

August 11, 2015
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	X	X	Absent with Notice	X	X

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments

Public Hearing Continuation - Site Plan for John’s Auto Body, 25 Jayar Road:

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

- Mullin’s Rule Certification from Bob Tucker for 7/28/15 PEDB meeting.
- Draft site plan decision dated August 6, 2015.

Engineer Dave Faist was present for the applicant. He did receive and review the draft decision.

Findings:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the findings for 25 Jayar Rd. John’s Auto Body Site Plan.

Waivers:

Dave Faist was asking for a waiver from Item #2 Site Plan Contents Cover Sheet. Susy recommends that this be denied since it is good practice to include. All other waivers are in order. The Board agrees.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the waivers for 25 Jayar Rd. John’s Auto Body Site Plan as amended.

Specific Conditions:

The Board was made aware that the specific conditions will include reference to the PGC Associates plan review letter and the Tetra Tech plan review letter.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the specific conditions for 25 Jayar Rd. John's Auto Body Site Plan with the inclusion of the noted review letters.

Decision:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the decision for 25 Jayar Rd. John's Auto Body.

Close Public Hearing:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to close the public hearing.

The plan endorsement will be scheduled for the first meeting in September 2015 after the conclusion of the 20 day appeal period.

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

The Chairman opened the hearing for the proposed Tri Valley Commons Modification

Open Public Hearing:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to open the public hearing for Tri Valley Common Modifications.

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

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

- Public Hearing Notice dated July 22, 2015
- Special Permit/Site Plan Modification Application dated July 17, 2015
- Bohler Engineering letter dated July 15, 2015 re: stormwater
- Form Q Waiver Request to use concrete curbing instead of granite curbing.
- Letter from DRC dated August 5, 2015
- Draft Decision dated August 4, 2015
- Letter from PGC Associates dated August 4, 2015

The Board was made aware that the applicant proposes to modify the previously approved special permit decision and site plan to increase the footprint of Building A by 349 sq. ft. and increase the number of service bays for the vehicle repair/tire business in building A from 7 to 8 which adjusts the orientation of three service bays and modifies the buildings north and east elevations. There is also a proposed outdoor used tire storage area with landscaped screening. This will be located adjacent to the building at the back of the site. The parking will be increased

by two spots with the addition of landscaped islands. The applicant wants to modify the curbing from granite to concrete.

Rich Landry, the applicant for Tri Valley Commons, was present and informed the Board that there was a tenant change from Goodyear to Direct Tire. All modifications are a result of the change in tenant as well as comments received from the Design Review Committee. This client needed more square footage to get the 8th bay. Three of the service bays will be in the back and with five in front. There will be a storage area for scrap tires. This will be screened and enclosed. It will match the style of the building. The tenant can use one of two options for the storage area: 1. A lay down trailer; 2. Box on wheels. This is a fully enclosed unit. Photographs were shown of the trailer. There will also be a vinyl fence. The applicant did meet with the Design Review Committee and a review letter was provided. The DRC wants a screening wall of clapboard to match the existing west façade of Building A. This will block the trailer from view and will be contiguous with the building. There was discussion about the door/gate to this area on the north. It was recommended the applicant go with an 8 ft. door. Member Tucker is concerned about tires being stored outside of the building. The applicant responded that the tires have to be inside the container or in the building at all times. The applicant is fine with language added into the decision to address this concern. The Board is comfortable with the requested change from granite curbing to concrete for the parking area perimeter. The applicant informed the Board that the granite will be kept on the roundings of the driveway from Main Street. The fire sprinkler was taken off the plan since the standards have changed and the applicant is waiting to hear back from the Fire Marshall. It was suggested that the applicant speaks with the building inspector.

Consultant Carlucci informed the Board that the ANR plan for this site had been endorsed and the new plan reflects the adjusted lot lines.

The Board is in receipt of a draft decision for the Tri Valley modification and is comfortable with the language included.

There was a question about the phasing plan for the future. The applicant responded that the phasing plan will be changed to not have catch basins be completed on the future development plan which is located on Lot C. This will be stubbed. There is a big cost associated with doing this now. The applicant noted that it would cost \$40,000 but would agree to do a grassy swale to direct run off to the detention basin.

Waivers

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve waivers as amended.

Specific Conditions:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve specific conditions regarding an easement as modified.

Amend the special permit

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the amended special permit for Tri Valley Commons.

Approve the modified site plan

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the modified site plan for Tri Valley Commons.

Close Hearing

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to close the public hearing for the modifications to the Tri Valley Commons development project.

70 Village Street ANR Plan:

Neither the applicant nor his engineer was present to present the ANR for 70 Village Street. It will be held over to the next meeting.

Public Hearing Continuation - The Haven Definitive Subdivision Plan:

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

- Mullin's Rule certification from Bob Tucker for 7-28-15 hearing
- Tetra Tech memo dated 8-6-15 with Payment in Lieu of Sidewalk Construction estimate
- Draft certificate of action/decision dated 8-6-15
- Prior Certificate of Approval/subdivision decision for The Haven dated 3-1-2005
- Revised subdivision plan dated 7-23-15 by Merrikin Engineering showing wetlands boundaries certified by the Conservation Commission

Dan Merrikin, engineer for the applicant, was present to review the draft decision. The applicant is fine with the decision as written.

Waivers:

There are no changes to the waivers as requested. There will be no granite and no curbing within the subdivision at all. This will be corrected in decision.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the waivers as modified for the Havens Definitive Subdivision Plan.

Findings:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the findings as modified for the Havens Definitive Subdivision.

Evaluation Criteria:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the evaluation criteria for the Havens Subdivision.

Conditions:

The Board reviewed the conditions.

Resident William Masterson 15 Fisher St.:

Mr. Masterson from 15 Fisher Street was present. He would like the applicant to install a privacy fence on the southern and western edge of his property adjacent to The Haven site. It was indicated that he is being deeded a small piece of land, Parcel A, as shown on the plan. The applicant had agreed to the fence in the first discussion on this proposed development years ago. The engineer has not discussed the fence with the applicant and it is the first time he is hearing of this. This condition was not noted in the first decision.

Member Tucker thinks this is outside the purview of the Board.

Mr. Merrikin noted that he does not know what happened with the discussions in 2005.

If there were to be a fence it would go from Parcel A to the erosion control line. The fence would need to be 20 ft. off property line on east side of parcel A. The amount of linear feet needed would be 200 ft. for the total fence.

Susy indicated that this could be considered as part of the mitigation plan associated with the waivers.

Member Di Ilulio thinks it is late in the process to consider the fence.

Dan Merrikin will discuss Mr. Masterson's fence request with the applicant.

The engineer is in receipt of the estimate provided for the payment in lieu for the sidewalk.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to continue the hearing for the Havens Definitive Subdivision Plan to August 25, 2015 at 7:45 pm.

Public Hearing Continuation - The Willows at Medway Adult Retirement Community:

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

- Mullin's Rule Certification from Bob Tucker for 7-28-15 meeting
- Tetra Tech plan review letter 8-6-15
- Open Space Map dated 7-31-15 prepared by Coneco
- Review letter dated 8-4-15 from Gino Carlucci re: open space map and calculations
- Comment letter from Open Space Committee dated 8-5-15
- Letter dated 8-4-15 from abutter Tim Choate of 7 Iroquois
- Updated letter dated 8-5-15 from Fire Chief Jeff Lynch
- Email dated 8-7-15 from Tom Holder re construction dates of water and sewer infrastructure that will serve The Willows.
- Updated PH schedule dated 8-7-15
- Email from Charles River Pollution Control District re: sewage treatment capacity dated 8-10-2015 plus February 17, 2015 letter.
- DRC Review letter dated August 10, 2015.
- Preliminary review comments from Conservation Agent Bridget Graziano dated 8-11-15.

The Chairman reopened the continued hearing. The discussion topics for tonight's hearing are stormwater, site design and open space.

The audience was made aware that the Board had conducted a site visit on Saturday, August 8th. All members attended except for Tom Gay. Lee Rich from Dario Design was present for the applicant. The site vegetation, elevations and trees were viewed. The recommendation for a tree inventory was not discussed during the site visit. Member Di Iulio did take photos of the site walk.

Stormwater and Site Utilities:

Coneco Engineer Shane Oates explained that the plan set included 6 different sheets for each component of the plan. This is because of the large site. The drainage calculations were done to demonstrate that there is no increase in the rate of runoff from the subject site due to the proposed project. The stormwater system will include catch basins, drain manholes, and piping which will convey the stormwater runoff from the roadway areas to a water quality device before entering the infiltration system which will discharge any remaining runoff upstream of the bordering vegetated wetlands. The water runs on the eastern part of site. The roadway drainage discharges upstream of the bordering vegetated wetlands. The catch basins will have a 4 foot deep sumps and oil/gas hoods. The deep sumps will remove sediment. The existing grades drop 15 ft. from existing slope. 40 infiltration tests were conducted with recharge requirements to estimate seasonal water table. There will be three detention ponds proposed to the west and south of the pavilion. There will be plastic arch chambers. The chambers have been designed to accommodate flows from the 100 year storm event. The medical building will be recharged through individual subsurface infiltration chambers. This will also be the system used for the campus building, and the residential units. The utilities and gas service will loop in from Village Street and run throughout the development. There will also be an 8 inch main through the development. The Charles River Pollution Control District has indicated that there is adequate capacity to service the needs of the proposed project. There is no plan to connect or loop to Charles River Road. This will be a gravity feed system. The outlets have been designed to reduce erosion and eliminate scouring within the wetland areas. A plunge pool shall be installed at each discharge point. This will spread out the runoff over a larger area which slows down the velocity.

The engineer indicated that the proposed stormwater management system has been designed to capture, treat and infiltrate the generated stormwater runoff and meet all of the stormwater standards.

Engineering Consultant Sean Reardon of Tetra Tech responded that there is a lot of important information and details missing in the stormwater plan and analysis. Some of those include needing more detail on the infiltration trenches associated with the drain infrastructure; updating the Hydro Cad report, confirming that the storm drain pipe networks into the basins have freeboard available to accommodate the tailwater condition, and clarifying the intent of basin 2 since the cultic chambers are placed below an at-grade detention basin.

Shane Oates communicated that he has not yet responded to the consultant letter from Tetra Tech but all items will be addressed. Mr. Oates indicated that the entire road will drain south to the

pavilion. The road will be lifted to the south and it will create a low spot. There will be a swale or a perforated pipe to intercept the water and direct it into the pond. This system will work vertically. It will have to be sized according to site. This applies to streets on the northern side.

DPS Deputy Director Dave D'Amico wants to know what will happen to the east of the site.

Mr. Oates responded that it is recommended that the flow will be piped to the upper north possibly under the driveway with treating it the low spot, or add trenches in the units.

Consultant Reardon responded that this could be a challenge since it is so close to the river.

The discussion was open to the public for comments.

Resident, Kathleen Hickey, 3 Narragansett St:

Mrs. Hickey informed the Board that there has been a big problem in this area with water. The water comes off Village St. and runs to Charles River Road and then west to the side streets, particularly Narragansett. The runoff goes westerly into the wetland. Mr. D'Amico has been to her property multiple times due to the water. The Town put in a berm to address flooding on her property. There is an insurance agency on Village Street that has issues with stormwater runoff down the back of their property. There needs to be a drain. This has to be addressed and is a serious problem.

Resident, Timothy Choate, 7 Iroquois St:

Mr. Choate is also concerned about the water on the streets when this project is built. The berm needs to be on the east side to capture water.

Mr. Oates responded that all water will drain from feeders which will collect the water on the edge of the slope and will drain south.

The Board would like Tetra Tech to review pre and post construction numbers.

It was suggested that the applicant and work with the DPW to do something at the end of the right of way of Narragansett St. Dave D'Amico responded that he is willing to work with Tetra Tech and applicant. This would be off site mitigation.

Resident, Jeremy Barstow, 4 Narragansett St:

This resident wanted to know what the existing grade is.

Mr. Oates responded that the grade is 195'. This will stay but other sections and grades will need to be changed.

Tetra Tech responded that this is an issue and will need to be worked through.

Resident, Patti Brenham, 7 Naumkeag Street:

Ms. Brenham lives near where the pavilion will be and the concern is the water draining onto her property.

Mr. Oates responded that the water will drain on a side slope and into the pond south of the pavilion. The entire road will have hydraulic connections to wetlands. The water will be redirected. He further explained that the design is complete but it is not final. The comment letter from Tetra Tech needs to be addressed and the Conservation Commission will have comments.

The public was made aware that the first Conservation Commission hearing will be on Thursday August 13, 2015.

Mrs. Choate informed the board that this area was incorporated in 1910. The Grossmans laid out the streets in the original map and the lots were divided.

Open Space Area:

Charlie Ross was present from the Open Space Committee.

Mr. Oates next reviewed the open space plan. A map was shown with the open space areas in dark green. Some of the trails are new trails and some follow the current cart paths. The square footage of the trails has not been calculated. The material to cover the trails has not been decided. This will be discussed with the Conservation Commission. The Conservation Commission wants the trails to come through some of the wetland areas to use for educational purposes about vernal pools. The walking trails will be at a natural grade.

Consultant Reardon noted that there are standards which relate to disturbance or impact of more than 5,000 sq. feet. This is a riverfront area and the performance standards for this area are more stringent. There may need to be a variance from Mass DEP for the amount of wetland disturbance.

The applicant responded that there are lots of trails that go through the bordering vegetative wetland and the Conservation Commission wanted this. He has no problem removing the trails, but the Conservation Commission noted that they wanted the trails in the areas. This can be discussed further with Conservation Commission. It needs to be clarified if the riverfront was included in the wetland calculations. Consultant Carlucci noted that the drainage cannot be part of the open space calculations. The applicant does meet the requirements from this.

The Board was informed that there was a letter from PGC noting that the impact to the bordering vegetative wetlands will be below the 5000 sq. ft.

Consultant Carlucci noted that the ARCPUD bylaw requires that 40% of the total area be open space and 70% of this site is designated as open space. It was recommended that the upland area be documented on plan. This land will be conveyed to the town or non-profit.

Susy indicated that the applicant plans to retain ownership of the land in full but will provide a conservation restriction. The trails can be utilized by the public.

Susy informed all that the Open Space Committee provided a letter and they are in support of the trails. There is a concern expressed in their letter about some of the invasive plants proposed as part of the landscaping plan. Other options for plants were recommended.

It was reported that the Conservation Commission would like to see public parking at the northwest corner and at the canoe launch. This will be approximately four to six parking spots. The parking at the pavilion will be only for residents. The abutting neighbors indicated that they did not want access to the site through gates at their end of their streets. The applicant indicated that after meeting with the abutters, consensus was that they did not want a direct connection to the property. The applicant will put up a fence.

One resident noted that she wanted access for herself but not for public.

Mrs. Hickey thinks it is great if the ponds will be used for skating. The open space areas could be used for a school connection.

There will be a landscape plan provided at another meeting.

Tree Inventory:

The applicant is seeking a waiver from the required tree inventory. The applicant indicated that there is confusion in the Town documents as the wording is different regarding if the inventory is for trees which are 10 or 12 inches in diameter. The discrepancy is within the landscape plan section.

All are interested in maintaining the black walnut trees. Those trees are within 30 ft. to the proposed road layout. It would be beneficial to have those marked and located. The applicant wants to save all of those trees. The Conservation Commission also wants those trees to not be cleared. The applicant indicated that the black walnuts trees have been marked. Member Tucker is not concerned about the pine trees. Member Di Iulio agrees that the black walnut trees are important, and the pines are a disaster and he has no problem with those going. The Chairman wanted to know what we will do with the tree inventory if completed. Susy responded that an inventory is done to prevent unnecessary removal of trees during construction. The Board was made aware of an oak tree which is about 300 years old near the edge of the proposed bridge on the east side. The applicant indicated that they will avoid cutting the tree if they can.

Member Tucker suggested identifying the cut zone on drawings.

