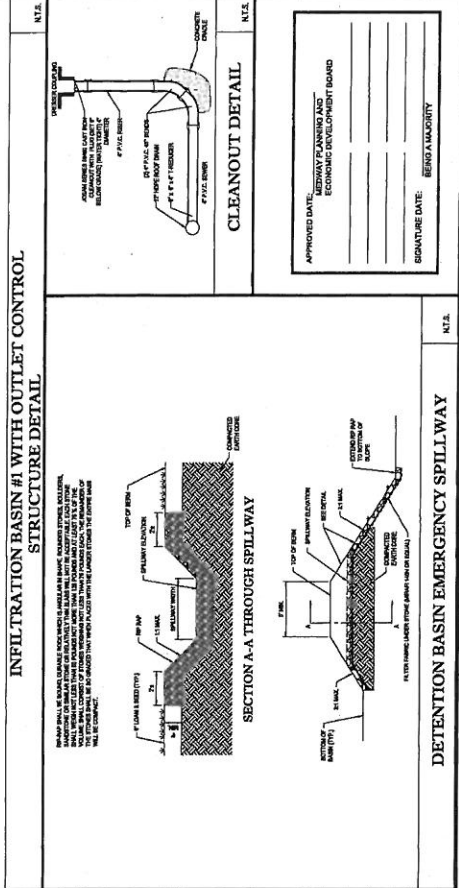
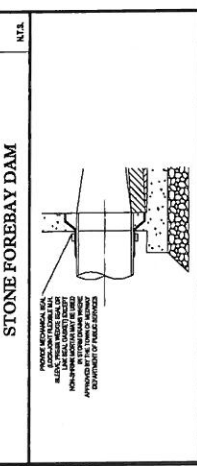
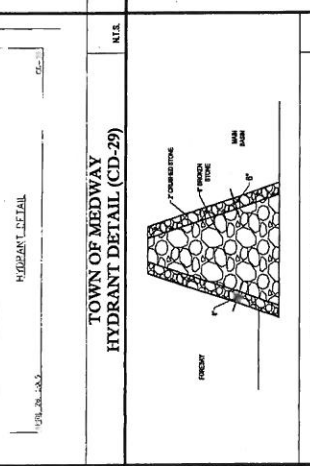
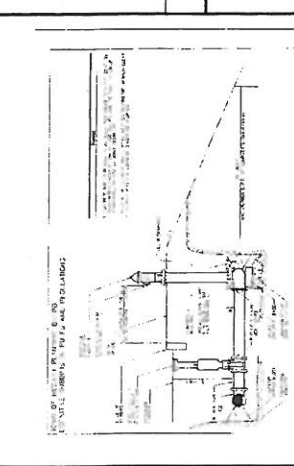
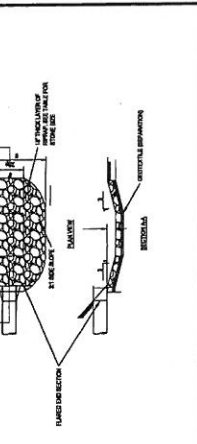
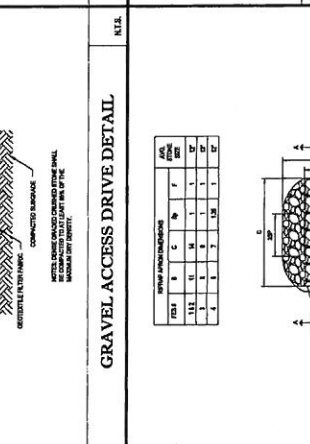
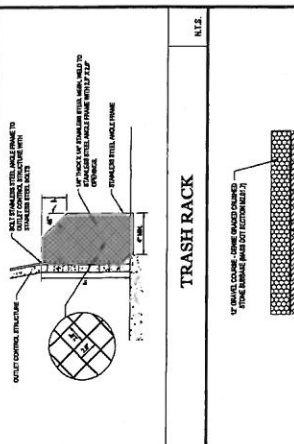
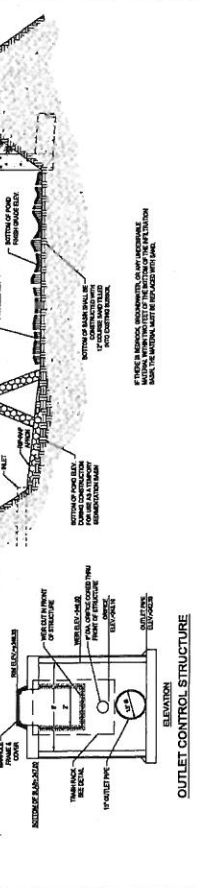
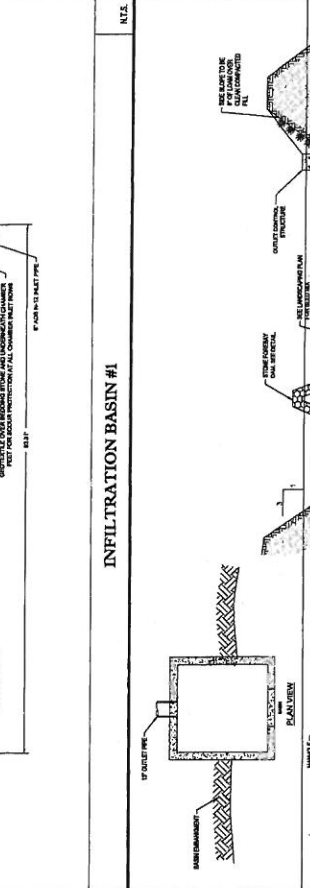
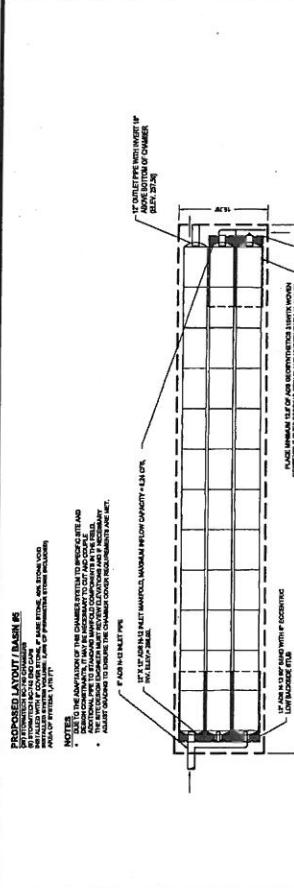
SITE DEVELOPMENT PLANS FOR THURKEN MEDWAY LLC

333 THURKEN ROAD
 THURKEN, MASSACHUSETTS 01969
 PHONE: (978) 652-1234
 WWW.BOHLENER.COM

BOHLER ENGINEERING
 1000 WASHINGTON STREET, SUITE 200
 WILMINGTON, MASSACHUSETTS 01890
 TEL: (978) 652-1234 FAX: (978) 652-5678
 WWW.BOHLENER.COM

J.A. KUCICH
 PROFESSIONAL ENGINEER
 LICENSE NO. 1000000000
 EXPIRES 12/31/2020

CONSTRUCTION DETAIL SHEET
 SHEET NUMBER: 15 OF 15
 DATE: 08/15/2018



DATE: _____
 APPROVED DATE: _____
 MEDWAY PLANNING AND
 ECONOMIC DEVELOPMENT BOARD

SIGNATURE DATE: _____
 BENIG A. MAJORITY

NOTES
 SEE NOTE ON SHEET 4
 LEGEND
 SEE LEGEND ON SHEET 5

NO.	DATE	DESCRIPTION	OWNER
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

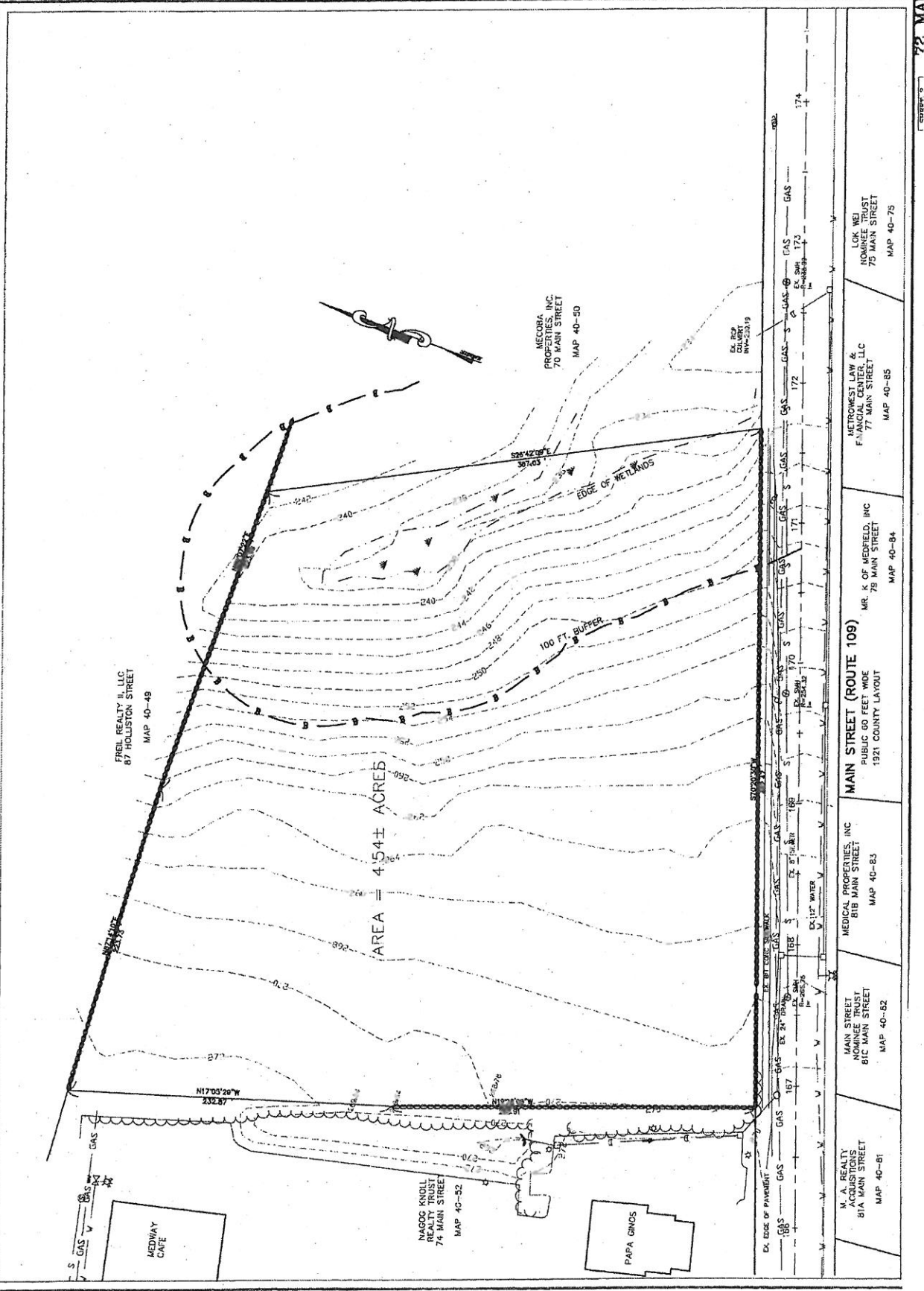
APPLICANT
 TRI VALLEY COMMONS*

OWNERS
 MECORA PROPERTIES, INC
 70 MAIN STREET
 MEDWAY, MA 02053
 MAGOOD SMALL REALTY TRUST
 240 GREAT ROAD
 ACTON, MA 01726

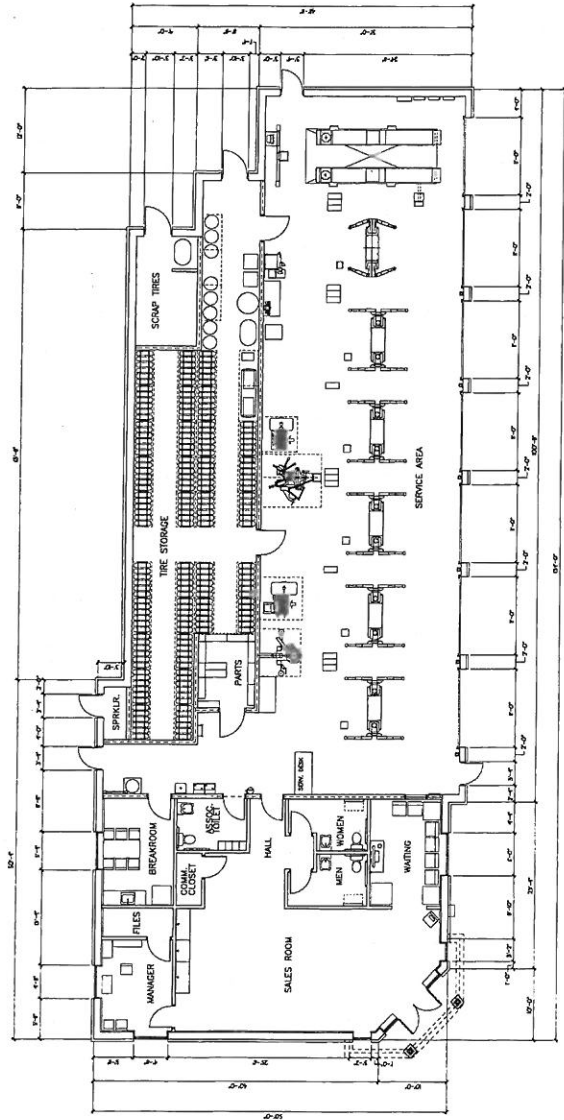
APPLICANT
 TRIVACON, LLC
 NEW CASTLE, VT 05854

EXISTING CONDITIONS
 PLAIN LAND
 MEDWAY, MA
 SCALE: 30 FEET TO AN INCH
 DATE: MAY 26, 2004

Guerrero & Halton, Inc.
 ENGINEERING & LAND SURVEYING
 2008 W. 111 STREET
 WILMINGTON, MA 01897
 TEL: 508-653-7200
 FAX: 508-653-7201



SHEET TITLE	PROPOSED FLOOR PLAN
DATE	12/15/11
DESIGNED BY	P.F.
CHECKED BY	SKL
DATE DRAWN	12/15/11
SCALE	AS SHOWN
DATE REVISION	12/15/11
BY	P.F.
APP'D BY	P.F.
PROJECT NO.	11-002
ARCHITECT'S SEAL	



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

JOB NO. 1718

DATE: 01/15/17

SCALE: AS NOTED

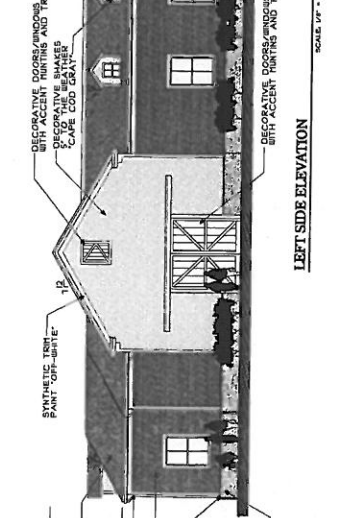
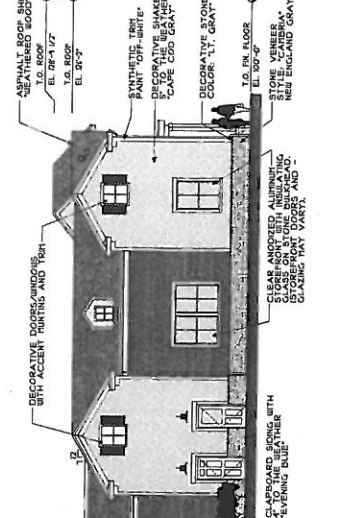
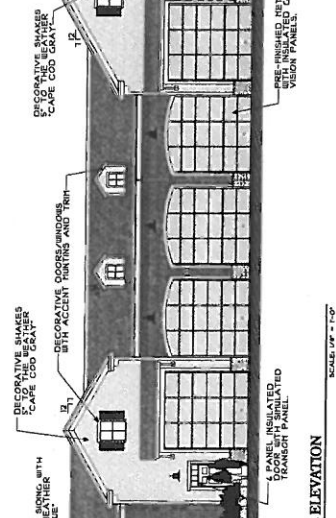
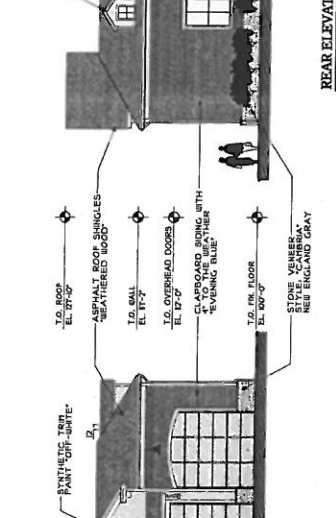
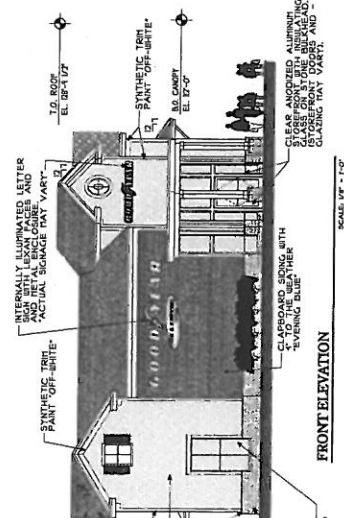
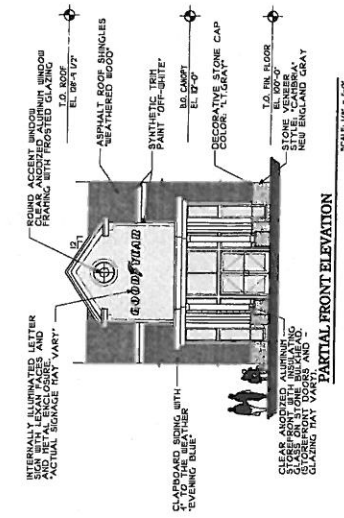
ARCHITECT: S&B