The applicant responded that the whole design of the project and road was located to save as many of the black walnuts as possible. This is how the design was made and created. The trees are already plotted on a plan but without orientation. Sheet L 101 was referenced to depict the location of the black walnut trees.

Resident Barstow identified another tree on the north near his property at the end of Narragansett that he would like saved.

It was suggested that an inventory of trees be done with an 18 inches diameter, excluding the pines, along with eliminating all trees within the wetland areas, and trees within the cut area.

Consultant Reardon indicated that this is a good baseline to consider. The applicant can use Google Earth to get this information.

One resident suggested that the trees to be saved be logged on a computer. The trees should also be identified with a blue tag.

The Chairman suggested that the applicant prepare a drawing for distribution so that the residents can see the significant trees.

The applicant will try to accomplish this by the meeting on August 25, 2015.

Resident Timothy Choate, 7 Iroquois:

Mr. Choate submitted a letter but asked the Board about why there is not a height limit in the bylaw for this zone. He believes that a 60' building in this location is not in character with the area.

The Board would like Susy to respond to Mr. Choate about the bylaw as it relates to the height of buildings.

The Board referenced the updated letter from Chief Lynch. The Chairman expressed that the Board should not legislate or put in a decision anything relating to requirements for the Fire Department or State.

Mr. Choate would also like to see the new NFPA (National Fire Protection Association) standards put in place for this project.

The Board would like to go on the recommendation of Fire Chief Lynch.

Susy will be seeking advice from Town Counsel in relation to the language within the decision.

There will be a public hearing for the Willows Scenic Road work permit on Tuesday August 25 at 8:00 pm.

Continuation:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to continue the public hearing for The Willows to August 25, 2015 at 8:00 pm.

Acceptance of PEDB Meeting Minutes:

July 14, 2015:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from July 14, 2015.

July 20, 2015:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from July 20, 2015.

Capital Improvement Program:

The Board is in receipt of an instructions memo dated 7-15-15 regarding 2017-2021 Capital Improvement Plan. (**See Attached**) Susy would like to include \$40,000 for the “Welcome to Medway” signage project. It was also recommended to add money for the Master Plan which will need to be reviewed in 2018. Susy will submit the form.

Adjourn:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to adjourn the meeting at 10:38 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

Edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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, ROBERT TUCKER (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of PLANNING & ECONOMIC DEV. BOARD
2. I missed a public hearing session on the matter of
John's Auto Body Site Plan
which was held on JULY 28, 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 5TH day of AUG, 2015.



Signature of Board Member

Received as part of the record of the above matter:

Date: August 6, 2015
By: Susan E. O'Hara Ould
Position: Planning & Economic Development Coordinator



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

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

DRAFT – August 6, 2015

SITE PLAN DECISION
John's Auto Body – 25 Jayar Road
with Waivers and Conditions

Decision Date: August 11, 2015

Name/Address of Applicant: John and Caroline Solari

Name/Address of Property Owner: John and Caroline Solari
18 Winthrop Street
Medway, MA 02053

Engineer: Faist Engineering
67 Hall Road
Sturbridge, MA 01566

Site Plan: Site Plan – 25 Jayar Road – 5,000 sq. ft. Commercial Building

Location: 25 Jayar Road

Assessors' Reference: 24-013

Zoning District: Industrial I

I. PROJECT DESCRIPTION – The applicant/property owner proposes to construct a 5,000 sq. ft. steel building with a galvanized roof on a .92 acre parcel (*Medway Assessors' Parcel 24-13*) at 25 Jayar Road for use by John's Auto Body which presently operates at 27 Jayar Road. The property is located on the north side of Jayar Road in the Industrial I zoning district. The site is presently vacant but has been used as a parking area for the adjacent John's Auto Body at 27 Jayar Road since May 2000. It consists entirely of gravel and reclaimed asphalt with no stormwater controls. Portions of the site include wetlands resources within the jurisdiction of the Medway Conservation Commission and for which the Commission has issued an Order of Conditions. The subject site is located in the Groundwater Protection District and has secured a special permit from the Zoning Board of Appeals for the proposed building and use.

The proposed building will provide covered space for 2 tow truck storage bays and 2 vehicle storage and maintenance bays. Access to the 25 Jayar Road site is planned from Jayar Road in the form of two curb cuts/driveways. Proposed site work includes construction of the access driveways, curbing and sidewalks, improvements to the existing gravel/reclaimed asphalt parking area in the form of 13 paved parking spaces, retaining wall, landscaping, outdoor lighting, installation of stormwater drainage facilities, refuse storage and disposal, and site amenities. Per the Order of Conditions, an estimated 1,155 sq. ft. of the 25' wetlands buffer zone currently used as the gravel and reclaimed asphalt parking area will be recreated on site. A series of waivers from the *Site Plan Rules and Regulations* are requested.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board, on August 11, 2015, on a motion made by Bob Tucker and seconded by Richard Di Iulio, voted to Approve with **WAIVERS and CONDITIONS** as specified herein, the site plan application of John and Caroline Solari of Medway, MA for a new 5,000 sq. ft. steel building and various site improvements at 25 Jayar Road. The vote was 4 in favor and 0 opposed.

Planning & Economic Development Board Member	Vote
Richard Di Iulio	
Matthew Hayes	
Andy Rodenhiser	
Robert Tucker	

III. PROCEDURAL HISTORY

- A. June 25, 2015 - Site plan application and associated materials filed with the Medway Planning & Economic Development Board and the Medway Town Clerk
- B. July 7, 2015 – Public hearing notice filed with the Town Clerk and posted at the Town of Medway web site.
- C. July 7, 2015 – Site plan information distributed to Town boards, committees and departments for review and comment.
- D. July 8, 2015 - Public hearing notice mailed to abutters by certified sent mail.
- E. July 13 and July 29, 2015 - Public hearing notice advertised in *Milford Daily News*.

- F. July 28, 2015 - Public hearing commenced. The public hearing was continued to August 11, 2015 when the hearing was closed and a decision rendered.

IV. INDEX OF SITE PLAN DOCUMENTS

- A. The site plan application for the John's Auto Body at 25 Jayar Road included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed:
1. *Site Plan of Land, 25 Jayar Road, 5,000 sq. ft. Commercial Building*, Medway, MA, dated October 16, 2014 last revised June 8, 2015, prepared by Faist Engineering, Inc. of Sturbridge, MA and O'Driscoll Land Surveying Company of Medway, MA
 2. *Stormwater Report* dated October 20, 2014, last revised May 12, 2015 prepared by Faist Engineering, Inc. of Sturbridge, MA
 3. Requests for waivers of the *Medway Site Plan Rules and Regulations*, prepared by Faist Engineering, dated June 25, 2015.

- B. During the course of the review, the Applicant and its representatives submitted revised plans and a variety of other materials to the Planning and Economic Development Board as follows:

- 1.
- 2.

- B* During the course of the review, a variety of other materials were submitted to the Planning and Economic Development Board or entered into the record by the Board:

1. Medway Conservation Order of Conditions (DEP File # 216-0850) dated June 30, 2015
2. Medway Zoning Board of Appeals special permit decision dated July 8, 2015 to allow construction of a 5,000 sq. ft. building within one of Medway's Groundwater Protection Districts.

- V. **TESTIMONY** - In addition to the site plan application materials as submitted and provided during the course of our review, the Planning and Economic Development Board received written or verbal testimony from:

- Sean Reardon, P.E., of Tetra Tech, Inc., the Town's Consulting Engineer – Site plan review letter dated July 22, 2015 and commentary throughout the public hearing process.
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Site plan review letter dated July 22, 2015 and commentary throughout the public hearing process.
- David Faist, P.E., Faist Engineering, engineer for the applicant.

- VI. FINDINGS** – The Planning and Economic Development Board must determine whether the proposed project constitutes a suitable development based on conformance with the purposes of Site Plan Review as specified in the *Zoning Bylaw* and with the various site development standards and criteria set forth in the *Site Plan Rules and Regulations*. The *Special and General Conditions* included in this Decision shall assure that the Board's approval of this site plan is consistent with the *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered.

The Planning and Economic Development Board, at its meeting on August 11, 2015, on a motion made by Bob Turker and seconded by Rich, voted to _____ the following **FINDINGS** regarding the site plan application for John's Auto Body at 25 Jayar Road. The motion was 4 by a vote of 0 in favor and 0 against.

A. ZONING BYLAW – Section V. C - Site Plan Review & Approval

- (1) Are the buildings, uses and site amenities properly located on the development site in relation to the terrain and scale of other buildings in the vicinity and adjacent neighborhoods?

Due to the sensitive nature of the site and proximity to wetlands, considerable effort was given to the location and design of the buildings and site features. The final plan does properly locate site features and the building is in scale with others within the industrial park.

- (2) Are the construction and renovation of buildings and the installation of site amenities thoughtfully designed to reflect or be compatible with Medway's New England architectural style as further detailed in the *Design Guidelines*?

The site and building plans have been reviewed by the Design Review Committee. The design of the building and site are compatible with the existing building on site and with other buildings within the industrial park.

- (3) Are adjacent and neighboring properties protected from nuisance and harmful effects caused by noise, fumes, and the glare of headlights and other light sources generated by uses on the development site?

As conditioned herein (Condition #), there will be no spillage of light beyond the property boundaries. Work is contained within the building so exposure to noise and fumes is limited. Abutting uses are commercial so headlight glare is not a significant problem.

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

As a previously-developed site, disturbance of natural features is minimal. There are wetlands to the rear of the property. These will not be disturbed, and an

Order of Conditions has been obtained from the Conservation Commission ensuring that any impacts are minimal. While the building will be within the 25-foot no-disturb zone, that zone has already been disturbed and a portion of the no-disturb zone will be restored resulting a net gain natural area within the no-disturb zone.

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

The site has been reviewed by the Town's public safety officials as well as Consulting Engineer and has been determined to be adequately safe and convenient for the proposed operation.

- (6) Are facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operations of the establishment(s) on the development site provided and adequately screened from public view?

The facility is served by Town sewer and a dumpster is located on site. The proper facilities for handling and storing hazardous materials and waste are incorporated into the design and operation of the facility.

- (7) Are pedestrian ways, access driveways, loading and parking facilities properly designed for the convenience and safety of customers, employees and the general public?

The site has been reviewed by the Town's public safety officials as well as Consulting Engineer and Consulting Planner and has been determined to have adequate pedestrian and vehicular facilities for the proposed operation within an industrial park.

- (8) Is convenient and safe access for fire-fighting and emergency rescue vehicles provided to and within the development site in relation to adjacent streets?

The proposed building is accessible on three sides and the site is adequate to handle emergency vehicles. The Town's public safety officials have not indicated any deficiencies that need to be corrected.

- (9) Are satisfactory methods for drainage of surface water to and from the development site provided?

The stormwater system has been carefully designed in light of the proximity to sensitive wetlands. It has been reviewed by the Conservation Commission and the Town's Consulting Engineer and found to be satisfactory.

- (10) Are public ways and private drives properly designed to be constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development site?

The volume of traffic generated by the proposed auto body shop use is minimal. The site has been reviewed by the Town's public safety officials as well as the Consulting Engineer and Consulting Planner and has been determined to have adequate vehicular facilities for the proposed operation within an industrial park

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

The site has been reviewed by the Town's public safety officials as well as Consulting Engineer and Consulting Planner and has been determined to have adequate pedestrian and vehicular facilities. Municipal services are adequate to serve the proposed facility, which already exists but is being expanded. The quantity of on-site parking is adequate for the proposed use. Drainage is in compliance with Massachusetts Department of Environmental Protection Stormwater Management Guidelines for a redevelopment project. The site was designed to minimize impacts on environmental quality and water resources and the project has been issued an Order of Conditions from the Conservation Commission. No additional signage is proposed, but would be subject to review and compliance with the sign provisions of the Zoning Bylaw. Lighting is in compliance with the lighting provisions of the Zoning Bylaw. The facility will not have a detrimental impact on community economics and may have a positive impact by expanding the service it provides as well as increased tax revenue. As an existing use, this development to add a building will not detract from the character and values of the area.

- (12) Have site design modifications been proposed and evaluated to lessen the negative and harmful impacts?

Site design modifications have been developed during the pre-application phase and have reduced negative and harmful impacts.

- (13) Have reasonable conditions, limits, safeguards and mitigation measures been established?

Specific and general reasonable conditions have been included in Sections VIII and IX of this Site Plan Decision.

- (14) Is the applicant providing sidewalks along the entire frontage of the subject property along existing Town ways?

The applicant is not providing a sidewalk along the frontage of the property. There are no sidewalks to connect to within the industrial park so installing one that does not connect to anything would serve no useful purpose and would be a waste of resources.

C. SITE PLAN RULES AND REGULATIONS – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Rules and Regulations*, unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

- (15) Has internal circulation, queuing and egress been designed such that traffic safety is protected, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is minimized?

The expanded parking lot will have a minor impact. Maintaining the connection with the parking lot of the existing building and providing two new curb cuts assures adequate circulation. Since there is no access from residential streets, there no impacts on that.

- (16) Does the site plan show designs that minimize any departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places?

The design of the new building and site are compatible with the existing character and scale of buildings in the vicinity. The DRC has reviewed the project and has offered no comments or recommendations.

- (17) Is reasonable use made of building location, grading and vegetation to reduce the visible intrusion of structures, parking areas, outside storage or other outdoor service areas (e.g. waste removal) from public views or from (nearby) premises residentially used and zoned.

The current site is an already disturbed area previously used for storing cars and equipment. The building and site amenities, including some landscaping and screened dumpster, do adequately reduce the visual intrusion of the development and actually represent an improvement in aesthetics.

- (18) Is adequate access to each structure for fire and service equipment provided?

The new building is accessible from three sides (of which 2 have large door openings). The Fire Chief had no suggestions for changes.

- (19) Will the design and construction minimize, to the extent reasonably possible, the following environmental impacts?
- a) the volume of cut and fill;
 - b) the number of trees to be removed with particular care taken with mature trees and root systems;
 - c) the visual prominence of man-made elements not necessary for safety;
 - d) the removal of existing stone walls;
 - e) the visibility of building sites from existing streets;
 - f) the impacts on waterways and environmental resource areas;
 - g) soil pollution and erosion;
 - h) noise.

As a redevelopment project, the environmental impacts of the project are minimal. The most significant potential impacts have been addressed in the form of an Order of Conditions from the Conservation Commission. The stormwater management system has also been reviewed and approved by the Town's Consulting Engineer. The no-disturb zone will be partially restored and the aesthetic impacts are positive.

- (20) Is pedestrian and vehicular safety both on the site and egressing from it maximized?

The plan has been reviewed by Town's Public Safety Officer as well as the Town's Consulting Engineer and Consulting Planner. The access driveways, loading and parking facilities have been found to be adequately designed.

- (21) Does the design and will the construction incorporate, to the maximum extent possible, the visual prominence of natural and historic features of the site?

The design includes partial restoration of the no-disturb wetlands buffer area. The rest of the site is already disturbed and has no natural or historic features to incorporate.

- (22) Does the lighting of structures and parking area avoid glare on adjoining properties and minimize light pollution within the town?

The site proposes only lights on the building. As conditioned below, these will be shielded to minimize light pollution and there will be no glare onto other properties.

- (23) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The Order of Conditions issued by the Conservation Commission ensures that the environmental resources of the site are protected. No cultural resources are impacted.

D. OTHER FINDINGS

- (24) The proposed use of the property/building for vehicle storage and repair is an allowed use in the Industrial I zoning district pursuant to the *Medway Zoning Bylaw*.
- (25) The proposed use is in compliance with the *Medway Master Plan* goal of increased commercial development.

AS Amended

Elaborate #2

VII. WAIVERS – At its August 11, 2015 meeting, the Planning and Economic Development Board, on a motion made by Bob Tudek and seconded by Matt, voted to approve the granting waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002 EXEPT for a waiver from Section 204-5 A. Site Plan Contents Cover Sheet* which the Board did not approve. The Planning and Economic Development Board's action and reasons for granting or denying each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section. The motion was approved by a vote of five in favor and zero against.