PROJECT NO. 1718

DATE: 01/15/17

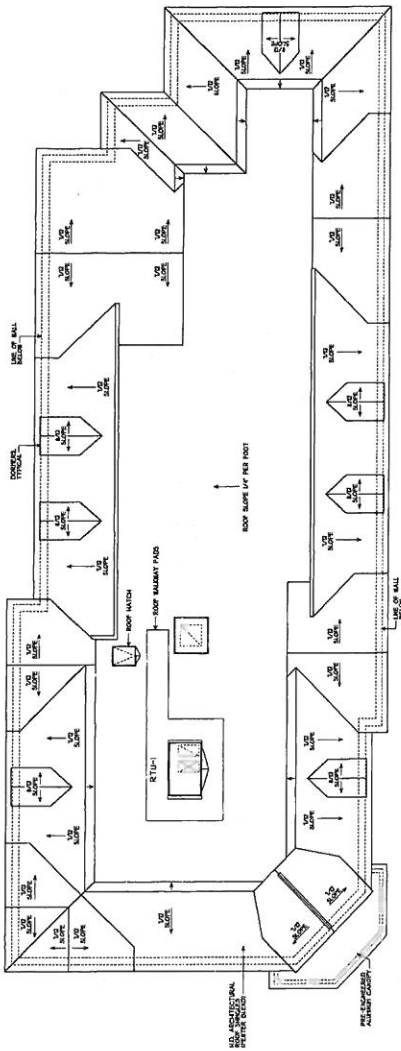
SCALE: AS NOTED

ARCHITECT: S&B



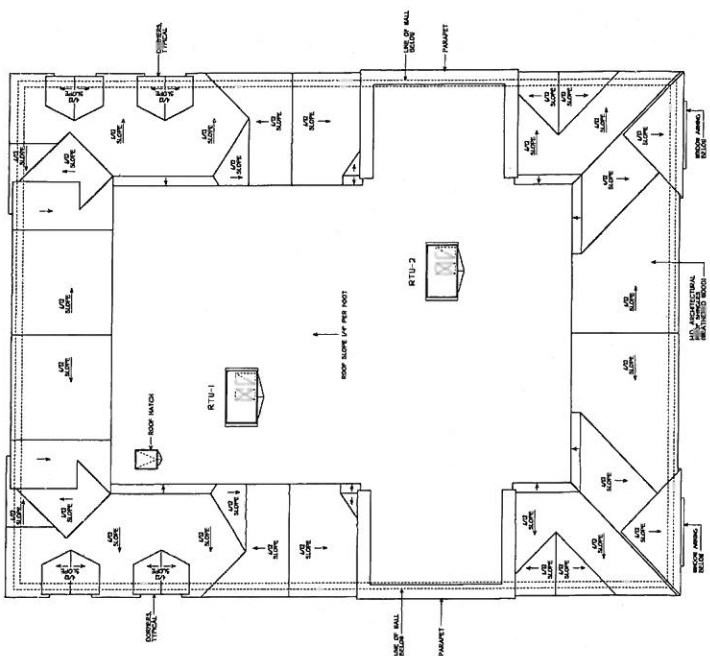
PROJECT TITLE	
SHEET NO.	
DATE	
DESIGNED BY	
CHECKED BY	
DATE DRAWN	
SCALE	AS NOTED
JOB NUMBER	13-00
ARCHITECTS MAIL	

ENGINEER MAIL



ROOF PLAN
 SCALE: 1/4" = 1'-0"

NO. 1	REVISIONS
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
NO. 12	
NO. 13	
NO. 14	
NO. 15	
NO. 16	
NO. 17	
NO. 18	
NO. 19	
NO. 20	
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NO. 26	
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NO. 39	
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NO. 41	
NO. 42	
NO. 43	
NO. 44	
NO. 45	
NO. 46	
NO. 47	
NO. 48	
NO. 49	
NO. 50	



A3.2 ROOF PLAN
 SCALE: 1/8" = 1'-0"



March 31, 2015
(Revised May 29, 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.

On May 18, 2015, TT received an updated package from the PEDB including a comment letter providing responses to our original comments, revised plans and updated O & M Plan. Responses by the applicant's engineer have been provided under the original Comments. We have reviewed the above-mentioned package and updated our comments as bulleted below the original comment and dated 5/29/15.

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)

BE Response: Signed and sealed copies of the modified plans are enclosed with this letter.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: Acknowledged.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: All existing and proposed elevations refer to NAVD 88.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 4) The applicant has not provided a Planning Board signature block on the Existing Conditions Plan. (Ch. 200 §204-4.F)

BE Response: An Existing Conditions Plan with a Planning Board signature block will be provided on the final plans for signature.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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



TETRA TECH

present within the site and whether the proposed design is negatively impacting site features. (Ch. 200 §2045.C.3)

BE Response: The plans have been modified to indicate individual tree locations between the development and western property line as well between the development and the wetland area as discussed with the Board. The plans also indicate trees to be removed and trees to remain.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 6) The applicant has not included locations of proposed snow storage areas on the plans. (Ch. 200 §204-5.D.3)

BE Response: Proposed snow storage areas have been added to the Site Plan (Sheet 4) of the revised plan set.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: At this time the existing invert within the sewer manhole is unknown. The existing invert will be verified prior to construction and the proposed connection will be coordinated with the Department of Public Services. Anticipated work within the roadway will consist of saw cutting existing pavement, trenching for the new service and coring a new invert into the existing structure.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 8) The applicant has not provided details on the façade of the retail building located in Parcel B. (Ch. 200 §204-5.D.8)

BE Response: Architectural elevations for all three (3) proposed buildings are included with this letter for review.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: The applicant will provide site perspective renderings for the Board's review.



TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 10) The applicant has not provided a Building Layout/Floor Plan. (Ch. 200 §204-5.D.10)

BE Response: Building floor plans for the Advanced Auto Parts and Goodyear buildings are included with this letter for review. A floor plan for the proposed retail building has not been provided as the tenant is unknown at this time.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 11) The applicant has not provided Entry/Exit locations for structures. (Ch. 200 §204-5.D.11)

BE Response: The enclosed floor plans indicated entry/exit locations for the proposed structures. These locations are also depicted on the Site Plan (Sheet 4).

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: As outlined in the Supplemental Traffic Assessment, prepared by Ron Muller & Associates, submitted to the Board the available sight distances will exceed 400 feet in each direction.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 13) The fire alarm and fire lanes are not called out on the plans. (Ch. 200 §204-5.D.16)

BE Response: Fire alarm locations will be coordinated with the Fire Department during the building permit process. Vehicular access is provided on four sides for the Advanced Auto building as well as the retail building. Vehicular access is provided on three sides of the Goodyear building and this building can also be accessed from the drive on the adjacent property. The Applicant will coordinate with the Fire Department for any additional signage and/or striping that may be necessary during the building permit process.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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



TETRA TECH

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)

BE Response: The plans have been modified to provide a 2% slope for the first twenty-five (25) feet of the driveway as measured along the centerline. The proposed waiver request has been removed from the plan set.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: The sidewalks will be constructed of stamped asphalt and pavement markings as noted on the revised Site Plan (Sheet 4).

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 16) Designated employee parking should be shown on the plans. (Ch. 200 §205-6.C)

BE Response: Designated employee parking spaces have been added to the revised Site Plan (Sheet 4)

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: Acknowledged. A waiver is requested from this requirement. Twenty (20) foot deep spaces have been provided adjacent to proposed sidewalks. Additionally ten (10) foot wide spaces have been provided at the end of parking rows.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 18) The applicant has not provided wheel stops in all parking spaces bordering sidewalks. (Ch. 200 §205-6.G.3.b)

BE Response: Wheel stops have not been added in these locations as they pose potential tripping hazards to pedestrians. The parking spaces adjacent to sidewalks have been increased to twenty (20) feet to allow for additional room for vehicles. On



TETRA TECH

behalf of the applicant we formally request a waiver from §205-6.G.3.b. This waiver request has also been added to the revised plan set.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: Acknowledged.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)

BE Response: The plans have been modified to indicate individual tree locations between the development and western property line as well between the development and the wetland area as discussed with the Board. The plans also indicate trees to be removed and trees to remain.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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)
- 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)

BE Response: A sewer manhole detail, manhole connection detail and hydrant detail have been added to Sheet 15 of the revised plan set.



TT 5/29/15 Update: This item has been addressed to our satisfaction.

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).

BE Response: The proposed underground infiltration system has been designed to accept only clean roof top runoff from the proposed Goodyear and Advanced Auto Parts buildings. Therefore Isolator Rows are not necessary.

TT 5/29/15 Update: It appears two yard drains are also connected to this system. However, if maintenance is completed per the O & M plan, issues are not expected to occur. This item has been addressed to our satisfaction.

- 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.

BE Response: The O&M plan has been revised to specify sediment removal at a depth of three (3) inches. As noted above, the proposed underground infiltration system has been designed to accept only clean roof top runoff from the proposed Goodyear and Advanced Auto Parts buildings and proposed surface drainage is not directed to this system.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 24) Stormceptor water quality units should be added to the O & M Plan.

BE Response: The O&M Plan has been modified to include the water quality units.

TT 5/29/15 Update: This item has been addressed to our satisfaction.



TETRA TECH

- 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.

BE Response: The detail has been modified to remove the 4" perforated pipe.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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.

BE Response: A separate outlet was provided in this location in order to reduce the concentration of stormwater flows discharging from the proposed drainage system.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

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)

BE Response: This note has been added to Sheet 2 of the revised Site Plans.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 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.

BE Response: A note stating that the contractor shall coordinate with the Medway Department of Public Services representatives prior to start of work has been added to Sheet 2 of the revised Site Plans. A note stating that trenching under existing asphalt in the right-of-way will require controlled density fill as backfill material has been added to the Utility Plan (Sheet 7) of the revised Site Plans.

TT 5/29/15 Update: This item has been addressed to our satisfaction.



TETRA TECH

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.

BE Response: The Site Plans have been modified to include wetland flag locations and numbers.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 30) Details of the proposed retaining walls have not been provided.