SUBMITTAL REQUIREMENTS/PLAN CONTENTS

1. **204 – 4 B. Scale of drawings** – The site plan shall be drawn at a scale of one (1) inch equals forth (40) feet or such other scale that has been approved in advance by the Planning Board and that clearly and adequately represents the proposed improvements.

The applicant has requested that the plans be prepared at a sale of 1" = 20' instead of 1" = 40' due to the small size of the property at less than one acre in size. The Board feels this is a reasonable request that will make the plans easier to read. Therefore, the Board APPROVES this waiver.

2. **204-5 A. Site Plan Contents Cover Sheet** – The Cover Sheet shall include the project name, name and address of owner, name and address of applicant, name and address of engineering and other professional firms responsible for the plan, current date, list of revision dates, project street address, project Assessor's Map and parcel number, zoning district classification, list of requested waivers from the Site Plan Rules and Regulations, Planning Board signature block and a list of drawings/contents

The information provided by the applicant includes most or all of the required information so it is not unreasonable to prepare a specific cover sheet with the required information which will identify all sheets included in the plan set and list the approved waivers. Therefore the Board DENIES this waiver.

3. **204-5 C. 3) - 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.

The applicant requests a waiver from this regulation. The already-disturbed site has minimal vegetation so an inventory is not practical. The Board approves this waiver

4. **204-5 D. 7) – Site Plan Contents Landscape Architectural Plan - A Landscape Architectural Plan** shall be prepared by a Landscape Architect licensed in the Commonwealth of Massachusetts. This *Plan* shall be prepared as an overlay of the existing conditions sheets and shall incorporate, whenever possible, the significant features of the existing site and topography, particularly existing trees

with a diameter of one (1) foot or greater at four (4) feet above grade. The *Landscape Architectural Plan* shall indicate the areas slated for excavation; any woodlands, trees or other existing features or structures to be retained; all new plantings by common and Latin name including their proposed locations and sizes at the time of installation. Plan graphics for tree canopies shall reflect, as closely as possible, the actual canopy dimension of proposed tree plantings at the time of installation with a “lesser” intensity graphic used to represent potential canopy at maturity.

The applicant requests a waiver from this regulation due to the small scale of this project (less than 1 acre). Sheet C1 of the plan set shows the proposed landscape treatment and refers to the Conservation Commission's Order of Conditions which requires the restoration of 1,155 sq. ft. of disturbed land within the 25' buffer zone and specifies the planting of sweet pepperbush and winterberry shrubs. While the proposed landscaping outside the no-disturb zone is minimal, it is compatible with other sites within the industrial park. Therefore, the Board APPROVES this waiver.

5. 204-5 D. 8) *Architectural Plan* – The site plan shall include an architectural plan with dimensions and details of façade designs of each building including specifications on style, materials, and colors from all elevations. A color rendering of the architectural plan shall be provided.

The applicant requests a waiver from this regulation to not be required to provide a color rendering of the architectural plans. The renderings provided illustrate clearly enough the massing and style of the metal building proposed. Due to its location near the end of an industrial park road, the building will be minimally viewed by the public other than customers of the facility. The DRC has reviewed the project and has offered no comments or recommendations. Therefore, the waiver is APPROVED.

6. 204-5 D. 9) *Color Renderings* – The site plan shall include color renderings of the project depicting structure, signage and commons views of the site from a public way and other views helpful in illustrating the totality of the proposed site improvements.

The applicant requests a waiver from this regulation. As stated above, the renderings submitted provide sufficient aesthetic detail for a building in this location with minimal public viewing. The DRC has reviewed the project and has offered no comments or recommendations. Therefore, the waiver is APPROVED.

7. 204-5 D. 12) *Site Plan Contents Signage Plan* - The site plan shall include the design, location, materials, dimensions and lighting for a) the proposed development and all building identification both freestanding and attached; and b) standards for tenant signs.

The applicant has stated that there would be no change in signage for this project. No additional signage is needed as the main customer entrance for

John's Auto Body is located to the east at 27 Jayar Road. Therefore, there is no need for a signage plan and the Board APPROVES this waiver.

8. 204-5 D. 13) – *Lighting plan* – The site plan shall include a lighting plan indicating the type, height and location of all proposed lighting fixtures and devices and the radius of light patterns, brightness and intensity of proposed lighting. The manufacturer's data and specifications for the proposed lighting fixtures shall be submitted. The Lighting Plan shall indicate proposed lighting around all structures, driveways, driveway entrances, walkways, entrances, pathways and parking areas. The Lighting Plan shall include a night lighting plan which specifies the times of illumination and the location of fixtures which shall be illuminated.

The applicant has proposed to install only building mounted lighting. No additional lighting is proposed that will spill onto adjacent properties. As conditioned below, those lights will be shielded to minimize light pollution as well as trespass onto adjacent properties. Therefore, the Board APPROVES this waiver.

9. 204-5 D. 14) – *Site Plan Contents Horizontal Sight Distances* – Horizontal Sight distances shall be shown on the public ways at all entrances in both directions.

John's Auto Body is located at the end of Jayar Road, a dead end road at the back of an industrial park with minimal traffic. Therefore, the Board APPROVES this waiver.

10. 205-3 A. 3) – *Curb Cuts* – The number of curb cuts on public ways shall be minimized.

The applicant has proposed two curb cuts for the property at 25 Jayar Road to accommodate ready access to the site for the large trucks and vehicles to be stored and serviced within the building. Due to the need for larger vehicles to enter the building from the end facing Jayar Road, a second curb cut, to be used only rarely, is needed. Therefore, the waiver is APPROVED.

11. 205-3 B. 6) – *The perimeter of the driveway shall be bounded with vertical granite curbing or similar type of edge treatment.*

The applicant proposes to use bituminous curbing instead of vertical granite curbing. This will match the existing curbing along Jayar Road in the industrial park. Therefore, the Board APPROVES this waiver.

12. 205-3 D. – *Pedestrian and Bicycle Access and Connections*

The applicant has requested relief from all regulations pertaining to pedestrian and bicycle access and connections. Based on its use and location, pedestrian and bicycle access is not likely to be used. Therefore, the Board APPROVES this waiver.

13. 205-6 A. – Parking lots should be located to the side or rear of the lot. Placement of parking areas should not be near a high volume of traffic where it can obstruct traffic flow. Parking should be hidden to the maximum extent possible and located near the side and rear of the site. Parking should not create a hazard to abutters, vehicles or pedestrians. Where or when parking does exist near the street, plantings or appropriate fences, i.e. picket or post and rail, should be incorporated into the design to screen parking areas and reduce their visual impact.

The applicant proposes that there be some parking to the front of the site. Due to the presence of wetlands, parking in the rear is not feasible.

14. 205-6 G. 3) a) – Car parking stalls shall be ten (10) feet by twenty (20) feet, except that handicap stalls shall be in accordance with the current ADA standards. Each handicapped space/stall must be identified on the ground surface and by a sign.

The applicant proposes that the parking spaces be 9' wide by 18' long. This size is consistent with the Section 7.1.1 E. 3 of the Medway Zoning Bylaw, dated May 11, 2015. Therefore, the Board APPROVES this waiver.

15. 205-6-G. 4) b) – Parking spaces/stalls shall not be located within fifteen (15) feet of the front, side and rear property lines.

The applicant proposes that parking spaces be allowed to be located within 15' of the front and side property lines as this is consistent with current site conditions. The building's location on the site is limited by the wetlands. Further, the required handicap spot is located within 15 feet of the front setback, but that is the closest location to the building and therefore the most appropriate for the handicap parking space. Therefore, the Board APPROVES this waiver

16. 205-6 G. 4) c) – Parking spaces/stalls shall be located such that a vehicle backing out of a space does not impede traffic entering from a public way within the first fifty (50) feet into the site.

Due to the rare use of the curb cut in front of the building as well as the minimal traffic on Jayar Road, strict adherence to this requirement is not necessary at this location. Therefore, the Board APPROVES this waiver.

17. 205-6-H. Curbing – The perimeter of the parking area shall be bounded with vertical granite curb or similar type of edge treatment to delineate the parking lot.

The applicant proposes to use bituminous curbing instead of vertical granite curbing to delineate the parking lot area. This is consistent with the rest of the site. Therefore, the Board APPROVES this waiver.

18. 205-9 C. Trees and Landscaping –

The applicant requests a waiver to allow for a reduced number of replacement trees and landscaping on this site. The applicant is restoring a portion of the no-

disturb wetlands buffer area and is proposed reduced landscaping elsewhere on the site. The proposed landscaping is consistent with other sites within the industrial park, Therefore, the Board APPROVES this waiver.

VIII. SPECIFIC CONDITIONS – This approval is subject to the following *Specific Conditions*:

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IT reference

- A. **Plan Revisions** - Prior to endorsement, the site plan set for John's Auto Body shall be further revised as follows and submitted to the Planning and Economic Development Board for review and approval.
 - 1. A Cover Sheet shall be provided to include all items specified in the *Site Plan Rules and Regulations* and to list the approved requests for waivers.
 - 2. Lights on the building shall be shielded in a manner to prevent light pollution and to eliminate light trespass onto adjacent properties.
 - 3.
 - 4.
- B.

VIII. GENERAL CONDITIONS OF APPROVAL

- A. **Plan Endorsement** - Within thirty (30) days after the Planning and Economic Development Board has filed its *Decision* with the Town Clerk, the Applicant shall submit a final site plan modification reflecting all Conditions and required revisions, if any, to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. The Applicant shall provide one set of the revised site plan in its final form to the Planning and Economic Development Board for signature/endorsement. All plan sheets shall be bound together in a complete set.
- B. **Fees** - Prior to site plan endorsement by the Planning and Economic Development Board, the Applicant shall pay:
 - 1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
 - 2. any construction inspection fee required by the Planning and Economic Development Board; and
 - 3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.

C. ***During Construction***

1. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction.
2. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that loose gravel/dirt does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway within twenty-four (24) hours of its occurrence.
3. All erosion and siltation control measures shall be installed and observed by the Planning and Economic Development Board's consulting engineer or the Conservation Agent prior to the start of construction, and maintained in good repair throughout the construction period.
4. *Construction Time* - Construction work at the site and in the building shall commence no earlier than 7 a.m. and shall cease no later than 7 p.m. No construction shall take place on Sundays or legal holidays.
5. *Construction Traffic/Parking* – All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways.

D. ***Other Town Permits*** - The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.

E. ***Construction Inspection***

1. Planning and Economic Development Board members, its staff and consultants, and other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.
2. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the approved plan. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.
3. In the event the applicant seeks an occupancy permit from the Town of Medway before all site plan work is satisfactorily completed (see VIII. General Conditions of Approval G. 2 herein), the Applicant shall establish a construction inspection account with the Medway Planning and Economic Development Board. The Applicant shall pay a construction inspection fee to the Town of Medway in an amount to be determined by the Planning and Economic Development Board. The funds may be used at the Planning and Economic Development Board's discretion to retain professional outside consultants to:

- inspect the site
- identify what site plan work remains to be completed
- prepare a bond estimate
- conduct other reasonable inspections until the site work is completed and determined to be satisfactory
- review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion* (see VIII. General Condition G. 3 herein).

Depending on the scope of professional outside consultant assistance that the Planning and Economic Development Board may need, the Applicant shall be required to provide supplemental payments to the project's construction inspection account, upon invoice. Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.

F. ***Plan Modification***

1. This Site Plan Approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Planning and Economic Development Board for review as site plan modifications pursuant to SECTION V. C. 10 of the *Medway Zoning Bylaw*.
2. Any work that deviates from an approved site plan shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification pursuant to SECTION V. C. 10 of the *Medway Zoning Bylaw* and such approval is provided in writing by the Planning and Economic Development Board.
3. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.

G. ***Plan Compliance***

1. The Applicant shall construct all improvements in compliance with the approved and endorsed site plan and any modifications thereto.
2. The Planning and Economic Development Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.

3. The Conditions of Approval are enforceable under Section. V. C. 12 of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

H. ***Project Completion/Performance Security***

1. Site plan approval shall lapse after one (1) year of the grant thereof if substantial use has not commenced except for good cause. Approved site plans shall be completed by the applicant or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning and Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing, hearing and decision.
2. No occupancy permit shall be granted until the Planning and Economic Development Board has provided a written communication to the Inspector of Buildings to verify that the project, as constructed, conforms to the approved site plan and any conditions including construction of any required on and off-site improvements, have been satisfactorily completed OR that suitable security/performance guarantee has been provided to the Town of Medway, to the Planning and Economic Development Board's satisfaction, to cover the costs of all remaining work.
3. Prior to issuance of a final occupancy permit, the Applicant shall secure a ***Certificate of Site Plan Completion*** from the Planning and Economic Development Board and provide the ***Certificate*** to the Inspector of Buildings. The ***Certificate*** serves as the Planning and Economic Development Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements. The ***Certificate*** also serves to release any security/performance guarantee that has been provided to the Town of Medway. To secure a ***Certificate of Site Plan Completion***, the applicant shall:
 - a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in strict compliance with the approved and endorsed site plan, and any modifications thereto; and
 - b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in an electronic format as may be specified by the Board of Assessors.

- I. **Construction Standards** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.
- J. **Conflicts** – If there is a conflict between the site plan and the Decision's Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway Zoning Bylaw, the Bylaw shall apply.

X. APPEAL – Appeals if any, from this Decision shall be made to the court within twenty (20) days of the date the Decision is filed with the Town Clerk.

After the appeal period has expired, the applicant must obtain a certified notice from the Town Clerk that no appeals have been made and provide such certification to the Planning and Economic Development Board before plan endorsement.

###

DRAFT

Medway Planning and Economic Development Board
SITE PLAN DECISION
John's Auto Body (25 Jayar Road)

Approved by the Medway Planning & Economic Development Board:

AYE:

NAY:

ATTEST:

Susan E. Affleck-Childs
Planning & Economic Development Coordinator

Date

DRAFT



TETRA TECH

July 22, 2015

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

Re: John's Auto Body, Inc
25 Jayar Road
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 one (1) new building of an area of 5,000 sf on a 0.92 ac site split between two parcels, Lot B1 and Lot B2. The project also proposes to construct a new curb cut on Jayar Road and new utility services will be constructed to accommodate the improvements. The stormwater design will consist of catch-basins, manholes, Oil/Grit Separator and perforated ADS piping recharge system.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "#25 Jayar Road, 5,000 s.f. Commercial Building, Medway, MA 02053", dated October 16, 2014, revised June 8, 2015, prepared by Faist Engineering, Inc. (FE).
- A stormwater management report (Stormwater Report) entitled "Stormwater Report, #25 Jayar Road, Proposed 5,000 s.f. Commercial Building, John's Auto Body Inc, Medway, MA" dated October 20, 2014, revised May 12, 2015, prepared by FE.
- An Application for Review and Approval of a Major Site Plan project (Application) entitled "Site Plan - #25 Jayar Road, 5,000 s.f. Commercial Building, Medway, MA" dated October 16, 2014, prepared by FE and O'Driscoll Land Surveying Co. (OD).
- A project description (Project Description) entitled "Major Site Plan Application, #25 Jayar Road – Medway, MA" dated June 25, 2015 prepared by FE.

The Plans, Stormwater Report and accompanying materials were reviewed for conformance with the Town of Medway, Massachusetts Planning Board Rules and Regulations for the Submission and Review of Site Plans, the MA DEP Storm Water Management Standards and good engineering practice. The following is a list of comments generated during the review of the design documents. Reference to the applicable regulation requirement is given in parentheses following the comments.

Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201



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

- 1) The site plans are not stamped as required. (Ch. 200 §204-4.A)
- 2) The plans are not drawn to a scale of one (1) inch equals forty (40) feet. A waiver has been requested from this regulation. (Ch. 200 §204-4.B)
- 3) The applicant has not provided a Planning Board signature block on Sheet C-6, S-1 and S-2. (Ch. 200 §204-4.F)
- 4) The applicant has not provided a cover sheet. A waiver has been requested from this regulation. (Ch. 200 §204-5.A)
- 5) The applicant has not provided an Existing Landscape Inventory and prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. (Ch. 200 §204-5.C.3)
- 6) The applicant has not provided a Landscape Architectural Plan. A waiver has been requested from this regulation. (Ch. 200 §204-5.D.7)
- 7) The applicant has not provided color renderings of the Architectural Plan. (Ch. 200 §204-5.D.8)
- 8) 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. A waiver has been requested from this regulation. (Ch. 200 §204-5.D.9)
- 9) The applicant has not provided a Signage Plan. A waiver has been requested from this regulation. (Ch. 200 §204-5.D.12)
- 10) The applicant has not provided a Lighting Plan. Light spill from the site shall not be permitted beyond the property boundary. A waiver has been requested from this regulation. (Ch. 200 §204-5.D.13)
- 11) The applicant has not provided horizontal sight distances in both directions to the public way at the entrance of the site from Jayar Road. A waiver has been requested from this regulation. (Ch. 200 §204-5.D.14)
- 12) The applicant is proposing two entrances (curb cuts) along the frontage of the site with Jayar Road. The applicant should confirm if two entrances are necessary for the size of the proposed development. (Ch. 200 §205-3.A.3)



- 13) The applicant has not provided vertical granite curb bounding the proposed driveway. Medway DPS should comment if proposed bituminous curb is acceptable within the right-of-way. A waiver has been requested from this regulation. (Ch. 200 §205-3.B.6)
- 14) The applicant has provided Type-2 Bituminous Curb material at the entrances to the site. Medway DPS should comment if proposed bituminous curb is acceptable within the right-of-way. (Ch. 200 §205-3.C.1)
- 15) Pedestrian accesses shall be designed to comply with ADA requirements. (Ch. 200 §205-3.D.5)
- 16) The applicant has not provided designated employee parking spaces. (Ch. 200 §205-6.C)
- 17) The applicant has not provided parking spaces at the specified 10' x 20' size. A waiver has been requested from this regulation. (Ch. 200 §205-6.G.3.a)
- 18) The applicant has located parking spaces within the 15' setback required for the front, side and rear property lines. A waiver has been requested from this regulation. (Ch. 200 §205-6.G.4.b)
- 19) The applicant has situated parking spaces adjacent to the western site entrance. This condition may impede traffic from entering the site and may also cause accidents while parked vehicles are backing out of the space to exit the site. (Ch. 200 §205-6.G.4.c)
- 20) The applicant has not provided vertical granite curbing along the perimeter edge to delineate the parking area. (Ch. 200 §205-6.H)
- 21) The applicant has not provided necessary landscaping as required in the regulations. A waiver has been requested from this regulation. (Ch. 200 §205-9)
- 22) 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 silt-sack inlet protection (or approved equal) for nearby catch basins. Filter fabric protection is not recommended due to issues with maintenance. (Medway Construction Detail CD-32).



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:

- 23) It appears additional filter fabric may be required between the stone bedding and the surrounding subgrade material for the "Sand Filter Basin". Fines have the potential to migrate into the stone and the 6" perforated pvc pipe if fabric is not present.
- 24) The applicant has not provided outlet protection at the location where the roof leaders discharge to the Roof Drain Sand Filter (RDSF).
- 25) The inspection ports for the RDSF shall be provided with water tight caps or raised to the WQ elevation. The concern is the caps will not be placed correctly after inspection and stormwater which is meant to permeate through the sand filter will discharge through the inspection ports without proper treatment.
- 26) The applicant has not provided outlet protection at the 6" outlets from the subsurface ADS Recharge system.
- 27) The applicant should ensure inverts match in the plans and HydroCAD report.
- 28) In order to prevent unnecessary maintenance of the Hydroworks unit in the event of a larger sized spill on-site. The shut-off valve for the drainage system is recommended to be placed upstream of the hydroworks unit to prevent hazardous fluids from entering the unit and requiring maintenance.

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

- 29) The Applicant shall add note "Plumbers and drain layers of established reputation and experience will be licensed by the Board as Drain Layers authorized to perform work." (Article 111-2)

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

- 30) The address on sheet S-1 & S-2 does not match the other plans in the set.
- 31) It does not appear the "143" contour ties out to existing conditions adjacent to the northwestern portion of the RDSF. Overlapping lines and text in that area are creating difficulty reading the plans.



TETRA TECH

These comments are offered as guides for use during the Town's review. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,

Sean P. Reardon, P.E.
Vice President

P:\21583\143-21583-15013 (JOHNS AUTO BODY PEDB SITE PLAN REVIEW)\DOCS\REVIEWLTR_JOHNS AUTO BODY SITE PLAN_2015-07-22.DOCX

PGC ASSOCIATES, INC.

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

July 22, 2015
Mr. Andy Rodenhiser, Chairman
Medway Planning Board
155 Village Street
Medway, MA 02053

Re: **John's Auto Body Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the site plan submitted by John's Auto Body of Medway. The proposal is to construct a separate 50' x 100' on the site at 25 Jayar Road, plus associated parking, drainage, landscaping, etc. The plan was prepared by Faist Engineering, Inc. of Sturbridge. It is dated October 16, 2014 with revision dates of December 22, 2014, May 12, 2015 and June 3, 2015.

I have comments as follows:

Zoning

1. The proposed use is vehicle repair, which is allowed by right in the Industrial I district. The plan represents an expansion of an existing auto body shop on abutting land that was originally approved through a use variance granted by the ZBA in 1993. The Zoning Bylaw now allows the use by right.
2. The building meets required setback distances.
3. A table indicates that the Zoning Bylaw requires 21 spaces and 22 are provided. However, the calculation is based on a 5000 square foot building at 1 space per 300 square feet (17) plus 2 per bay at 2 bays for a total of 21. It appears that there are 4 bays with 4 garage doors on the east side of the building (and a fifth door on the south side). The applicant states that 2 of the bays will be used for indoor parking of tow trucks. Whether these still qualify as "bays" or not should be determined, since "bays" would require 4 more spaces, or 25 total.
4. Section 7.1.2 addresses lighting. However, no lighting is shown on the plan so it is not possible to determine compliance.
5. Section 7.2 addresses signage. No signs are shown other than handicapped parking sign.

Site Plan Rules and Regulations

6. Section 204-5 C. (3). The plans do not include an Existing Landscape Inventory prepared by a Landscape Architect. No waiver is requested.

Planning

Project Management

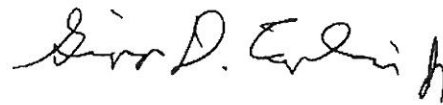
Policy Analysis

7. Section 204-5 D. (7) requires that a landscape architect prepare the landscape plan. Landscape details are shown on the site plan, but it was not prepared by a Landscape Architect and a no waiver from this requirement is requested.
8. Section 204-5 D. (8) requires architectural plans. Sketches showing elevations and a floor plan have been provided. They do not show details including any mechanical equipment located on the ground or on the building.
9. Section 204-5 D. 9) requires a color scheme and color renderings of the buildings. These have not been provided and no waiver is requested. These may have been presented to the Design Review Committee.
10. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. No signage plan has been provided.
11. Section 204-5 D. (13) requires a lighting plan. No lighting plan has been provided.
12. Section 204-5 (14) requires horizontal sight distances be show on the plan. This information was not provided.
13. Section 204-5 (15) requires a table indicating certain zoning requirements and how they are met. The table was provided but it does not indicate number of employees.
14. Section 204-5 (16) requires information about fire prevention and suppression. As discussed at the pre-hearing meeting, the location of a “Knox Box” should be added to the plan.
15. Section 205-3 A indicates that curb cuts should be minimized. The plan shows 2 curb cuts plus the site is connected to the lot next door, which also has 2 curb cuts. The requirement may be more applicable to commercial districts rather than industrial districts.
16. Section 205-3 D indicates that there should be facilities to accommodate pedestrians and bicycles. None are provided.
17. Section 205-6 (A) states that parking “should” be located to the side and rear of the building. This is not an absolute requirement but it also states that if parking is located close to the street, then it should be screened. There is parking in front and it is not screened.
18. Section 205-6 G (4) (b) says there not be parking spaces within 15 feet of a lot line. Most of the spaces shown are within 15 feet of the front or side lot lines.
19. Section 205-6 G (4) (c) requires that spaces be located such that backing out of it would not impede traffic entering from a public way within the first 50 feet. There are spaces that violate this principal.
20. Section 205-6 (H) requires vertical granite curbing around the perimeter of a parking lot. The plan proposes Cape Cod berm.

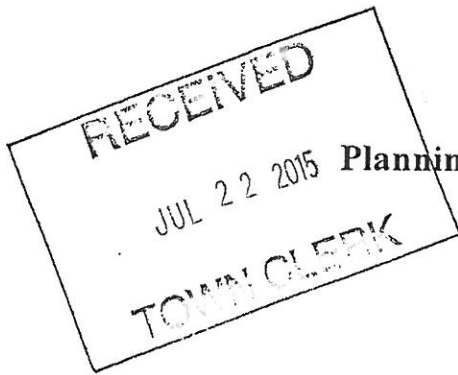
21. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the “sea of asphalt” effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. No landscaping other than grass and 10 unidentified plants within the 25-foot “no-disturb” zone and required by the ConCom Order of Conditions is shown. No landscape buffers are provided between the parking spaces and street or between the site and abutter to the west.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", with a stylized flourish at the end.

Gino D. Carlucci, Jr.



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

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

July 22, 2015

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
NOTICE OF PUBLIC HEARING
Tri Valley Commons – 72 Main Street
Proposed MODIFICATION to Special Permit and Site Plan

In accordance with the Medway Zoning Bylaw, Section 3.5 Site Plan Review and the provisions of Chapter 40A, Massachusetts General Laws, notice is given that *the Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, August 11, 2015 at 7:15 pm at Medway Town Hall, 155 Village Street to consider the application of Thurken Medway LLC of Newcastle, NH for approval of a substantial modification to the previously approved Tri Valley Commons site plan and special permit decision* for a 16,713 sq. ft. shopping center including three buildings, parking and stormwater management facilities at 72 Main Street.

The Tri Valley Commons site is a 4.54 acre parcel (*Medway Assessors' Parcel 40-51*) located on the north side of Route 109/Main Street between Papa Gino's and Charles River Bank in the Commercial I zoning district. The parcel is presently owned by Mecoba Properties Inc. of Medway, MA.

The application, proposed site plan modification and supporting documentation were filed with the Town of Medway on July 20, 2015. The *Site Development Plans for Tri Valley Commons* dated January 9, 2015, last revised July 15, 2015 was prepared by Bohler Engineering of Southborough, MA and Landry Architects of Portsmouth, NH.

The applicant proposes to modify the previously approved special permit decision and site plan as follows: increase the footprint of Building A by 349 sq. ft.; increase the number of service bays for the vehicle repair/tire business in Building A from 7 to 8 which adjusts the orientation of 3 service bays and modifies the building's north and east elevations; include an outdoor used tire storage area with landscaped screening to be located adjacent to the building at the back of the site; add two parking spaces and associated landscaped islands; and modify the curbing material from granite to concrete.

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

*Tri Valley Commons Special Permit and Site Plan Modification
Notice of August 11, 2015 public hearing*

The application, proposed site plan modification and associated materials are on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The proposed revised Tri Valley Commons plan is also posted at the Planning and Economic Development web page at:

http://www.townofmedway.org/Pages/MedwayMA_Bcomm/PlanEcon/ApplicationsDocs/recent

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

Andy Rodenhiser, Chairman

To be published in the *Milford Daily News*: Tuesday, July 28, 2015 and Monday, August 3, 2015

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

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



BOHLERTM

ENGINEERING

352 Turnpike Road
Southborough, MA 01772
PHONE 508.480.9900
FAX 508.480.9080

July 20, 2015

Town of Medway
Planning Board
Attn: Ms. Susan Affleck-Childs
155 Village Street
Medway, MA 02053

Re: Tri Valley Commons
72 Main Street - Medway, MA
Modification to Approved Special Permit/ Site Plan & Decision

Dear Ms. Affleck-Childs:

On behalf of Thurken Medway, LLC, please find an application for Modification to an Approved Special Permit/ Site Plan & Decision for the project at 72 Main Street. In support of this application please find the following enclosures;

- (8) Eight Plan sets by Bohler Engineering, revised through 7/14/15,
- Certified Abutter's List (received directly from the assessor's office),
- Narrative of proposed changes (described in further detail below),
- Written determination from Building Official in email format,
- \$500.00 check for Site Plan filing fee;
- \$1,00.00 check for Plan Review fee;
- Photos of (2) two alternative tire storage containers.

This project was previously approved for a Special Permit & Site Plan Decision on 6/23/15 and endorsed by the Planning Board on 7/14/15. Since the Approval, the plan has been modified to replace "Building A" (Goodyear) with a Direct Tire. All plan modifications are a direct result of the change in tenant as well as comments from the Design Review Committee. Below provides a list of changes between the Approved set and the Modified Set.

1. 'Building A' as been modified to a 6,650 SF Direct Tire with 8 service bay (previously a 6,301 SF Goodyear with 7 bays). This results in changes to the footprint, Elevation A2.1 and Master Sign Plan. It's notable this reduces the number of bays on the east elevation from 7 to 5.
2. A screened tire storage area has been provided to the rear of the Direct Tire,
3. In addition to 5 rhododendron at the northern tree line, 11 additional arborvitae and fencing are provided to screen the tire storage area,
4. Minor modification to the northern perimeter curb to accommodate the changes to the building,
5. 2 additional parking stalls & associated landscape islands are provided to the east of Building A,
6. Minor modification to the utilities proximate to the Direct Tire,

Should you have any questions please do not hesitate to contact either of us at (508) 480-9900.

Sincerely,

BOHLER ENGINEERING

Eric G. Dubrule

John A. Kucich, P.E.

W141182
Ltr Planning 07-20-15 docx



**Planning & Economic Development Board
Town of Medway, MA**

**Application to Modify
an Approved Commercial I Special Permit and/or Plan**

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw.

The Town's Planning and Engineering Consultants will review the Application and the proposed modifications and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence may result in a delay in the Board's review of the proposed modification.

July 17, 2015

APPLICANT INFORMATION

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

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

PREVIOUS SPECIAL PERMIT & PLAN INFORMATION

Development Name: Tri-Valley Commons
Plan Title: "Site Development Plans" for Tri-Valley Commons
Plan Date: January 9, 2015, revised July 10, 2015
Prepared by:
Name: John Kucich
Firm: Bohler Engineering
Phone #: (508) 480-9900
Email: jkucich@bohlereng.com

Date of Special Permit/Site Plan Decision: June 23, 2015

Date Special Permit Site Plan was Endorsed: 7/14/15

Date Special Permit Decision and Plan were Recorded: _____
Recording Information:

Decision: _____

Plan: _____

Date of Constructive Approval by Town Clerk (*usually not applicable*): 7/14/15

PROPERTY INFORMATION

Location Address: 72 Main Street

The land shown on the plan is shown on Medway Assessor's Map # 040 as Parcel # 51

Total Acreage of Land Area: 4.54 ± Acres

The owner's title to the land that is the subject matter of this application is derived under deed from: FDIC to MECOBA Properties, Inc. dated 3/28/95 and recorded in Norfolk County Registry of Deeds, Book 10850 Page 278 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

SCOPE OF PROPOSED MODIFICATION

This is a petition to: (check all that apply)

1. **Amend/Modify/Revise a previously approved Special Permit Site Plan**

What modifications are proposed? Why does the Plan need to be modified?

Attach a complete description of the planned scope of work.

Plan Modification Title: Site Development Plans for Tri-Valley Commons

Plan Date: 7/14/15

Prepared by:

Name: John Kucich

Firm: Bohler Engineering

Phone #: (508) 480-9900

Email: jkucich@bohlereng.com

2. **Amend/Modify/Revise a previously approved Special Permit/Site Plan Decision**

How does the Decision need to be modified? Why does the Decision need to be modified?