BE Response: A detail of the proposed retaining wall has been added to Sheet 14 of the revised plan set.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

- 31) Detail of the guiderail has not been provided.

BE Response: A detail of the proposed guide rail has been added to Sheet 14 of the revised plan set.

TT 5/29/15 Update: This item has been addressed to our satisfaction.

These comments are offered as guides for use during the Town's review. If you have any questions or comments, please feel free to contact us at (508) 903-2000.

Very truly yours,

Sean P. Reardon, P.E.
Vice President

PGC ASSOCIATES, INC.

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

June 2, 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 revised 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, with revision dates of April 27, May 7 and May 13, 2015.

The property is located at 72 Main Street in the Commercial I zoning district. The original comments from my April 7, 2015 letter are repeated with new comments in **bold** 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. **The required number of spaces has been corrected. OK.**
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. **A 9-bike rack has now been provided in an appropriate location.**

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. **Applicant responds that trespass is due to Town desire for specific light fixture with little shielding, and that the trespass is at site entrance, which is good engineering practice.**
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. **Details of the enclosures are now provided. OK.**
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 an equivalent length elsewhere or making a payment to the sidewalk fund. **A temporary bituminous concrete sidewalk is proposed, to be replaced by a cement concrete sidewalk as part of 109 improvements. OK.**
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. **The plan now documents that 23.4% of the site is landscaped. OK.**
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. **Applicant responds that pedestrian connections are provided by the sidewalk on Route 109. The grade to adjacent property is an issue but, subject to ADA/AAB rules, a connection could be made and applicant was going to consider a “stepping stone” concept.**
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. **Applicant cites grade issue as a problem but agrees to consider a connection in the future if rear portion of site is developed. This could be a condition of approval running with the land.**
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. **Applicant responds that grade issue between Advanced Auto and the retail**

building makes a direct connection impractical. Again, subject to ADA/AAB rules, a connection may be possible.

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. **Applicant responds that site constraints, setback requirements and tenant needs led to proposed configuration.**
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. **Applicant responds that a sign detail is now part of the master sign plan. The detail is also on a plan sheet. The sign has two sign faces of 40 square feet each. This meets the maximum for 40 square feet per side but exceeds the total maximum of 60 square feet. Also, the maximum allowed height is 8 feet but the sign structure is 9’9” tall.**

Site Plan Rules and Regulations

13. Section 204.3 A. (7) requires a Development Impact Report. A report was provided. **OK.**
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. **OK.**
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. **If these features are indicated in the stormwater management report, OK. Otherwise, the information should be provided or a waiver requested.**
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 to the plan. **The Erosion Control Plan now shows a stockpile area and temporary sediment trap. OK.**
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. **Applicant has now provided floor plans for the Goodyear and Advanced Auto Parts buildings. OK.**

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. **Applicant has provided a signage plan. OK.**
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. **Times of illumination are now stated as 1 hour prior to store openings to 1 hour after closings. OK.**
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. **The curb cuts across Main Street are now shown and the proposed curb cut is just slightly offset from one across the street.**
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. **Again, applicant states that pedestrian connections are provided via the public sidewalks along Route 109 and a crosswalk between Goodyear and Advanced Auto Parts.**
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. **Applicant states that parking is located to the side where feasible but that site constraints and tenant needs resulted in the proposed configuration.**
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). **Crosswalk striping is provided. OK.**
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. **OK.**
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. **The plans now comply with this requirement and the waiver request has been withdrawn.**

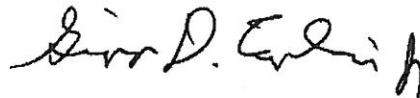
26. Section 205-7 requires that snow storage areas be provided. No snow storage areas have been designated on the plan. **Snow storage areas have been added to the plans. OK.**
27. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the “sea of asphalt” 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. **OK.**

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. **A detail of the proposed wall has been added to the plans. OK.**

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

Sincerely,



Gino D. Carlucci, Jr.



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

June 4, 2015

Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

RE: TRI VALLEY COMMONS SITE PLAN
DRC LETTER OF RECOMMENDATION

Dear Members of the Medway Planning and Economic Development Board,

The DRC met with representatives of the Tri Valley Commons applicant during its meetings on March 23rd, April 6th and April 27th 2015, to review the proposed site plan and building designs. The DRC further discussed the TVC plans at its meetings on May 18th and June 1st to prepare this Letter of Recommendation. The DRC is pleased to report that throughout the review process, the representatives from Landry Architects and Bohler Engineering have been both responsive to our recommendations and have reacted proactively to revise the plans to move the proposed development towards compliance with the *Medway Design Review Guidelines*.

Some site issues have been reduced or resolved and a variety of techniques have been employed to mitigate the impact of the lengthy Building A (Goodyear Service Center) with its seven garage/service bays. The use of landscape buffers is key to this mitigation. Initially the applicant had agreed to plant large specimen trees in some key areas. However, the applicant has since reduced the size of such trees throughout the site in the current version of the plan. This subsequent reduction diminishes the effective buffer that previously had been achieved. The DRC recommends that these buffers or reasonable alternatives be employed to attain the needed screening.

At this point, some of the discussed items have not yet been incorporated into the site plan dated May 13, 2015. The DRC is encouraged that the applicant will update the site plan to reflect the recommendations discussed.

Design Review Committee Members

Matthew Buckley, Member & Chairman
Julie Fallon, Member & Vice Chair

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

Rachel Walsh, Member & Corresponding Secretary
Mary Weafer, Member

This letter serves as the Design Review Committee's recommendations for the Tri Valley Commons proposal as reflected in the site plan documents dated May 13, 2015 by Bohler Engineering and the Building Elevations dated April 27, 2015 by Landry Architects.

Building Elements - The conceptual building elevations for **Buildings B and C** are the most compliant with the *Medway Design Review Guidelines* (MDRG) - Part II. This has been achieved by including a mixture of roof pitches and elevations constructed with architectural elements and materials found within the Medway community.

Building A is least compliant due to its significant length and the difficulties of the repetition of [7] garage service bays, which reflect the franchise design. The applicant has incorporated a variety of changes to mitigate these effects. They are:

1. Buildings A and B are grouped more closely together to limit views of the long array of garage doors on the eastern façade of Building A.
2. The surfaces and façade set backs of the garage doors have been varied to reduce repetition.
3. Varied rooflines have been used to break up the length of the building mass.
4. The westerly façade has been varied similarly to achieve the same results.
5. The final and crucial element to mitigate the length of Building A is landscaping, some of which is inaccurate or absent on the current plan set. **The landscaping items needing further attention are:**
 - Upon the review of the tree inventory prepared by the applicant for the area west of Building A and in light of the reduction of size of trees to be planted throughout the site, the DRC recommends that the [2] white pines at the southwest corner of the site be replaced with larger specimens, greater than 20 feet in height.
 - The species should be of a conical form, such as a blue spruce, to provide a more complete buffer to the length of Building A.
 - For the same purpose, additional ground plantings should be installed along the front of the site in this same area.
 - The applicant has recently determined that a large conifer tree cannot be placed in the planting area just southeast of the first garage bay due to safety issues for vehicles backing out of the adjacent parking spaces. This is contrary to prior plans. This is unfortunate as the value of that large conifer tree was to help shield the length of Building A. The DRC recommends that a specimen deciduous tree be placed in this spot instead. Current plans indicate a deciduous honey locust. The DRC recommends a maple species be used to instead to accomplish the needed screening. This tree should have a minimum caliper of [5] inches.

- The planting area at the southwest of Building B should also be enhanced with four season, mid-story plantings to help complete the screening of Building A that was initially intended.

Note: Please refer to page 9 of the site plan dated May 13, 2015.

An inconsistency was noted among the building elevation sheets with regard to the description of the stone veneer to be used as a water table on the buildings. The DRC would like to clarify and recommend the following:

- The stone veneer be a consistent material in what the plans call "Cambria New England Grey"
- The stone veneer be variegated with rounded units that reflect indigenous fieldstone.

Material samples for building awnings were not provided or discussed. The DRC recommends that the awnings be opaque and not illuminated.

Note: Please refer to pages A2.1, A2.2 and A2.3 of the building elevations dated April 27, 2015.

All the above noted Building Element items should be specified as conditions in the Board's decision and require DRC review when revised plans are submitted for plan endorsement.

Landscaping - During meetings with the applicant's representatives, the DRC has communicated a variety of specific recommendations regarding landscape treatments. Modifications have been made to the plan throughout the DRC review process in accordance with the recommendations made. Those, which have been incorporated include inclusion of four-season low growth shrubs like rhododendron to screen site structures near the detention pond and notes to reclaim and rebuild existing fieldstone walls within the site and at front of the parcel.

Note: Please refer to page 9 of the site plan dated May 13, 2015.

The DRC recommends a number of additional landscape elements be incorporated into the site plan. Those are:

- Create a natural buffer of the utility boxes located to the northwest of Building C.
- Establish a four-season infill buffer at the end of the stub road that includes conifers and natural elements like stone.
- Reclaimed stonewalls should have a dry laid appearance consistent with native walls and adjacent Route 109 project.
- Increase buffer area at the southeast corner of the site near street edge with [2] additional conifers at corner of site together with a group of at least [3] rhododendrons. Add [2] additional conifers between three proposed that extend in a line northward along this easterly boundary.

- Improve the buffer to the detention pond with [1] additional conifer at the front.
- Provide specifics of retaining wall material and use a varied blend of local natural stone colors such as grey and oxidized granite. The applicant indicated the blocks would be Versa lock type with a face size similar to 16" x 6".

All the above noted Landscaping items should be specified as conditions in the Board's decision and require DRC review when revised plans are submitted for plan endorsement.

Site Amenities - The DRC has communicated a variety of specific recommendations regarding site elements during its meetings with the applicant's representatives. Most have been incorporated but some elements are absent. They are:

- Light posts should be black and of a similar format to the light heads and similar to the style selected for the adjacent Route 109 reconstruction project.
- Details of public trash receptacles should be provided. The DRC recommends that they be black metal with vertical bars in a style consistent with the ornamental lights.
- Where bollards are necessary, they should be shrouded or concealed within planters.

All the above noted Site Amenity items should be specified as conditions in the Board's decision and require DRC review when revised plans are submitted for plan endorsement.

Signage

- Details of monument sign at the entryway should be provided.
- The sign should be incorporated and coordinated with the stone wall.
- The base of the sign should be stone and integrated into the wall along the front of the site.
- The monument sign materials should match adjacent buildings.
- The monument sign should include the site address and development name.

Please note that the monument sign and signs for each tenant including their individual panel in the monument sign will need to secure sign permits from the Medway Building Department which involves review by the Design Review Committee.

All the above noted Signage items should be specified as conditions in the Board's decision and require DRC review when revised plans are submitted for plan endorsement.

Tri-Valley Commons Letter of Recommendation
June 4, 2015

By incorporating these recommendations as discussed, the general style of architecture and site design will reflect Medway's New England architectural style as detailed in the *Town of Medway Design Review Guidelines*, and outlined in the *Medway Master Plan*.

Sincerely,

A handwritten signature in cursive script that reads "Matthew J. Buckley".

Matthew Buckley
Chairman

Susan Affleck-Childs

From: David Damico
Sent: Monday, May 11, 2015 11:51 AM
To: Susan Affleck-Childs
Subject: RE: Tri Valley Commons - Route 109

Susy,

This is from the RT 109 Design Committee minutes of 5/6/15. Not approved yet, but it won't change much.

1. Mr. Landry & Mr. Muller presented to the Committee plans for Tri-Valley Commons. Discussion focused on the areas abutting RT 109. Mr. Landry discussed pedestrian access points to the site, use of period lighting along the south side of the property that will mimic the RT 109 streetlights, sidewalks along the front of the property, and future development.
 - The Committee acknowledged that sidewalk work should be kept to a minimum as the RT 109 project will need to remove and re-build whatever work is done for Tri-Valley Commons.
 - The Committee was concerned about lack of access to Gould's Plaza from the site. Mr. Landry explained that future development of the site is planned by Charles River Bank and an internal connection road would be constructed as part of that future development. Exactly how that is done in connection with Gould's Plaza will need attention.
 - The main entrance raised some concern with the ability of west bound tractor-trailers to make the right turn onto the site without running over curbs or crossing into the two way left turn lane. Mr. Muller indicated that a wide turn into the 2WLTL is the planned maneuver. The Committee does not feel that this is appropriate. The radii of the entry curbs should be adjusted to allow the maneuver without crossing lanes. Mr. Muller assured the Committee that this will be adjusted in the final plans.

Let me know if you need anything else or different.

Thanks,

Dave
DPS Deputy Director
Check us out on-line at www.townofmedway.org

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

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From: Susan Affleck-Childs
Sent: Friday, May 08, 2015 11:18 AM
To: David Damico
Subject: Tri Valley Commons - Route 109

Hi,

Just a reminder that you are going to send me a brief email to recap the discussion from Wednesday night between Tri Valley Commons and the Route 109 Committee.

PEDB meets on Tuesday.

Thanks.

Susy

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

Town of Medway – *A Massachusetts Green Community*

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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
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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
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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.	
<small>7/8/2011</small>	

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
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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 - 6/4/2015

#	TASK	DATE	SAC STATUS NOTES as of 6-4-15
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 site plan 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 special permit 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 <i>Milford Daily News</i>	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 6-4-15
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	Notes received from 3-23 and 4-6 DRC meeting discussion with applicant
18	<i>PEDB Public Hearing #1 - Overview and Discussion of Stormwater</i>	4/14/2015	<i>REGULAR PEDB MEETING</i> - 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	<i>REGULAR DRC MEETING</i>
20	GPI submits its Traffic Review Letter to PEDB	TBD	Received 4/2/2015
21	<i>PEDB Public Hearing #2 - Traffic Access and Route 109</i>	4/28/2015	<i>REGULAR PEDB MEETING</i> - Review and discuss GPI's review of Traffic Assessment Report.
22	DRC finalizes its Interim Letter of Recommendation to PEDB	5/4/2015	<i>REGULAR DRC MEETING</i>

	TASK	DATE	SAC STATUS NOTES as of 6-4-15	
23	DRC submits its Interim Letter of Recommendation to the PEDB	5/7/2015	Received 5/7/15	
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 Matt Hayes will participate remotely
25	Applicant revises site plan based on input received from the 3 site plan public hearings and DRC work sessions & submits to PEDB	TBD	Revised site plan dated 5/1/3/15 was submitted to PEDB on 5/15/15.	
26	SAC distributes revised site plan, etc. to Town staff, boards & committees, and consultants and requests review comments.	TBD	Forwarded to DRC on 5/15/15. Forwarded to other Town boards, committees and departments on 5/18/15.	
27	DRC reviews revised site plan	5/18/2015	DRC reviewed plans at its 5/18/15 and 6/1/15 meetings to prepare its Letter of Recommendation.	
28	PEDB consultants review revised plans and submit review letters to PEDB	TBD	PGC review comments provided on 6-2-14; Tetra Tech review comments provided 5-29-15. Both review comments have been forwarded to applicant.	
29	DRC prepares and submits its Letter of Recommendation to the PEDB	Forthcoming	DRC's draft Letter of Recommendation reviewed at 6-1-15 DRC mtg. Final LOR submitted to PEDB on 6-4-15.	
30	PEDB Public Hearing #4 - REVISED Plan	6/9/2015	REGULAR PEDB MEETING - Review/discuss revised Site Plan and review comments from consultants and DRC. Vote on waivers. Begin to discuss items to be included as conditions in the DRAFT decision. Secure extension of action deadline.	

	TASK	DATE	SAC STATUS NOTES as of 6-4-15	
31	Deadline for PEDB action on site plan application (90 days after complete application is filed)	6/15/2015		
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	6/23/2015	Regular PEDB Meeting	
34	SAC revises decision based on discussion at PH #5	TBD		
35	PEDB Public Hearing #6 - Finalize and vote decision	7/14/2015	Regular PEDB Meeting	
36	PEDB files decision with Town Clerk within 14 days of its vote	TBD		
37	Appeal Period	20 days after decision is filed with Town Clerk		
38	Applicant submits final site plan with any revisions required by decision for final review.	TBD		
39	Board endorses final site plan	8/11/2015	Regular PEDB Meeting	

6/4/2015



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

David Travalini, Chair
Ken McKay
Brian Snow
Scott Salvucci
Bridget R. Graziano, Agent

MEMORANDUM

To: Planning & Economic Development Board

cc: Susie Affleck-Childs, Planning Coordinator

From: Bridget R. Graziano, Conservation Agent

Re: Medway Conservation Commission
Tri Valley Common-72 Main Street

Date: June 8, 2015

The Conservation Commission Office has been requested by the Planning Coordinator to provide your Board with an update on the progress on the review of the proposal for the commercial development, called Tri Valley Commons at 72 Main Street in Medway.

The Applicant MY. Landry has filed a Notice of Intent with our office and the Conservation Commission opened the hearing on May 28, 2015, where Bohler Engineering presented the proposed plans for the development of the three buildings with associated parking, stormwater management and utilities. During the meeting the following comments were provided by myself (the Agent);

General Comments

- Sheet 8- Applicant must depict erosion control protection of stormwater detention basin, even though it is being used for temporary sediment trap, if site is not stabilized the all slopes to the basin must be protected during construction
- Sheet 8-Review temporary diversions of sedimentation to detention basin, this needs outlet protection so it does not enter into the wetland resources, if water fills up during a storm, this include the rip rap over flow
- Sheet 10 Landscaping plan –review species of locust for invasive MIPAG
- Sheet 10- Landscape plan –review all seed mixes for native this will include required maintenance of this area, conservation seed mix, wet seed mix and does the other have to be lawn mix
- SWPPP- this document along the NPDES permit filing will need to be provided to our office prior to construction

Plan Comments

- **Wetlands comments** – WF #4 needs to be moved to meet WF 205A for Route 109 project

- Review of blue flags locations verse pink flags and correlation on plans (which flags were surveyed on the plan provided)
- **Plans-** Provide locations of Snow storage locations on the plan
- **Plans-** Provide location deicing storage locations are not depicted or discussed on the plan and what types of deicing chemicals are proposed, there are specific requirements for storage in a LUHPPL
- **Comments from Tetra Tech** mention that there is no mention of an isolator row for the design of the underground infiltration basin
- **Comments from Tetra Tech** the O&M plan states that the underground infiltration basin is to be cleaned when there is 6" of sediment and the stormceptor maintenance requires it to be cleaned at 3". At no time during construction should surface water be allowed to enter this system prior to stabilization (see comments above by agent)

Stormwater Drainage Report

- Discuss if on site soil testing was completed for designation of Group C soils or only NRCS classification
- Addition of a shut off valve after water quality unit due to the nature of the businesses on site
- Review the possibility of vehicle washing and if so bays within building shall be designated for wash and equipped with tight tank

Standard 5 – LUHPPL

- Provide drafted summary of how the applicant is meeting the 44% if sediment forebay is used for pre-treatment only is allowed 25%
- Provide reasoning that within the "process train" sediment fore bays is getting 80% TSS removal (Vol. 1 Ch. 1 Page 11) show 25% in pretreatment
- **MASTEP and TARP Qualification of Stormwater units-** what is the number used for TSS removal and was this # tested? There is no # associated with this unit for TSS removal under studies performed. It looks like there is the use of 80% this is not shown on MA STEP

The Commission provided additional comments;

- **Stormwater Infiltration Basin Access Road** – this should be fenced off to prevent public access as this area is potential for dumping of waste and other hazardous materials that would compromise the integrity of the stormwater system
- **MASTEP and TARP Qualification of Stormwater units-** referenced Agents comments above and agreed.
- **Site Visit** – to be completed by Commission outside the meeting, no specific date scheduled. Members agreed to visit at their convenience.