Attach a complete description.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: MECOBA Properties, Inc.
Mailing Address: 70 Main Street
Medway, MA 02053
Primary Contact: Jack Hamilton
Telephone: Office: (508) 533-8661 Cell: _____
Email address: jhamilton@charlesriverbank.com

CONSULTANT INFORMATION

ENGINEER: Bohler Engineering
Mailing Address: 352 Turnpike Road
Southborough, MA 01772
Primary Contact: John Kucich
Telephone: Office: (508) 480-9900 Cell: _____
Email address: jkucich@bohlereng.com
Registered P.E. License #: MA 41530

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

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

LANDSCAPE ARCHITECT/DESIGNER: Bohler Engineering

Mailing Address: 352 Turnpike Road
Southborough, MA 01772

Primary Contact: John Kucich

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

Email address: jkucich@bohlereng.com

Registered Landscape Architect License #: Matthew Mrva LA #1217

OFFICIAL REPRESENTATIVE INFORMATION

Name: John Kucich, Bohler Engineering

Address: 352 Turnpike Road
Southborough, MA 01772

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

Email address: jkucich@bohlereng.com

SIGNATURES

The undersigned, being the Applicant for approval of a Commercial I Special Permit/Site Plan Modification, herewith submits this application and proposed Modified Site Plan to the Medway Planning and Economic Development Board for review and approval.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property under consideration.

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

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

<u><i>Robert J. Parnella</i></u> Signature of Property Owner	<u>Charles River Bank Miscellaneous Properties Inc</u>	<u>7/17/15</u> Date
<u><i>[Signature]</i></u> Signature of Applicant (if other than Property Owner)		<u>7/18/15</u> Date
<u><i>John Kucich</i></u> Signature of Agent/Official Representative		<u>7/20/15</u> Date

Eric Dubrule

From: Jack Mee <jmee@townofmedway.org>
Sent: Friday, July 17, 2015 9:29 AM
To: Eric Dubrule
Cc: Susan Affleck-Childs
Subject: RE: 72 Main Street Tri-Valley Commons - Modification to Approved Site Plan Submission

Mr. Dubrule,

The proposed changes are clearly substantial enough to require a Modification to the approved Plan and Decision., requiring a public hearing.

Jack Mee
Building Commissioner

From: edubrule@bohlereng.com [mailto:edubrule@bohlereng.com]
Sent: Friday, July 17, 2015 8:12 AM
To: Jack Mee
Cc: Susan Affleck-Childs
Subject: 72 Main Street Tri-Valley Commons - Modification to Approved Site Plan Submission

Good morning Jack,

as discussed, I'm working with Susy on a submission for a Modification to an Approved Site Plan and it's come to my attention your determination is required as part of the submission. My apologies for the short notices, but the filing is this Monday 7/20. Susy is fine with a quick email response if it works for you. The exact wording from the application of what is required from you is below.

For Major Site plan Projects a written determination from the Building Commissioner/Zoning Enforcement Officer as to whether the scope of planned changes constitutes a Substantial or Non-Substantial modification.

The first attachment is the Approved Site Plan. The second attachment is the modified site plan. You'll notice substantial changes to the NW building and surrounding layout. The building has changed from a Goodyear to a Direct Tire, so the number of repair bays have changed and the elevations are different.

With that, would you agree the changes are substantial enough to require a Modification to the Approved Plan & Decision, requiring public hearing with Planning Board?

Thanks,

Eric Dubrule



BOHLER
ENGINEERING

352 Turnpike Road | Southborough, MA 01772

P : 508-480-9900 | edubrule@bohlereng.com

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From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Friday, July 17, 2015 7:51 AM
To: Eric Dubrule
Subject: RE: TVC - Modified Submission

Hi Eric,

Yes, I would like you to get that determination from the Building Commissioner. Jack Mee, 508-533-3253. Give him a call this morning. He can provide an email, it doesn't have to be an actual letter. Tell him I have the plans so I can show him the difference between the two plans.

Susy

From: edubrule@bohlereng.com [<mailto:edubrule@bohlereng.com>]
Sent: Thursday, July 16, 2015 8:06 PM
To: Susan Affleck-Childs
Subject: TVC - Modified Submission

Susy, do I need a written determination from the building Commissioner stating the change is substantial? It's a check box at the back of the application. I assume we're ok to assume this is a substantial change and it's not necessary, but please confirm. I'm doubtful I'd be able to get this in time if required.

Thanks,

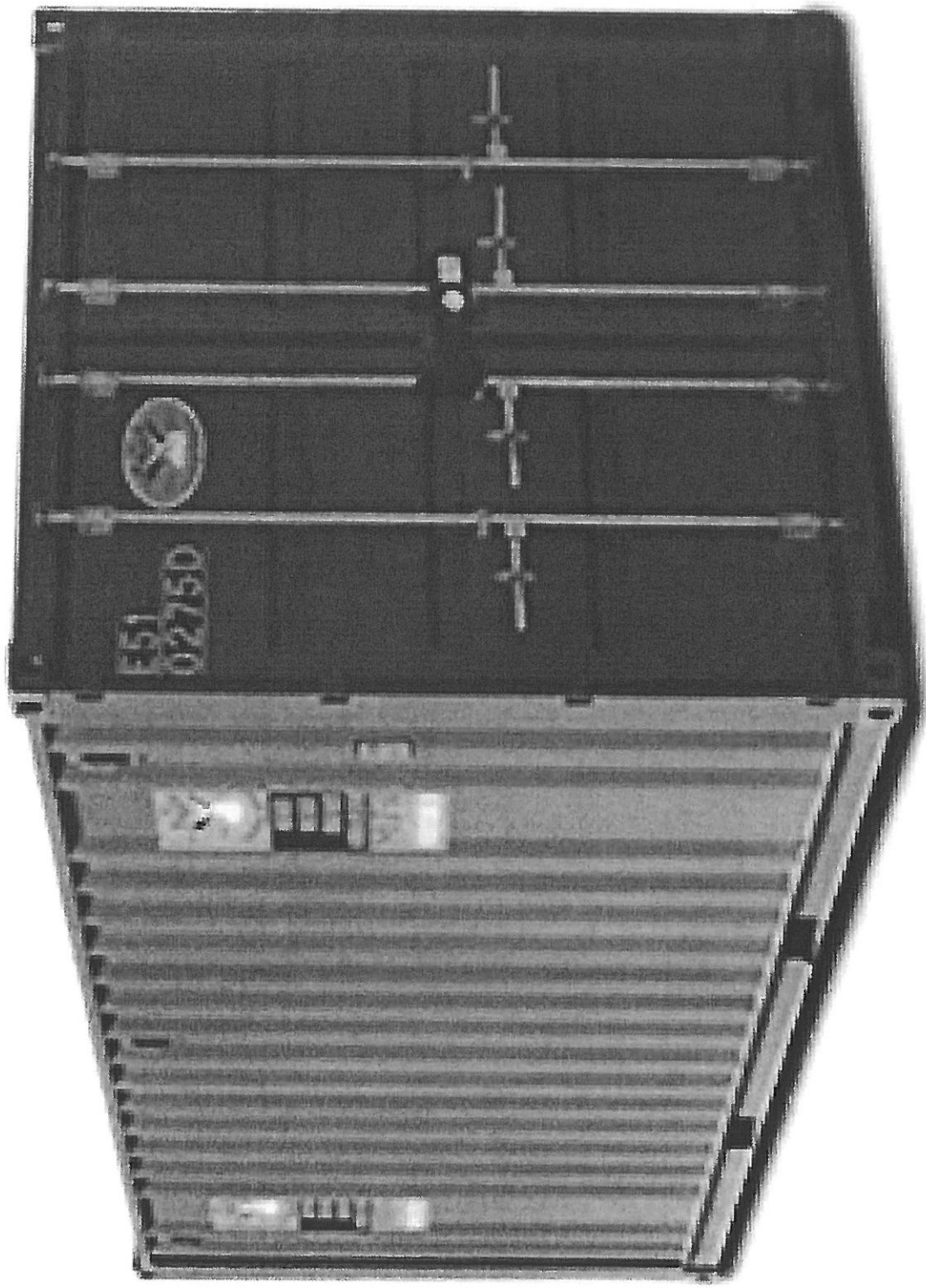
Eric Dubrule

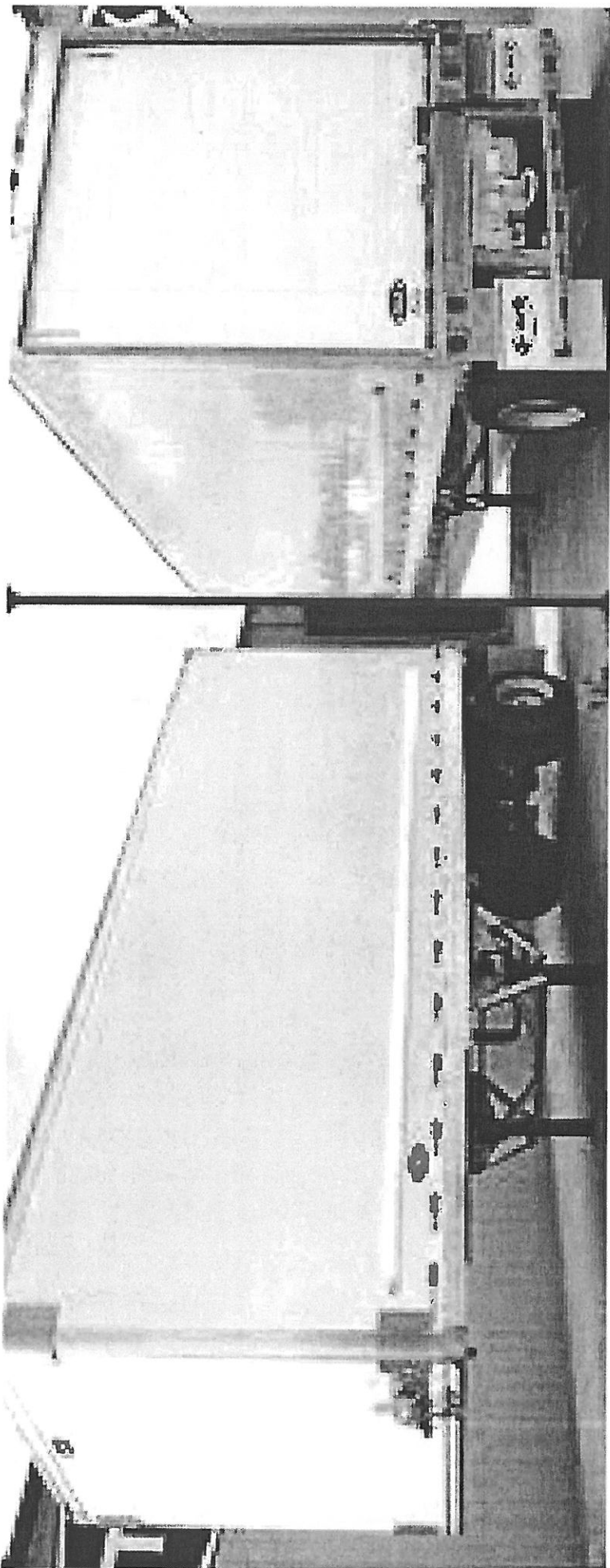


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P : 508-480-9900 | edubrule@bohlereng.com
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BOHLERTM
ENGINEERING

352 Turnpike Road
Southborough, MA 01772
PHONE 508.480.9900
FAX 508.480.9080

July 20, 2015

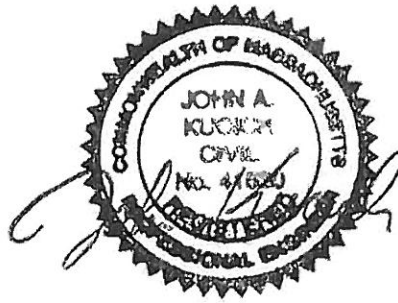
Town of Medway
Planning Board
Attn: Ms. Susan Affleck-Childs
155 Village Street
Medway, MA 02053

Re: Tri Valley Commons
72 Main Street - Medway, MA
Modification to Approved Plans – Stormwater Calculations

Dear Ms. Affleck-Childs:

Please allow this letter to certify that there is a roughly 350 SF increase in impervious area as a result of the Modified Site Plan. This negligible increase will not impact the previously approved stormwater system as there will still be adequate capacity in all pipes, detention basins and infiltration systems. Further, the stormwater runoff rates will still be less than that of the existing conditions as required by Mass DEP regulations.

Should you have any questions please do not hesitate to contact either of us at (508) 480-9900.



John A. Kucich, P.E.
Massachusetts P.E. Lic. # 41530

Sincerely,

BOHLER ENGINEERING

Eric G. Dubrule

John A. Kucich, P.E.

W141182
Ltr PB Drainage 07-20-15 docx

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
<i>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</i>	205-6.H - Vertical Granite Curb
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	The perimeter parking area shall be bound with vertical curb.
<i>What aspect of the Regulation do you propose be waived?</i>	Vertical Granite Edging at the perimeter parking areas.
<i>What do you propose instead?</i>	We propose 60-ft of vertical granite curb from the ROW leading into the site and transition to concrete curb within the site.
<i>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The difference in price between vertical granite and concrete curbing throughout the site is roughly \$50,000 which has significant impacts to project budgets.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	The difference in price between vertical granite and concrete throughout the site is roughly \$50,000.
<i>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</i>	The approval of this Waiver would not detract from the sites visual appeal in the Applicant's opinion and is a common curb material found in Town.
<i>What is the impact on the development if this waiver is denied?</i>	Impacts on the development may be as significant as to prevent the project from moving forward.
<i>What are the design alternatives to granting this waiver?</i>	Not applicable.
<i>Why is granting this waiver in the Town's best interest?</i>	Granting this Waiver will allow the applicant to value engineer the site in an effort to make this project viable from a financial standpoint.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	Not applicable.
<i>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</i>	Not applicable.
<i>What is the estimated value of the proposed mitigation measures?</i>	Not applicable.
<i>Other Information?</i>	Not applicable.
Waiver Request Prepared By:	Thurken Medway, LLC
Date:	7/21/2015

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

PGC ASSOCIATES, INC.

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

August 4, 2015

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

Re: Tri-Valley Commons Site Plan Modification

Dear Mr. Rodenhiser:

I have reviewed the site plan modification submitted by Thurken III LLC of New Castle, NH. The owner is Mecoba Properties, Inc. of Medway.

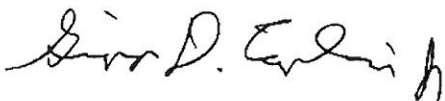
The proposal modifies the tire store building by increasing the number of bays from 7 to 8 but also locating 3 of them on the end of the building. The size of the building increases slightly (349 square feet), a tire storage facility is added and 2 additional parking spaces are provided. An additional waiver to allow concrete curbs instead of granite is also requested. 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 through July 14, 2015.

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

1. The proposed changes do not affect compliance with zoning.
2. Since the original site approval, an ANR plan has been endorsed which adjusts the lot lines. The plans submitted for endorsement should reflect the new lot lines.
3. The tire storage container is screened with a solid wall with siding to match the main part of the building. The height of the wall in relation to the storage container is not clear. Also, there is a gate to provide access to the container. It is labeled as a "gate with vinyl inserts." The actual design of the gate is not clear, and the Design Review Committee should review its design.
4. There is a reference to "Goodyear" on the Utility Plan, Sheet 7 regarding its projected sewer use. The reference should be changed.

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

August 5, 2015

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

RE: TRI VALLEY COMMONS SITE PLAN Modification
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 most recently on August 5th, to complete our review of the proposed site plan modification and building design changes for the Tri Valley Commons development. This letter serves as the Design Review Committee's recommendation for the Tri Valley Commons proposal for site plan modification.