It should be noted that our office would like additional time to review the operations and maintenance plan and the Long Term Pollution Prevention Plan and provide comments on this as well. It is the goal to have this completed for our next meeting 6/11/15. In addition, our office received new plans today, June 8, 2015, with assumingly the information and changes discussed at the meeting, but this has not been confirmed that all the above requests have been satisfied.

Please do not hesitate to contact me at 508.533.3292 or bgraziano@townofmedway.org, if you have any questions or comments regarding this Memorandum. **Thank you.**

Decision ideas for TVC

Draft 6-9-15

Conditions

1. Enlarge entrance turning radii to accommodate larger trucks/deliveries per minutes of 5-6-15 Route 109 Committee meeting
2. No outside display of tires, supplies, any new or used products; no use of outside trailers for storage of products
3. Construction requirements – blasting??
4. Construction hour limitations
5. Future plan modifications/revisions need site plan approval
6. Landscape maintenance agreement
7. No paper posters in windows, or flutter signs or sandwich board signs
8. Protect health of existing trees on Papa Gino's side of the site – replace if tree damage results from TVC construction.
9. Limitations on times for product deliveries.
10. "Stepping stone" concept or stairs for pedestrian connection to Papa Gino's area of Gould's Plaza if can be done without violating ADA/AAB standards.
11. Easements for future vehicular connection to both Gould's Plaza and Cassidy land in rear of lot.
12. Items included in DRC's Letter of Recommendation
13. Applicant should coordinate with Medway DPS for the installation of the water/sewer mains.
14. TVC site construction work should be coordinated with the Route 109 reconstruction project. Depending on when the TVC project starts, it could be coincident with the Route 109 work. The utility connections in the roadway should be connected prior to paving the roadway so there are no cuts/trenching in new asphalt.
15. Reference the Conservation Commission's Order of Conditions and any restrictions/conditions they have.

Additional items

16. Awning fabric to be opaque
17. Add an island landscaping along the front parking
18. How land where Building C is to be located will be prepared/maintained?

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

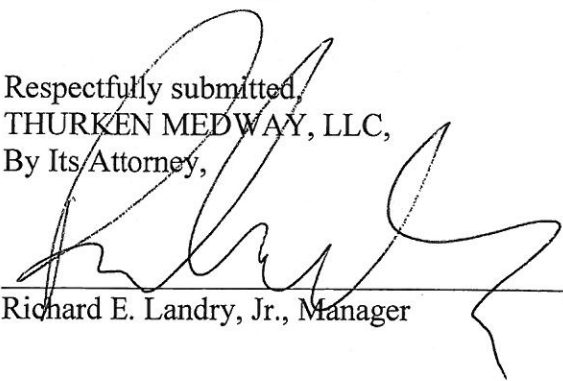
IN RE THURKEN MEDWAY, LLC.)
)
 APPLICATION FOR MAJOR SITE PLAN APPROVAL)

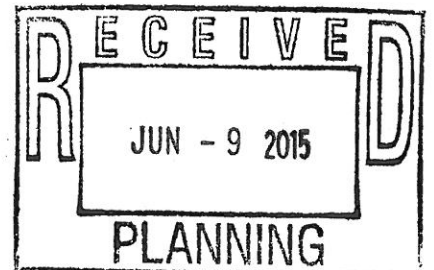
**REQUEST FOR EXTENSION OF TIME RESTRICTIONS OF MEDWAY
ZONING BY LAW**

The undersigned applicant respectfully requests that the deadline for the approval of the Medway Planning & Economic Development Board on this application for Major Site Plan Approval be hereby extended to July 26, 2015.

Subscribed and sworn to before me this day, June 9, 2015.

Respectfully submitted,
THURKEN MEDWAY, LLC,
By Its Attorney,


Richard E. Landry, Jr., Manager





June 9, 2015

**Medway Planning & Economic Development Board
Meeting**

Hidden Pines Bond

- Draft Response Letter dated 5-22-15 to demand letter on Hidden Pines subdivision bond
- Bond refund demand letter from Attorney Kolovos dated 4-28-15
- Forest Road As-built Plan dated 2-26-1995



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

Certified Mail RRR

Jun ____, 2015

Attorney Paul Kolovos
Doherty, Ciechanowski, Dugan & Cannon, P.C.
124 Grove Street
Franklin, MA 02038

RE: Paul Rivard/Forest Road at Hidden Pines Subdivision

Dear Mr. Kolovos,

The Medway Planning and Economic Development Board (the Board) is in receipt of your letter dated April 28, 2014. You state in the letter that it is a demand pursuant to G.L. c. 41, §81U that "the construction of ways and the installation of municipal services in accordance with the rules and regulations of the planning board, security for the performance of which was given by bond," has been completed at the Hidden Pines subdivision. The letter also requests that the Board return all surety funds currently being held for this subdivision.

As an initial matter, please note that your letter does not comply with the requirements of G.L. c. 41, §81U, in that it was not sent by certified mail on the same date to the Medway Town Clerk, nor does it set forth the address of the applicant. Accordingly, the Board denies that your letter is a proper notification under G.L. c. 41, §81U.

At its meeting on May 12, 2015, the Board reviewed and discussed your letter. John Rivard attended the meeting and stated that his father, Paul Rivard, was unable to do so.

In preparation for the discussion, we asked Tetra Tech, the Town's consulting engineer, to conduct an inspection, develop a punch list, and prepare a bond estimate. Their report is attached and was provided to John Rivard at the meeting.

After further discussion at its June 9, 2015 meeting, the Board has determined that the construction of ways and installation of municipal services in accordance with the Board's Subdivision Rules and Regulations in effect for this subdivision is not complete. The Board found that the following items, which are detailed in the inspection report and bond estimate attached hereto and incorporated herein, have not been completed in accordance with the Board's Subdivision Rules and Regulations.

Work Item	Applicable section of 1973 Subdivision Rules and Regulations	Tetra Tech Cost Estimate
Remove existing sidewalk and install new sidewalk binder and top course	Section V. D.	\$ 11,124
Gravel borrow for sidewalk	Section V. D.	\$ 160
Cape Cod Berm repair	Section V. E.	\$ 675
SUBTOTAL		\$ 11,959
25% Contingency		\$ 2,990
TOTAL		\$ 14,949

In addition, the 1973 Subdivision Rules and Regulations, Section III. C. require the submittal of as-built plans before release of the performance security. Accordingly, pursuant to G.L. c. 41 §81U, your request that the Board release the interest of the Town in the aforementioned subdivision security is denied.

Please be advised that none of the current members of the Planning and Economic Development Board were serving on the Board at the time Hidden Pines was approved and constructed. Accordingly, the Board members have little or no knowledge of the history of the subdivision and prior bond refunds or requests.

The Board would like to work with Mr. Rivard to proceed with street acceptance and subsequent release of surety. To do so, the Board requests that Mr. Rivard submit the following items at his earliest convenience:

- A deed to convey Forest Road or an easement in Forest Road and any associated drainage/utility easements to the Town of Medway. A deed template is provided.
- An as-built plan of the subdivision roadway and infrastructure. John Rivard indicated that he was going to check with DeSimone surveying Service, the original project engineer, to determine if an as-built plan had been prepared.

The soonest the street could be accepted is November 2015, when the Town holds its standard fall town meeting.

Best regards,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

cc: Town Clerk

SAPlan

C. P. [unclear]

*note materials
street account
- pay -
- reeve as surety*

DRAFT



Doherty, Ciechanowski,
Dugan & Cannon, P.C.

124 Grove Street, Suite 220
Franklin, MA 02038
TEL. NO. (508) 541-3000
FAX NO. (508) 541-3008

Paul Kolovos, Esq.
pak@dcdclaw.com

April 28, 2015

VIA CERTIFIED MAIL –
RETURN RECEIPT REQUESTED

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

Mr. Robert K. Tucker, Vice-Chairman
Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Mr. Thomas A. Gay, Clerk
Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Ms. Karyl Spiller-Walsh
Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Mr. Rich Di Iulio, Associate Member
Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Re: Paul Rivard/Forest Road at Hidden Pines Subdivision

Dear Members of the Planning & Economic Development Board:

This firm represents Mr. Paul Rivard ("Mr. Rivard") who posted a bond for Forest Road at Hidden Pines subdivision in Medway.