Site and Building Elements - The proposed site plan modification presents changes to the plan, both to and around Building A, as follows:

- Capacity:** Building A was originally proposed as featuring 7 consecutive service bays in a line, all facing east. The proposed plan modification augments the building's capacity to 8 service bays; 5 remain facing the east, and 3 now on the end of the building facing north.
- Tire Storage:** In order to accommodate and create space for the outside storage of used tires the tenant has a need for a "stall" for a removable trailer which will be positioned at the northwest corner of Building A. The trailer will measure between 10' and 12' in height depending on the style used, and measure approximately 8' side x 22' long. A screening wall comprised of clapboard to match the existing west facade of building A will be instituted to block the trailer from view and will be contiguous with the building.
- Landscaping:** In an additional effort to block the outside tire storage facility, landscaping has been introduced. Opposite of the entrance to the trailer, on the north side of the adjacent parking area, a group of 3 canopy trees has been added with 5 rhododendrons below. Around the enclosure wall on the west side of Building A, a row of arborvitae will further screen the trailer.
- Parking:** The reconfiguration of garage bays allowed for the introduction of 2 additional parking spaces to the northeast side of Building A. These will be enclosed by a U-Shaped planting bed featuring small shrubs.

Medway Design Review Committee

DRC Comments/Recommendations

- Though the capacity has increased, the reconfiguration of the building, to no more than 5 bays on one side, has made Building A more compliant with the *Medway Design Review Guidelines*, as the perceived scale is more that of a Village. The original 7 bays in a line were less indigenous to the Village character.
- The clapboard screening wall as presented is 10' high. The DRC recommends that the screening wall be 12' in height in order to accommodate the larger style trailer which may be utilized. The applicant's representatives agreed to this change at the 8/5/15 DRC meeting.
- The gate for the trailer wall/enclosure had been discussed at the DRC meeting on 8/5/15 as increasing to 12' in height. After further review, the DRC recommends that this gate be 6' in height like the other trash enclosure gate on the property as 12' may be unwieldy and unnecessary. However, the DRC would like to see the lower gate be PVC/white fencing, not chain link with vinyl slats. The PVC fence style is much less industrial and therefore more in line with the Medway Design Review Guidelines.
- The planting area around the parking spaces, as well as the added trees and arborvitaes as shown on Sheet 10 of the drawings dated 7/14/15, and as reviewed at the 8/5/15 DRC meeting are both attractive and sufficient to screen the added structure. The DRC recommends instituting this landscape plan as proposed.

By incorporating these recommendations as discussed, the proposed modifications to the architecture and site design for Tri Valley Commons 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,



Matthew Buckley
Chairman



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

*Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew Hayes, P.E.
Richard Di Iulio*

DRAFT – August 4, 2015

Tri Valley Commons – 72 Main Street
MODIFICATION
SPECIAL PERMIT AND SITE PLAN DECISION
APPROVED with Conditions and Waivers

Decision Date: August 11, 2015

Name/Address of Applicant: Thurken Medway, LLC
P.O. Box 857
Newcastle, NH 03854

Name/Address of Owners: MECOBA Properties, Inc.
70 Main Street
Medway, MA 02053

Charles River Bank
70 Main Street
Medway, MA 02053

Engineer: Bohler Engineering
352 Turnpike Road
Southborough, MA 01772

Site Plan Dated: January 9, 2015, last revised July 14, 2015

Location: 72 Main Street
Medway, MA

Assessors' Reference: Map 40 – Parcel 51

Zoning District: Commercial I

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

I. BACKGROUND

A. Special Permit and Site Plan Approval – At its meeting on June 23, 2015, the Planning and Economic Development Board issued a special permit and site plan approval to Thurken Medway LLC to develop a 3 building shopping center at 72 Main Street. The associated site plan was endorsed by the Board on July 14, 2015. The decision and plan were recorded at the Norfolk County Registry of Deeds on July 22, 2015 in Book 3331 starting at page 333.

The originally proposed scope of work required a special permit from the Planning and Economic Development Board pursuant to the *Medway Zoning Bylaw* (dated June 3, 2015) Section 5.4 for the proposed shopping center and motor vehicle repair use. The proposed development also required *Major Site Plan Review* pursuant to Section 3.5.2 of the *Medway Zoning Bylaw*.

The approved development included the construction of three buildings:

- a 6,301 sq. ft. building for a retail tire and vehicle repair business (Building A)
- a 6,912 sq. ft. building to house a retail auto parts/supplies store (Building B)
- a 3,500 sq. ft. commercial building with as of right retail and service tenants to be determined (Building C)

and associated stormwater management facilities, parking, landscaping, lighting and site amenities.

B. Approval Not Required Plan – At its meeting on July 28, 2015, the Planning and Economic Development Board endorsed an Approval Not Required *Plan of Land* for 70 and 72 Main Street. The plan was dated July 24, 2015 and was prepared by Guerriere and Halnon of Milford, MA. This plan shows the splitting off of an 11,559 sq. ft. parcel from the property at 70 Main Street to be added to the property at 72 Main Street to expand the size of the overall development parcel for Tri Valley Commons from 197,632 sq. ft. to 209,216 sq. ft. and to divide that area into 3 parcels. The ANR *Plan of Land* will be recorded at the Norfolk County Registry of Deeds in conjunction with the revised special permit and site plan.

II. DESCRIPTION of MODIFIED PROJECT – The applicant seeks a modification to the previously approved special permit and major site plan to make a series of changes to the Tri Valley Commons center at 72 Main Street. The changes are prompted by a change in tenant in Building A as follows:

- increase the overall development parcel to 209,216 sq. ft.
- increase the footprint of Building A by 349 sq. ft.;
- increase the number of service bays for the vehicle repair/tire business in Building A from 7 to 8 which adjusts the orientation of 3 service bays and modifies the building's north and east elevations;
- include an outdoor used tire storage area with landscaped screening to be located adjacent to Building A at the back of the site;
- add two parking spaces and associated landscaped islands adjacent to Building A; and
- modify the curbing material for the perimeter of the entire parking lot area from granite to concrete.

• Add sprinkler 1, rate 2 64 R.

The applicant still plans to develop the site in two phases on two separate parcels. Lot 1 consists of an area of 64,257 sq. ft. and includes the construction of Buildings A, a 6,500 sq. ft. building for a retail tire and vehicle repair business and Building B, a 6,912 sq. ft. building to house a retail auto parts/supplies store. Lot 2 is 35,463 sq. ft. and includes the construction of a 3,500 sq. ft. commercial Building C with as of right retail and service tenants to be determined and a portion of the stormwater management facilities to serve the entire shopping center. Lot 3 is 109,496 sq. ft. and includes a large portion of the stormwater management facilities for the development and land for possible future development.

No changes in access to the development from Main ST/Route 109 are proposed.

The proposed revised *Tri Valley Commons Site Development Plan* is dated January 9, 2015, last revised July 14, 2015 and was prepared by Bohler Engineering of Southborough, MA. Building elevations were prepared by Landry Architects of Salem, NH.

III. PROCEDURAL HISTORY

- A. July 20, 2015 - Special permit and site plan modification application filed with the Medway Planning and Economic Development Board and the Medway Town Clerk.
- B. July 22, 2015 – Public hearing notice was filed with the Town Clerk and posted at the Town of Medway web site.
- C. July 29, 2015 – Proposed site plan modification distributed to Town boards, committees and departments for review and comment.
- D. July 31, 2015 - Public hearing notice mailed to abutters by certified sent mail.
- E. August 3, 2015 - Applicant meets with the Design Review Committee.
- F. July 28 and August 3, 2015 - Public hearing notice advertised in *Milford Daily News*.
- G. August 11, 2015 – Public hearing was opened and closed.

All members voting on this decision were present at all sessions of the public hearing.

IV. INDEX OF DOCUMENTS – The plans, reports, correspondence and documents specified below are contained in the Board’s project files for Tri Valley Commons and are hereby incorporated into this Decision by reference.

- A. Application Materials
 - Site Plan & Special Permit Modification application dated July 17, 2015
 - Supporting memorandum dated July 20, 2015 from John Kucich, P.E., of Bohler Engineering regarding the impact of the proposed changes on the previously approved stormwater management system.
 - Site Development Plans, Tri Valley Commons (16 sheets) dated January 9, 2015 last revised July 14, 2015 prepared by Bohler Engineering, Southborough, MA
 - Existing Conditions Plan, Tri Valley Commons (1 sheet) dated May 20, 2014 prepared by Guerriere and Halnon, Milford, MA

- Proposed Exterior Elevations for Tri Valley Commons (3 sheets), Retail Buildings A, B, and C, dated April 1, 2015, last revised July 15, 2015 prepared by Landry Architects, Portsmouth, NH;
 - Master Signage Plan, dated March 2, 2015, last revised July 17, 2015 prepared by Landry Architects, Portsmouth, NH;
 - Request for waiver from *Site Plan Rules and Regulations*, dated July 21, 2015
- B. Town’s Consultants Review Letters & Other Written Communication
- Plan review letter dated August 4, 2015 from Gino Carlucci, PGC Associates
- C. Supplemental Materials
- Approval Not Required *Plan of Land* dated July 24, 2015 prepared by Guerriere and Halnon of Milford, MA
- D. Written Communications from Town Staff, Boards/Committees
- Review comments from the Medway Design Review Committee dated 8-6-15
- E. Draft Decision
- Draft decision dated August 11, 2015, prepared by Susan Affleck-Childs, Planning and Economic Development Coordinator
- V. TESTIMONY** – The following individuals provided testimony or comments during the course of the public hearing. Those comments are reflected in the minutes of the Planning and Economic Development Board meetings during which the public hearing was held.

Professional Consultants’ Testimony during Public Hearings on behalf of the applicant:

- John Kucich, P.E., Bohler Engineering – Project engineer
- Richard Landry, Landry Associates – Project architect
- Richard Cornetta of Cornetta, Ficco & Simmler PC – Attorney for the applicant

Professional Consultants’ Testimony during Public Hearings on behalf of the Medway Planning and Economic Development Board:

- Sean Reardon, PE, Tetra Tech – Town of Medway Consulting Engineer
- Steven Bouley, Tetra Tech – Town of Medway Consulting Engineer
- Gino Carlucci, AICP, PGC Associates – Town of Medway Consulting Planner

Citizen and Abutter Testimony at Public Hearings

Other Testimony at Public Hearings

VI. FINDINGS - At its August 11, 2015 meeting, the Planning and Economic Development Board, on a motion made by _____ and seconded by _____, voted to affirm the previously approved FINDINGS as included in the June 23, 2015 special permit/site plan decision for Tri Valley Commons. The Board also finds that the proposed modifications to the decision and site plan do not detract from the previously approved Findings.

VII. VOTES OF THE BOARD

A. SPECIAL PERMIT - After reviewing the application and information gathered during the public hearing and review process including the plans, reports and correspondence provided by the applicant, consultants and various Town departments, the Medway Planning and Economic Development Board, at its meeting held on August 11, 2015 on a motion made by _____ and seconded by _____ voted by roll call to _____ a modification to the special use permit for 72 Main Street to allow for the construction of a three building shopping center including an eight bay vehicle repair service garage in Building A at 72 Main Street, pursuant to the Medway Zoning Bylaw Section 5.4 subject to the following Conditions.

<u>Planning & Economic Development Board Member</u>	<u>Vote</u>
Richard Di Iulio	
Matthew Hayes	
Andy Rodenhiser	
Robert Tucker	

B. SITE PLAN - After reviewing the application and information gathered during the public hearing and review process including the plans, reports and correspondence provided by the applicant, consultants and various Town departments, the Medway Planning and Economic Development Board, at its meeting held on August 11, 2015, on a motion made by _____ and seconded by _____ voted to _____ a substantial modification to the previously approved site plan for the Tri Valley Commons shopping center including the construction of landscaping, stormwater drainage facilities, driveways, parking and site amenities at 72 Main Street as shown on the Tri Valley Commons Site Plan, dated January 9, 2015, _____ prepared by Bohler Engineering of Southborough, MA and Landry Architects of Salem, NH, subject to the following Waivers and Conditions including further plan revisions as specified herein.

<u>Planning & Economic Development Board Member</u>	<u>Vote</u>
Richard Di Iulio	
Matthew Hayes	
Andy Rodenhiser	
Robert Tucker	

VIII. WAIVERS - The Planning and Economic Development Board acted on the request for an additional waiver the following provision of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002*. The Board's action and reasons for

acting on the waiver request are specified. The waiver is subject to the *Special and General Conditions of Approval*, which follow this section.

CONSTRUCTION STANDARDS – Site Plan Rules and Regulations

205 – 6, H. Vertical Granite Curb – The perimeter of the parking area shall be bound with vertical granite curb.

EXPLANATION – *The applicant seeks a waiver from this regulation to allow for the use of concrete curbing on the perimeter of the parking area within the site. Granite curbing will continue to be used for approximately 60 linear feet on each side of the driveway from the Main Street right-of-way into the site. The change to concrete curbing for the rest of the site will save approximately \$50,000, and will not detract from the aesthetic appeal of the site. Further, the entry area at Main Street will have the granite curbing which will hold up best for roadway maintenance and snow removal. Concrete curbing is commonly used in the community and is considered to be an acceptable alternative to granite.*

BOARD ACTION - *The Board concurs with the above noted explanation and grants this waiver.*
APPROVED – _____

NOTE – *All previously approved Requests for Waivers remain in effect.*

IX. SPECIFIC CONDITIONS – At its August 11, 2015 meeting, the Planning and Economic Development Board, on a motion made by _____ and seconded by _____ voted to approve the following SPECIFIC CONDITIONS included herein. The motion was approved unanimously.

This approval is subject to the following *Specific Conditions/Limitations*:

A. **Plan Revisions** – Subsequent to the expiration of the 20 day appeal period and within sixty days after the Board has filed its MODIFICATION Decision with the Town Clerk, the Tri Valley Commons site plan dated January 9, 2015, last revised July 14, 2015 shall be further revised to reflect all Conditions and required revisions, including those as specified below and submitted to the Board for review and approval. The revised site plan by Bohler Engineering shall be combined with the final Architectural Elevations and Master Signage Plan by Landry Architects and bound together to constitute the full and official Tri Valley Commons Site Plan. (*Said plan is hereinafter referred to as the Plan*). Upon approval, the Applicant shall provide a Mylar set of the revised Plan in its final form to the Board for signature/endorsement.

1. Cover Sheet
 - a. The additional waiver from the *Site Plan Rules and Regulations* that has been granted as specified herein shall be listed on the cover sheet of the Plan presented for endorsement.
 - b. The cover sheet shall prominently display a final plan revision date in the upper central portion of the sheet.
2. All sheets included in the final Plan set shall include an endorsement signature block for the Planning and Economic Development Board.

3. Pursuant to the Letter of Recommendation of the Design Review Committee dated _____, attached hereto and made a part hereof, the Plan shall be revised to include the recommended changes to _____.
 4. All relevant sheets of the modified site plan shall illustrate the new lot lines from the ANR plan dated July 24, 2015 by Guerriere and Halnon and endorsed by the PEDB on July 28, 2015.
- B. Prior to endorsement of the revised Tri Valley Commons plan, the applicant shall secure and provide to the Board an easement from the owner of Lot 3 authorizing the applicant to construct and use stormwater management facilities located on Lot 3 as shown on the Approval Not Required Plan of Land dated July 24, 2015, endorsed by the Board on July 28, 2015.
- C. Outside Storage Container
1. ~~The outside storage of used tires shall not accumulate above the top of the container~~
 2. The fencing to screen the container shall be at least 12 feet tall.
- D. All other Specific Conditions noted in the previously approved special permit decision dated June 23, 2015 shall remain in effect except for Item R which is hereby modified as follows:
- R. **Use of Premises** - Pursuant to the special permit for vehicle repair use, the vehicle repair use allowed on the premises in Building A is limited to eight (8) service/garage bays.
- X. **GENERAL CONDITIONS OF APPROVAL** - All other Specific Conditions noted in the previously approved special permit decision shall remain in effect.
- XI. **APPEAL** - Appeals if any, from this Decision shall be made to the court within twenty days of the date the Decision is filed with the Town Clerk.

###

57 East
60 North
No tires 5 feet
out side of 15 feet
from parking lot

Medway Planning & Economic Development Board:

AYE:

NAY:

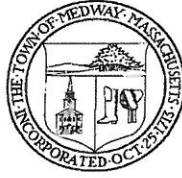
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ATTEST:

Susan E. Affleck-Childs
Planning & Economic Development Coordinator

Date

- COPIES TO:** Stephanie Bacon, Health Agent
Michael Boynton, Town Administrator
Matt Buckley, Design Review Committee
Tom Holder, Department of Public Services
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Jeff Lynch, Fire Chief
Jack Mee, Inspector of Buildings and Zoning Enforcement Officer
Stephanie Mercandetti, Community and Economic Development
Melanie Phillips, Treasurer/Collector
Jeff Watson, Police Department
Gino Carlucci, PGC Associates
Steven Bouley, Tetra Tech
Richard Landry, applicant
Richard Cornetta, attorney for the applicant
John Kucich, engineer for applicant



15 Fowler St.
Mr. Masterson

Concern:
- Privacy fence
entrance

August 11, 2015
Medway Planning & Economic Development Board
Meeting

The Haven Subdivision
Public Hearing Continuation

- Mullins Rule certification from Bob Tucker for 7-28-15 hearing
- Tetra Tech memo dated 8-6-15 – Payment in Lieu of Sidewalk construction
- Draft certificate of action/decision dated 8-6-15
- Prior certificate of approval/subdivision decision for The Haven dated 3-1-2005
- Revised subdivision plan dated 7-23-15 by Merrikin Engineering showing wetlands boundaries certified by the Conservation Commission

A draft decision is attached for your review. I emailed it to Rick Merrikin for his review. I also enclosed the previous subdivision decision from 2005. You will need to close the public hearing.

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

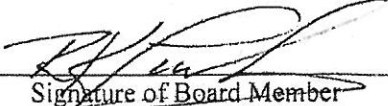
Note: This form can only be used for missing one single public hearing session.
This cannot be used for missing more than one hearing session.

I, ROBERT TUCKER (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of PLANNING & ECONOMIC DEV. BOARD
2. I missed a public hearing session on the matter of
The Haven Subdivision
which was held on JULY 08, 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 5TH day of AUG, 2015.


Signature of Board Member

Received as part of the record of the above matter:

Date: August 6, 2015

By: Susan E. Appledorn Ould

Position: Planning & Economic Development Coordinator



TETRA TECH

Sidewalk Estimate
The Haven
Medway, Massachusetts
August 6, 2015

Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Excavation	18	CY	\$30.00	\$540
HMA Top Course-Sidewalk	4	TON	\$110.00	\$440
HMA Binder Course-Sidewalk	5	TON	\$110.00	\$550
12" Gravel Borrow	16	CY	\$34.00	\$544
ADA Ramp	14	SY	\$77.00	\$1,078
Cape Cod Berm	79	FT	\$8.00	\$632
Loam	10	CY	\$45.00	\$450
Seed	57	SY	\$1.80	\$103
Subtotal				\$3,797
25% Contingency				\$949
Total				\$4,746

Notes:

- Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 8/2014 - 8/2015.
- Pricing based upon 79' of frontage for Lot 1 along Fisher Street as shown on Sheet 3 of the approved Subdivision Plans. Pricing includes 5 1/2' bituminous sidewalk at 3" depth, 6 1/2' grass strip and two (2) concrete ADA ramps all bounded by Cape Cod Berm.



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

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

Draft – August 4, 2015

CERTIFICATE OF ACTION
The Haven – A PERMANENT PRIVATE WAY
DEFINITIVE SUBDIVISION PLAN
(_____ with Waivers and Conditions)

Location: 13 and 15A Fisher Street
Assessors' Reference: Map 45 – Parcel 39 & 41, and a portion of Parcel 14 on Map 55
Parcel Size: 2.5 acres
Name/Address of Applicant: Louis J. Cheschi, Jr.
L & L Realty Trust
9 Hillside Avenue
Milford, MA 02757
Name/Address of Property Owner: Louis J. Cheschi, Jr.
L & L Realty Trust
9 Hillside Avenue
Milford, MA 02757
Engineer: Merrikin Engineering, LLP
730 Main Street
Millis, MA 02054
Land Surveyor: Colonial Engineering
P.O. Box 95
Medway, MA 02053
Plan: The Haven Definitive Subdivision Plan of Land
Dated: *Original Date* – November 4, 2003
Last revised – July 23, 2015
Zoning District: Agricultural Residential II
Street Name: Sorrento Lane

- I. PROJECT DESCRIPTION:** The applicant proposes to develop a 3-lot, private way residential subdivision on 2.5 acres of land located at 13 and 15A Fisher Street (*Medway Assessors Map 45 – Parcel 39 & 41, and a portion of Parcel 14 on Map 55*) in the Agricultural Residential II zoning district. The plan shows the division of land into three, single-family residential lots, a 1,300 Parcel A, and a separate road parcel for the construction of an approximately 275' long and 18' wide paved permanent private roadway to be known as Sorrento Lane. The project will include the installation of underground stormwater management facilities and connections to Town water. A private septic system for each house lot is needed. Fisher Street is a Medway Scenic Road, however, no disturbance or removal of stone walls or trees in the Town's right of way are planned.

The property is owned by L & L Realty Trust of Milford, MA. It is bounded on the east by Fisher Street and property owned by Masterson; on the south by property owned by Walsh and Long; on the west by land owned by Boston Edison and Biocchi; and on the north by property owned by Mulkerrin and Masterson.

- II. BACKGROUND:** On March 1, 2005, the Medway Planning Board issued a Certificate of Action to Louis Cheschi, Jr. of Milford, MA for The Haven Definitive Subdivision Plan dated _____, last revised _____. The plan was never presented to the Planning Board for endorsement. Construction never occurred. The applicant's representative contacted the Planning and Economic Development Board in early 2015 to reactivate the plan. They were informed that the approval had long expired, that the Board had adopted new *Subdivision Rules and Regulations* in April 2005, and that a new subdivision application and updated definitive subdivision plan would need to be submitted for full review and public hearing process.

III. PROCEDURAL SUMMARY:

1. On March 31, 2015 the Planning and Economic Development Board received an application for approval of *The Haven Definitive Subdivision Plan*, dated March 25, 2015 prepared Merrikin Engineering, LLC of Millis, MA.
2. On April 2, 2015, the Board informed various Town boards and departments, including the Board of Health, of the public hearing on the proposed *Haven Definitive Subdivision Plan*, provided copies of the plans and requested review comments.
3. Notice was posted with the Medway Town Clerk on March 31, 2015. The public hearing was duly noticed in the *Milford Daily News* on April 13 and 21, 2015. A public hearing notice was sent by *Certified Sent* mail on April 9, 2015 to abutters in Medway within 300 feet of the subject property and to parties of interest.
4. On April 28, 2015, the Board commenced a public hearing on proposed plan. The public hearing was continued to June 9, July 14, July 28 and August 11, 2015 when it was closed.
5. During the course of the public hearing, the applicant submitted two revisions to The Haven Definitive Subdivision Plan; the first revision was dated July 8, 2015 and the second plan revision was dated July 23, 2015.

6. At its July 14, 2015 meeting, the Planning and Economic Development Board approved the applicant's request to extend the deadline for the Board to act on The Haven Definitive Subdivision Plan from to August 31, 2015.

IV. PUBLIC HEARING SUMMARY: The public hearing and the Board's review of *The Haven Definitive Subdivision Plan* were conducted over the course of five Planning and Economic Development Board meetings during which substantive information was presented and evaluated. The plan and its submitted revisions were reviewed for compliance with the *Subdivision Rules and Regulations* dated April 26, 2005 which were in effect at the time the applicant submitted the definitive subdivision plan to the Board in March 2015.

Specified below is a list of plan documents and support materials, public comments, consultant and town departmental board review documents, and supplemental information which have been provided by the Applicant or placed on the record by the Planning and Economic Development Board. All information is on file in the Medway Planning and Economic Development office and is available for public review (except for confidential communications from Town Counsel).

The Haven Definitive Subdivision Plan Application Materials

Form C – Definitive Plan Application – received March 31, 2015
Form D – Designer's Certificate (with deed) – received March 31, 2015
Form F – Development Impact Report – received March 31, 2015
Collection of deeds, etc. to document property ownership
Street Naming Application for Sorrento Lane as approved October 18, 2004

The Haven Definitive Subdivision Plan – Merrikin Engineering, LLC

Original Date - November 4, 2003, revised March 25, 2015 for submittal
Revised – July 8, 2015
Revised – July 23, 2015

Request for Waivers from Subdivision Rules and Regulations – Prepared by Merrikin Engineering, dated March 25, 2015

Town Engineering Consultant Reviews – Sean Reardon, P.E. Tetra Tech

April 23, 2015
July 22, 2015

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

April 21, 2015
July 21, 2015

Supplemental Information Provided by Applicant's Consultants

Letter from Daniel Merrikin, Merrikin Engineering, dated July 10, 2015 in response to review comments from Tetra Tech dated April 23, 2015 and from PGC Associates dated April 21, 2015.

Supplemental Information Entered into the Record by the Medway Planning and Economic Development Board

Mullins Rule certification from Robert Tucker for the July 28, 2015 PEDB meeting.

Certificate of Action – The Haven Definitive Subdivision Plan, March 1, 2005

Citizen/Resident Letters

Email communication dated May 1, 2015 from Mark Biocchi

Citizen/Resident Testimony at Hearings - None

Professional Testimony

Gino Carlucci, AICP, PGC Associates, Inc. – Franklin, MA
Sean Reardon P.E., and Steve Bouley of Tetra Tech – Framingham, MA
Dan Merrikin, P.E. Merrikin Engineering, LLC – Millis, MA

Medway Departmental/Board Review Comments

Fire Chief Jeff Lynch – email dated June 15, 2015

V. ACTION ON REQUEST FOR WAIVERS OF SUBDIVISION RULES & REGULATIONS –

The Applicant has requested and the Board has identified needed waivers from the following sections of the *Subdivision Rules and Regulations*, dated April 26, 2005.

SECTION 5.6.3 Standards for Preparation of Definitive Subdivision Plan – All existing and proposed elevations shall refer to the North American Vertical Datum of 1988 (NAVD88).

FINDINGS – The applicant has requested that the NVGD29 datum be used for this project instead of the specified NAVD88. They note that the subdivision plan previously approved by the Board in 2005 was based on the NGVD29 datum as the Board found that the use of NVGD29 was not detrimental to the Town’s interests. The applicant argues that adjusting the plan to the NAVD88 datum seems unnecessary. To ensure that there is no confusion on the plans, the plans have been labeled to show all benchmarks as being the NVGD 29 datum and notes have been added to all sheets.

SECTION 5.7.36 The subdivision plan shall show house footprints at forty feet (40’) by eighty feet (80’).

FINDINGS – The applicant has requested a waiver to allow for smaller house footprints than the standard 40’ by 80’ size. Due to zoning and wetland setback limitations, houses with a 40’ by 80’ footprint will not fit on Lots 2 and 3. Instead, the house footprint for Lot 2 is 30’ by 54’. The house footprint for Lot 3 is 30’ by 64’.

SECTION 7.7.2 e) Stormwater Management – Watershed Analysis. In a residential subdivision, the analysis shall assume a minimum forty foot (40’) by eighty foot (80’) building footprint and a paved driveway for each lot.

FINDINGS – The applicant has requested a waiver to allow for the stormwater management watershed analysis to be based on a house footprint smaller than the standard 40’ by 80’. This is due to the reality that the houses on Lots 2 and 3 will be smaller than the regulations anticipate due to setback limitations per the Zoning Bylaw and resulting from the configuration of wetlands on Lots 2 and 3. This will provide for a more realistic stormwater calculation as only the area to truly be impervious will be considered instead of including land area on which nothing could ever be

constructed. The engineer included an extra 1,000 sq. ft. of impervious coverage in the stormwater calculations for Lot 2 to account for incidentals such as driveways, walkways, and patios. The engineer included an extra 750 sq. ft. of impervious coverage in the stormwater calculations for Lot 3 for incidentals.

SECTION 7.9.5 a) Grade – The minimum centerline grade of any street shall not be less than 2%.

FINDINGS – The applicant has proposed a 1% centerline grade instead of 2%. The steeper 2% grade would either require crating a low spot in the middle of the road or would require lowering the road below existing grade at the turnaround which in turn, would necessitate lowering the stormwater infiltration system. The applicant believes a consistent 1% grade will result in lesser future roadway maintenance. The Town’s engineering consultant does not object to the waiver as the reduced grade will not negatively affect capturing stormwater and will require less earthwork/stockpiling materials adjacent to nearby wetlands.

SECTION 7.10.1 Curbs and Berms – Vertical granite curbing shall be installed at intersection roundings and cul-de-sac entrances.



FINDINGS – The applicant has proposed to NOT install granite curbing at the intersection roundings of Sorrento Lane with Fisher Street but to use Cape Cod berm instead. Cape Cod berm will blend better with the character of Fisher Street, a Medway Scenic Road and is also more resistant to snow plow damage than vertical granite curbing. The traffic volume on this permanent private roadway with only 3 houses is expected to be very low.

SECTION 7.10.2 Curbs and Berms – Hot Mix Asphalt Cape Cod Berm shall be provided the full length of all streets along each side of a permanent private way.

FINDINGS – The applicant has requested to NOT install any curbing along Sorrento Lane. This is due to the Fire Chief’s request that the roadway be increased from 18’ to 20’ wide. There is no curbing on Fisher Street.

SECTION 7.21.1 Street Lights – It shall be the responsibility of the developer to install street lighting within the subdivision at the entrance to the subdivision, at all intersections within the subdivision, sharp turns or other areas where the Traffic Safety Officer deems they are needed for public safety.

FINDINGS – The applicant proposes to not install any street lights in the subdivision. The Police Department’s Traffic Safety Officer has not asked for them. The proposed street is very short (only 275’ in length) and straight, so the existing street lighting on Fisher Street should be sufficient for vehicles entering and exiting the subdivision. Instead, the applicant has agreed to install residential light poles at the end of each driveway near the street.

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 applicant has agreed to install residential light poles at the end of each driveway near the subdivision street (Sorrento Lane).
4. Payment in lieu of sidewalk construction . . .

ACTION ON WAIVER FINDINGS - At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on August 11, 2015, a motion was made by _____ and seconded by _____ to _____ the above noted Waiver Findings. The motion was _____ by a vote of ___ in favor () and ___ opposed ().

ACTION ON MITIGATION PLAN - At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on August 11, 2015, a motion was made by _____ and seconded by _____ to _____ approve the above noted Mitigation Plan. The motion was _____ by a by a vote of ___ in favor () and ___ opposed ().

ACTION ON WAIVERS – At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on October 23, 2012, a motion was made by _____ and seconded by _____ to _____ the above noted waivers from the *Subdivision Rules and Regulations*. The motion was _____ by a vote of ___ in favor () and ___ opposed ().

VI. 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 August 11, 2015 a motion was made by _____ and seconded by _____ to _____ the Project Evaluation Findings noted below. The motion _____ by a vote of ___ in favor () and ___ opposed ().

- 5.16.1 Completeness and technical accuracy of all submissions.

FINDINGS – The Planning and Economic Development Board finds that the submission documents 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, as conditioned, the proposed street pattern within the new subdivision is safe and convenient, and extension is not feasible. The proposed new roadway within the subdivision is comparable to other recently-approved permanent private subdivision roadways that have been found to be safe and convenient.

- 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 are adequate. Erosion controls will be in place during construction.

- 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 of the site will be protected through an Order of Conditions from the Conservation Commission. Stormwater management has been adequately addressed. There will be an increase of only three single-family houses 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 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. The Fire and Police departments were afforded an opportunity comment on the plans. The fact that no comments were received is taken as an acceptance of the plan as submitted.

- 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 Bylaw, 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 the infrastructure proposed is adequate for the new development and the impacts of the subdivision have been mitigated to a reasonable extent. Reasonable waivers have been granted herein with good cause.