Mr. Rivard completed the road work over twenty-three years ago, at which time a significant amount of the bond was released to Mr. Rivard. However, the Town has not released any monies since. I have been informed by Mr. Rivard that the remaining balance on the bond is Seven Thousand Dollars (\$7,000.00).

Mr. Andy Rodenhiser, Chairman, et als
April 28, 2015
Page 2

Mr. Rivard has also informed me that he has made multiple attempts to request that the remaining amount of the bond be released and the Town has yet to do so. Please consider this letter a demand pursuant to Massachusetts General Law, Chapter 41, §81U for immediate return of the bond to Mr. Rivard.

If you would like to discuss this matter further please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Paul Kolovos', written in a cursive style.

Paul Kolovos

PAK/MPD/bcs

cc: Mr. Paul Rivard

Ms. Susan Affleck-Childs, Coordinator (*Via Email and First Class Mail*)

Approved



June 9, 2015

**Medway Planning & Economic Development Board
Meeting**

**Norwood Acres – Trail Drive Plan
Modification**

- Application for Norwood Acres Subdivision Plan Modification
- Proposed Curbcut & Handicap Ramp Modification, Norwood Acres – Trail Drive, prepared by Faist Engineering and O’Driscoll Land Surveying, dated 5-11-15
- Tetra Tech review email dated 5-28-15
- Response Letter from Faist Engineering dated 6-4-15
- Proposed Curbcut & Handicap Ramp Modification, Norwood Acres – Trail Drive, prepared by Faist Engineering and O’Driscoll Land Surveying, REVISED 6-4-15.
- Tetra Tech review email dated 6-4-15

ACTION – I recommend the PEDB approve the plan modification as represented in the plan sheet dated 6-4-15.

LAND SUBDIVISION – FORM C-4

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

Planning & Economic Development Board - Town of Medway, MA

INSTRUCTIONS TO APPLICANT/PETITIONER

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

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

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

_____ May 15, 20 15

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

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

ORIGINAL DEFINITIVE SUBDIVISION PLAN INFORMATION

Plan Title: "Norwood Acres Defintive Subdivision - Permanent Private Way"

Prepared by: Guerriere & Halnon, Inc.

Of: 333 West Street, Milford, MA 01757

Plan Date (and revision dates): June 1, 2012, Revision Date 10/29/12

Approved by the Planning Board on: 10/23/12

OR/Constructively approved by Town Clerk's certificate on: 4/10/13

Approval endorsed by the Planning Board on: 4/09/13

Recording information: Date: 5/22/2013

Plan #: 57-63 Book: 622 Page: _____

Certificate of Action: Book: 31356 Page: 480

Total Acreage of Land: 7.78 Ac. Original Zoning Classification: AR-I

The original definitive subdivision plan showed the division of land into 2 building lots numbered 1 & 2 and 1 parcels not intended for building thereon to be used as:
Parcel A-1 Open Space

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

Permanently privately owned
 Publicly accepted

Approved Street Names: "Trail Drive"

Utilities:

Town water Private well
 Town sewer Private septic

PETITIONER INFORMATION

Petitioner's Name: Wayne E. Marshall

Petitioner's Address: 65 Summer Street
Medway, MA 02053

Name of Primary Contact: Wayne E. Marshall

Telephone: 508-259-8865 FAX: _____

Email address: waynemarshall1@yahoo.com

Describe Petitioner's Interest in subdivision: FATHER OF THE OWNERS
AND UNPAID GENERAL CONTRACTOR

Official Representative's Name: _____

Address: _____

Telephone: _____ FAX: _____

Email address: _____

ORIGINAL APPLICANT INFORMATION

Applicant's Name: Wayne E. Marshall

Applicant's Address: 65 Summer Street
Medway, MA 02053

Name of Primary Contact: Wayne E. Marshall

Telephone: 508-259-8865 FAX: _____

PRESENT SUBDIVISION OWNER INFORMATION

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

Present Owner's Name: Andrew J. Marshall & Matthew W. Marshall

Address: 65 Summer Street
Medway, MA 02053

Name of Primary Contact: WAYNE E. MARSHALL 508-259-8865

Telephone: 508-380-4821 (ANDY) FAX: _____
774-291-0540 (MATT)

CONSULTANT INFORMATION

Engineer: Faist Engineering, Inc.

Address: 67 Hall Road
Sturbridge, MA 01566

Primary Contact: David T. Faist, P.E.

Telephone: (508) 864-6802 Fax: _____ Email: dfaist@faisteng.com

Surveyor: O'Driscoll Land Surveying, Co.

Address: 46 Cottage Street
Medway, MA 02053

Primary Contact: Daniel A. O'Driscoll, PLS

Telephone: (508) 533-3314 Fax: _____ Email: odlandsurvey@verizon.net

CURRENT INFORMATION

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

How will the plan be changed? New Sheet 1 of 1 "Proposed Curbcut & Handicap Ramp Modification"

Summer Street Curbing & Handicap Ramp are designed to meet current ADA / AAB Standards. Existing sidewalk and curbing exceeds slope requirements.

What sheets in the original plan set are to be changed? None - HC Ramp Design is not shown.

Does the proposed REVISION:

Change the roadway layout/right of way? _____ Yes No

Change any lot lines? _____ Yes No

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

Title of Revised Plan: "Proposed Curbcut & Handicap Ramp Modification - Norwood Acres"

Prepared by: Faist Engineering, Inc. & O'Driscoll Land Surveying, Co.

Of: Sturbridge, MA & Medway, MA

Plan Revision Date: 5/11/15

Current Medway Zoning District Classification: AR-I
Frontage Requirement: 180' Area Requirement: 44,000 s.f. / Lot

Scenic Road

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

Wetlands

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

Groundwater Protection

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

Flood Plain/Wetland Protection District

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

SIGNATURES

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

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

Wayne E. Mansbill
Signature of Petitioner

15 MAY 2015
Date

Signature of Agent/Official Representative

Date

FEES

Filing Fee - \$250

Advance on Plan Review Fee - \$500

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

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

Filing Fee Paid: Date: 5-18-15 Amount: \$ 250- Check # 1611

Advance on Plan Review Fee Paid: Date: 5-18-15 Amount: \$ 621 Check # 1609

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

**PROPOSED REVISION TO DEFINITIVE SUBDIVISION PLAN
SUBMITTAL DOCUMENTS CHECKLIST**

Town Clerk

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

Planning & Economic Development Board

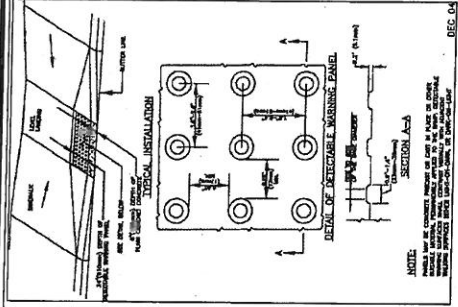
- One (1) signed Original Application/Petition – Form C-4
(Date Stamped by Town Clerk)
- Letter/Written explanation why the plan needs to be changed.
- Ten (10) copies of proposed Revised Definitive Subdivision Plan prepared
in accordance with Section 5.6 and 5.7 of the *Subdivision Rules and Regulations*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

PROPOSED CURB CUT
& HANDICAP RAMP
FOR "NORWOOD ACRES"
TRAIL DRIVE
MEDWAY, MA

DATE ISSUED: 5/11/15
DWG. SCALE: 1"=20'
DRAWN BY: DF/DO
REVIEWED BY: DF

PREPARED FOR:
"NORWOOD ACRES"
Wayne E. Marshall
65 Summer Street
Medway, MA 02053

FAST ENGINEERING, INC.
100 HALL ROAD, LYNNFIELD, MA 01904
Phone: (781) 938-1100
www.fast-engineering.com

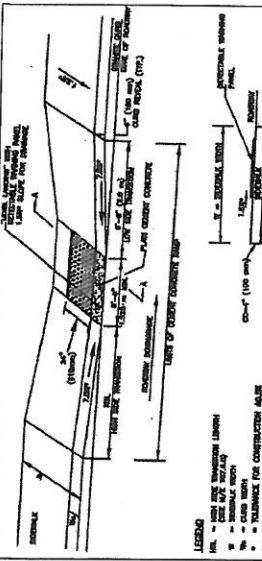


DETECTABLE WARNING
PANEL MASSHIGHWAY
DETAIL 107.6.5R
(NOT TO SCALE)

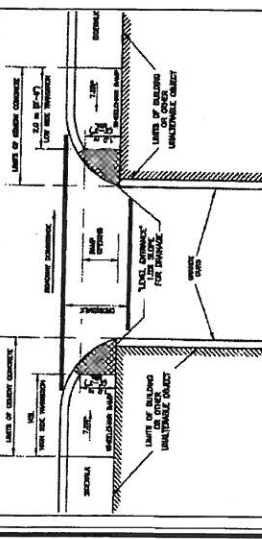
NOTE: BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 150 mm (6").

CURB TRANSITION LENGTHS
MASSHIGHWAY DETAIL 107.9.0
(NOT TO SCALE)

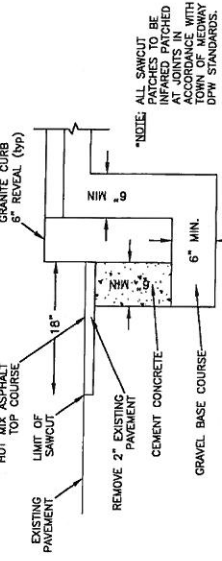
RAHWAY PROFILE GRADE	TRANSITION LENGTH	METRIC UNITS	ENGLISH UNITS
0	2.0 m	2.0 m	6'-8"
1	2.5 m	2.5 m	7'-5"
2	3.0 m	3.0 m	9'-8"
3	3.5 m	3.5 m	11'-7"
4	4.0 m	4.0 m	13'-0"
5	4.5 m	4.5 m	15'-0"



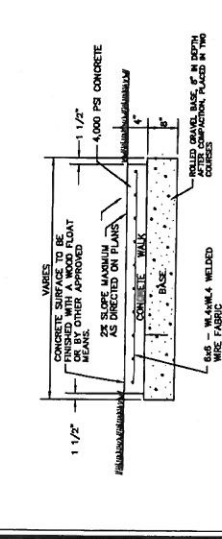
NARROW SIDEWALK WHEELCHAIR RAMP
MASSHIGHWAY DETAIL 107.2.1R
(NOT TO SCALE)



CONTINUOUS DIRECTION RAMP MASSHIGHWAY DETAIL 107.6.0
(NOT TO SCALE)



GRANITE CURB IN EXISTING PAVEMENT
(NOT TO SCALE)



HANDICAP RAMP CROSS SECTION (TYP.)
(NOT TO SCALE)

WHEELCHAIR RAMP NOTES

1. RAHWAY SIDEWALK CROSS SLOPES, FOR BRICK, CONCRETE, AND BITUMINOUS CONCRETE, AS INDICATED IN THE SIDEWALK SPECIFICATIONS, SHALL BE ACCEPTABLE ON RAHWAY SIDEWALKS. SIDEWALKS ON BRIDGES, OVERHEAD CROSSES, AND OVERHEAD CROSSES SHALL BE ACCEPTABLE ON RAHWAY SIDEWALKS. SIDEWALKS ON BRIDGES, OVERHEAD CROSSES, AND OVERHEAD CROSSES SHALL BE ACCEPTABLE ON RAHWAY SIDEWALKS. SIDEWALKS ON BRIDGES, OVERHEAD CROSSES, AND OVERHEAD CROSSES SHALL BE ACCEPTABLE ON RAHWAY SIDEWALKS.
2. AN UNRESTRICTED PATH OF TRAVEL WITH A NOMINAL WIDTH OF 48\"/>

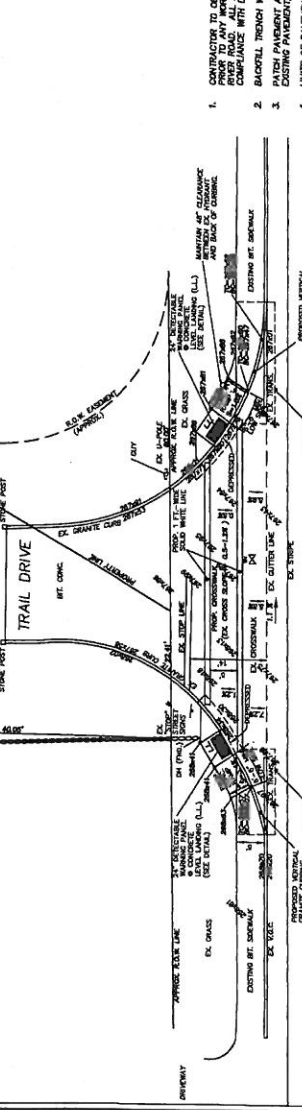
GENERAL NOTES:

1. TRAIL ROAD CURB CUT EXISTING CONDITIONS AND ELEVATIONS TO BE SHOWN ON THE CURB CUT SURVEY BY OTHERS SHALL BE SHOWN ON THE CURB CUT SURVEY BY OTHERS.
2. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
3. CONTRACTOR SHALL OBTAIN TOWN OF MEDWAY STREET OPENING PERMIT FROM TOWN OF MEDWAY STREET, CHESTERMAN LANE, OR CHARLES RIVER ROAD. ALL MATERIALS MUST BE PLACED IN COMPLIANCE WITH LOS PERMIT REQUIREMENTS.
4. CONTRACTOR SHALL OBTAIN TOWN OF MEDWAY STREET OPENING PERMIT FROM TOWN OF MEDWAY STREET, CHESTERMAN LANE, OR CHARLES RIVER ROAD. ALL MATERIALS MUST BE PLACED IN COMPLIANCE WITH LOS PERMIT REQUIREMENTS.
5. PATCH TRENCH WITH FLOWABLE FILL AS REQUIRED.
6. PATCH TRENCH WITH FLOWABLE FILL AS REQUIRED.
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11. PATCH TRENCH WITH FLOWABLE FILL AS REQUIRED.
12. PATCH TRENCH WITH FLOWABLE FILL AS REQUIRED.

CONTRACTOR TO OBTAIN TOWN OF MEDWAY STREET OPENING PERMIT FROM TOWN OF MEDWAY STREET, CHESTERMAN LANE, OR CHARLES RIVER ROAD. ALL MATERIALS MUST BE PLACED IN COMPLIANCE WITH LOS PERMIT REQUIREMENTS.

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SUMMER STREET (RT. 126)
CURB CUT & SIDEWALK DETAIL
SCALE: 1"=30'

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Thursday, May 28, 2015 7:44 PM
To: Susan Affleck-Childs
Subject: RE: Norwood Acres - Trail Drive curb cut modification

Importance: High

Hi Susy,

Please see below comments:

1. There may be an issue with travelling north from the southern proposed ADA ramp. The southern ramp is facing the 7.2% sloped driveway with less than 48" clear space in front of the ramp. There is potential that a handicapped person could exit the ramp and have one wheel on the 7.2% slope and one wheel on the "level" intended travelled pathway. This could result in the person tipping or being directed toward Summer Street travel lanes.
2. The proposed granite curb radius on the southern side of the roadway does not appear to be tangent to the existing granite curb in Summer Street. It also appears there are several different radii along the southern curb edge. This is producing what is called a "scalloped" look to the curb. It is still functional as proposed but DPS may not like the way it looks once completed.
3. The applicant may want to add a note stating to coordinate with Medway DPS for standards regarding crosswalk striping and color of the detectable warning panels.

Please let me know if you need anything else, thanks.

Steve

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, May 15, 2015 9:28 AM
To: Bouley, Steven
Subject: Norwood Acres - Trail Drive curb cut modification

Hi Steve,

Please go ahead and do the review of the above noted plan modification.

The Board will handle this at its 6/9 meeting.

Thanks.

Susy

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

Town of Medway – *A Massachusetts Green Community*

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FAIST ENGINEERING, INC.

67 Hall Road - Sturbridge, MA 01566

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

June 4, 2015

Re: Responses to Tetrattech Comments on “Norwood Acres” – Trail Drive Curb Cut Modification
Medway, MA

Dear Mr. Rodenhiser:

Faist Engineering (FE) is in receipt of the Tetrattech’s May 28, 2015 E-mail comments.

Enclosed for your review is the revised **Proposed Curbcut & Handicap Ramp Mofication “Norwood Acres” Trail Drive, Medway, MA Plan C-1, revise date June 4, 2015.** We are providing each of Tetrattech’s comments along with our technical responses reflecting the changes shown on the enclosed plans as follows:

Tetrattech Comments:

1. *There may be an issue with the travelling north from the southern proposed ADA ramp. The southern ramp is facing the 7.2% sloped driveway with less than 48” clear space in front of the ramp. There is potential that a handicapped person could exit the ramp and have one wheel on the 7.2% slope and one wheel on the “level” intended travelled pathway. This could result in the person tipping or being directed toward Summer Street travel lanes.*

Response:

The location of the Southern handicap ramp is now further back from the roadway to align with the northern ramp and provide the 48” of clear space in front of the ramp within the striped crosswalk. A portion of the end of the stone wall will need to be removed. Discussions with Dan O’Driscoll, PLS indicate this portion of the stone wall is within the right-of-way and there is adequate room for the proposed sidewalk and ramp construction.

2. *The proposed granite curb radius on the southern side of the roadway does not appear to be tangent to the existing granite curb in Summer Street. It also appears there are several different radii along the southern curb edge. This is producing a “scalloped” look to the curb. It is still functional as proposed but DPS may not like the way it looks once completed.*

Response:

The southern curb radius is now shown tangent to the Summer Street right-of-way.

3. *The applicant may want to add a note stating to coordinate with Medway DPS for standards regarding crosswalk and striping color of the detectable warning panels.*

Response:

A note is now shown on the plan and we will also forward a copy of the plan to Medway DPS.

Please call me with any questions or comments at (508) 864-6802. Thank you.

Sincerely,



David T. Faist, P.E.
Principal Engineer

cc. Wayne Marshall, Norwood Acres
Dan O'Driscoll, PLS

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Friday, June 05, 2015 10:02 AM
To: Susan Affleck-Childs
Subject: Norwood Acres - Trail Drive Curb Cut Modification

Hi Susy,

I have reviewed the plan entitled "Proposed Curb Cut & Handicap Ramp Modification, " Norwood Acres", Trail Drive Medway, MA" dated 5/11/15 and revised 6/4/15. All items from our previous reviews have been addressed by the applicant. Please let me know if you require anything further, thanks.

Steve

Steven M. Bouley, E.I.T. | Project Engineer

Direct: 508.903.2382 | Main: 508.903.2000 | Fax: 508.903.2001 | Mobile: 401.692.1818
steven.bouley@tetrattech.com

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