VII. DECISION – At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on August 11, 2015, a motion was made by _____ and seconded by _____ to _____ **The Haven Definitive Subdivision Plan**, prepared by Merrikin Engineering LLP dated November 4, 2003, last revised July 23, 2015 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 5.6.3 - Standards for Preparation of Definitive Subdivision Plan

SECTION 5.7.36 – Size of House Footprints

SECTION 7.7.2 e) Stormwater Management – Watershed Analysis.

SECTION 7.9.5 a) Grade

SECTION 7.10.1 Curbs and Berms

SECTION 7.10.2 Curbs and Berms

SECTION 7.21 Street Lights

The motion was _____ by a vote of ____ in favor () and ____ opposed ().

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.

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

A. Specific Conditions

1. This subdivision is authorized for no more than three residential house lots. As a permanent condition of the approval of this plan, no further subdivision of the property beyond these three lots is 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. Prior to plan endorsement, the plans dated July 23, 2015 shall be further revised to include the following references:
 - The cover sheet shall include a final revision date.
 - A note shall be added to all plan sheets indicating that the plan is subject to this Certificate of Action which shall be recorded with the Plan at the Norfolk County Registry of Deeds.
 -
4. *Ownership of Sorrento Lane* – Sorrento Lane as depicted on this subdivision plan 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 Haven Homeowners Association to be comprised of the owners of Lots 1, 2 and 3 to own the roadway parcel. The Association shall ultimately be responsible for maintaining the private roadway parcel including but not limited to snowplowing and sanding. The Association shall

- also maintain and operate the stormwater detention/infiltration system and related infrastructure located within the roadway right of way.
5. *The Haven Homeowners Association* - Prior to plan endorsement, the Applicant shall provide a proposed Articles of Association or Incorporation establishing The Haven 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, 2 & 3, management responsibilities, procedures for voting and fee assessment, and for the ownership and financial responsibility for the on-going maintenance, upkeep and repair of Sorrento Lane including but not limited to snowplowing and sanding and the stormwater management system. The document shall specify that the costs shall be divided equitably among the members.
 5. The Applicant shall specifically reserve to itself ownership of the fee in Sorrento 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 roadway and the drainage easements to The Haven Homeowners Association prior to the sale of the last lot.
 6. 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 requiring changes to the definitive subdivision plan 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.
 7. *Declaration of Protective Covenants & Restrictions and Private Roadway Maintenance Agreement Governing The Haven Subdivision* – The future owners of Lots 1, 2 and 3 are subject to the *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing The Haven 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 Haven 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 Haven Subdivision* shall include language regarding 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.
 8. *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 Sorrento Lane is a private way, not ever to be owned by the Town of Medway. The deed shall refer to the definitive subdivision plan. The deed shall refer to the *Declaration of Protective Covenants & Restrictions and the Private Roadway Maintenance Agreement Governing The Haven Subdivision*.

9. *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 Sorrento Lane and all drainage easements shown on the plan to The Haven Homeowner’s Association for review, comment, amendment and approval by Town Counsel.
10. *Parcel A Deed* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with a copy of the proposed deed to convey Parcel A to the abutting property owner at 15 Fisher Street for review, comments, amendment and approval by Town Counsel. The deed conveying Parcel A shall clearly state that the new owner of Parcel A has no ownership right in or responsibility for Sorrento Lane.
11. *Document/Plan Recording* – Within thirty days of recording with the Norfolk County Registry of Deeds the endorsed definitive subdivision plan, the *Subdivision Covenant, the Declaration of Protective Covenants and Restrictions and Private Roadway agreement Governing The Haven subdivision*, and any articles of association establishing The Haven Homeowners Association, 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.
12. *Sidewalk Construction* – Section 7.13.3 of the *Subdivision Rules and Regulations* requires that an applicant provide sidewalks along the entire frontage of the subdivision parcel along existing Town ways. In instances where sidewalk construction is not feasible or practical, an applicant shall make a payment in lieu of sidewalk construction to the Town of Medway, in an amount to be determined by the Board as advised by the Town’s consulting engineer. In lieu of constructing approximately 100 linear feet of curbed sidewalk along the west side of Fisher Street along the frontage of Lot 1, the applicant agrees to provide funding to the Town of Medway, within one year of plan endorsement, in an amount of \$ _____ as estimated by Tetra Tech, the Town’s consulting engineer, based on the most recent average statement price published by the Massachusetts Department of Transportation for sidewalk construction (based on 100’ of a 5½’ wide asphalt sidewalk, a 6½’ grass strip, two concrete cement wheelchair ramps and berm), said funds to be used by the Town of Medway for sidewalk construction.
13. *Maintenance Responsibility During Construction* – The Applicant shall provide for snow plowing, sanding and full maintenance of Sorrento Lane and all related stormwater management infrastructure throughout the entire construction process until the roadway is determined to be complete by the Board and is subsequently conveyed to The Haven Homeowners Association.
14. *Real Estate Taxes* – Prior to any construction activity on site, the Applicant shall pay all outstanding real estate taxes due the Town of Medway and shall provide proof of such payment to the Planning and Economic Development Board.

B. General Conditions

1. *Expiration of Appeal Period* – Prior to endorsement of the definitive subdivision plan, the Planning and Economic Development Board must receive the statutory notification of the expiration of the twenty day appeal period from the Town Clerk’s office.

2. *Payment of Balance of Fees/Taxes* – Prior to plan 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, fees or taxes due the Town of Medway. Proof is required from the Medway Town Treasurer/Collector that all real estate taxes are current for all property owned in Medway by the applicant.~~
3. *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 years of the date of plan endorsement. The Subdivision Covenant shall apply to lots 1, 2 and 3 as shown on the plan.
4. *Subdivision Surety* – 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 subdivision surety in compliance with General Laws chapter 41 §81U and the Board’s *Subdivision Rules and Regulations*. Prior to the Planning and Economic Development Board’s approval of the *Release of Covenant* for any house lot, the Applicant shall provide suitable performance security to 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 surety amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town’s Consulting Engineer. The applicant shall also enter into a surety agreement with the Planning and Economic Development Board as provided in the *Subdivision Rules and Regulations*. Any company providing the surety shall be acceptable to the Medway Treasurer/Collector. No release of Covenant will be authorized unless all items specified in Section 6.6.3 of the *Subdivision Rules and Regulations* are fully completed to the satisfaction of the Planning and Economic Development Board.
5. *Order of Conditions* – Prior to plan 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 subdivision 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 subdivision 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 and acceptable to the applicant. 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 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.
6. *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 and other utilities are completed and the as-built plan has been reviewed and determined to be satisfactory for filing with the Town.
 7. Within thirty days of plan endorsement, the Applicant shall provide the Town with a set of the approved endorsed plans in full size format. The Applicant shall also provide the approved plans 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.
 8. *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 Medway Conservation Agent, 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 DEP shall be provided to the Town.
 9. *Proof of Taxes Paid* – Prior to the Planning and Economic Development Board’s approval of the *Release of Covenant* for the first building lot, proof is required from the Medway Town Treasurer/Collector that all real estate taxes and other municipal fees and charges are current for the property included in this subdivision.
 10. *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.
 11. *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 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.

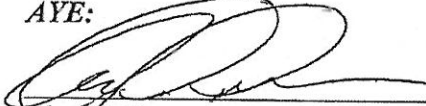
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**THE HAVEN DEFINITIVE SUBDIVISION PLAN
CERTIFICATE OF PLANNING BOARD ACTION**

Date of Action by the Medway Planning Board: March 1, 2005

AYE:

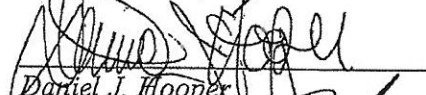
NAY:



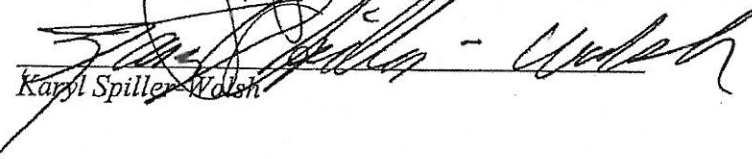
Alan DeToma



Matthew J. Hayes



Daniel J. Hooper



Karyl Spiller Walsh

Date Signed: March 1, 2005

Attest: Susan E. Affleck-Childs
Susan E. Affleck-Childs, Planning Board Assistant
Notary Public

March 1, 2005
Date

Date Filed with the Town Clerk:

- Copies To:** Louis J. Cheschi, Jr.
Rick Merrikin, Merrikin Engineering
Greg Balukonis, Town Administrator
Susan Bouchard, Disability Commission
David D'Amico, Public Services
Ron Dolloff, Tree Warden
Bill Fisher, Board of Health
Mark Flaherty, Water/Sewer Board
Britt Hall, Assessors
Richard Maciolek, Town Counsel
Marjorie Sanford, Acting Treasurer/Collector
Robert Speroni, Inspector of Buildings
Dave Travalini, Conservation Commission
Wayne Vinton, Fire Chief
Jeffrey Watson, Police Safety Officer
Maryjane White, Town Clerk
Gino Carlucci, PGC Associates
Mark Louro, VHB Engineering



January 26, 2005

Vanasse Hangen Brustlin, Inc.

Ref: 09056.03

Mr. Daniel Hooper
Chairman – Medway Planning Board
Town of Medway
155 Village Street
Medway, MA 02053

Re: The Haven
Definitive Subdivision Plan

Dear Mr. Hooper:

Vanasse Hangen Brustlin, Inc. (VHB) has reviewed the Definitive Subdivision Plan for The Haven, submitted by Louis J. Cheschi, Jr., prepared by Merrikin Engineering, dated November 4, 2003, revised December 23, 2004, revised January 21, 2005, and the Drainage Study prepared by Merrikin Engineering Co., dated December 8, 2003, revised January 21, 2005. VHB reviewed the submittal for conformance with the Town of Medway Planning Board Rules and Regulations for the Review and Approval of Land Subdivisions dated October 13, 1999, amended April 25, 2000 and Town of Medway Zoning Bylaw and VHB's letter dated December 29, 2004. The following comments note nonconformance with the regulations and questions on the proposed design.

Planning Board Rules and Regulations

3.3.2 Contents

- Profile on sheet 4 refers to NGVD 1929. The regulations require the plan to be based on NAVD 88. **Waiver requested.**
- 3.3.2.16 The proposed road profiles must extend to the outer layout line of cul-de-sac across Fisher Street to the outer layout line. All proposed driveways and sidewalks must be shown. At least 2 benchmarks must be shown on each plan and profiles sheet. The Base Flood Elevation is listed as 109.0 on the profile and 209.0 on the plan view of sheet 4. The elevations should refer to the 1988 NAVD, not the 1929 NGVD. *Not addressed, at least 2 benchmarks must be provided on each plan and profile sheet. A waiver has been requested to refer to 1929 NGVD. The proposed profile must be amended to include grades, vertical curves and related alignment data in accordance with the regulations. Not addressed, an angle point is created at Fisher Street, a vertical curve is required and the profile must be labeled to show all proposed grades. Since an actual elevation is not provided at the Fisher Street gutter, it is difficult to determine the proposed grade from Fisher Street. The applicant's engineer has responded by indicating that there are no proposed grade changes yet the proposed profile varies from 0.7 feet above to 0.44 feet below the existing ground. Comment Addressed.*

101 Walnut Street
Post Office Box 9151
Watertown, Massachusetts 02471-9151
617.924.1770 • FAX 617.924.2286
email: info@vhb.com
www.vhb.com

- 3.3.2.17 Proposed topography must extend to abutting properties as it affects the runoff characteristics and drainage design for the site. *Not Addressed. Proposed topography must be provided on the house lots to ensure the proposed runoff characteristics agree with the assumptions made in the drainage design. The topography proposed near the infiltration system exceeds the maximum slope allowed in the regulations – 3:1. Proposed grades must be provided within the hammerhead to ensure all runoff will flow to the proposed catch basins and there will be no puddles. Not addressed, waiver requested. Waiver must be noted on cover sheet. If allowed, the proposed 2:1 slope will require some slope stabilization fabric to prevent erosion. VHB is concerned that altering grades within 5 feet of the property line will result in runoff onto the abutting property that does not occur today. The waiver request should demonstrate that runoff directed across the property line matches the pre-existing condition. Grading revised, comment Addressed.*
- 3.3.2.24 Traffic control signs have not been proposed. Minimally, a stop sign and stop line must be proposed. The applicant must coordinate with the traffic safety officer to find out if other signs are required.

3.3.2.25 Street lighting has not been proposed on this plan. A waiver has been requested.

3.3.4 to 3.3.5 Review by other Departments

Have any other town departments commented on this submittal?

4.2.1

4.2.2 Alignment

4.2.4.3 A vertical curve may be required to transition the proposed profile to Fisher Street. The applicant must extend the profile to the layout on the opposite side of Fisher Street to ensure adequate grading at the intersection. *Not Addressed. There is an angle point created at Fisher Street which requires a vertical curve. See 3.3.2.16. Comment Addressed.*

4.2.5 Dead-End Streets

4.2.5.2 The Current design of Sorrento Lane doesn't show a conforming cul-de-sac, but rather a hammer head turn around. The applicant must request a waiver from the regulations with justification for the request. *Waiver requested.*

4.4 DRAINAGE AND RUNOFF

The drainage system has been completely redesigned and reanalyzed for this submittal. This review is not simply a follow-up review but in fact a complete technical review of a newly design system. The related comments are as follows.

6. The water quality swale and the catchbasins must be protected from erosion and siltation during construction and until vegetative cover is established. The BMP's used to provide



- this protection shall be identified on the plans and in the Drainage Calculations. **Comment Addressed.**
13. The contours proposed at the toe of slope may have an impact on the adjacent property and the floodplain. The grading along the property line is too steep and does not conform to the regulations. Regrading within 20 feet of the property should be avoided so as not to increase runoff to abutting properties. **Plan has been revised – Comment Addressed.**
 15. A detail of the pipe outlet and rip rap outlet protection must be provided. **Detail Revised – Comment Addressed.**
 22. The Operations and Maintenance plan and the TSS removal calculations must include pavement sweeping. The addition of pavement sweeping will improve the TSS removal to 85%. The Operation and Maintenance plan must be included on the final plans and should be amended to include street sweeping. **Drainage Calculations Revised - Comment Addressed.**
 24. A tributary area plan for each catchbasin along with the rational calculations must be provided per section 4.4.2.4. **A separate tributary area plan for the rational calculations not provided – checked calculations using hydrologic information – Comment Addressed.**
 25. The reinforced concrete pipe shall be class IV per section 4.4.5. The plans should be labeled accordingly. **Comment Addressed.**
 27. The catch basin frame and grate shall be LeBaron Foundry model LF-248-2 per section 4.4.5. **Comment Addressed.**
 28. The Drainage Report shows an increase in the peak discharge rate for the 2-year storm event. **Grading and infiltration system size revised – Comment Addressed – No Waiver requested.**

4.6 Easements

Monuments

Bounds must be proposed at all easement corners, angle points, intersections with property lines and points of curvature. *Not addressed.* **Comment Addressed.**

4.8 Street Lights

No proposed street lights are shown on plan. A waiver has been requested.

General Comments

8. *On lot 2 the proposed septic system is located under the proposed driveway. I don't believe this is allowed by the Board of Health. The applicant should obtain correspondence from the Board of Health to address this matter.* **Plan revised – comment addressed.**

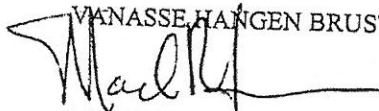


Mr. Daniel Hooper
Project No.: 09056.03
January 26, 2005
Page 4

The latest submittal addresses all of VHB's comments except for the comment on section 3.3.2.24. This comment can be addressed prior to endorsement. Please call if you have any questions or require additional information.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.



Mark R. Louro, P.E.
Project Manager

Cc: Rick Merrikin, Merrikin Engineering (fax)



THE HAVEN A PRIVATE WAY DEFINITIVE SUBDIVISION PLAN

NOV. 4, 2003

LATEST REVISION: July 23, 2015

TABLE OF COMMENTS

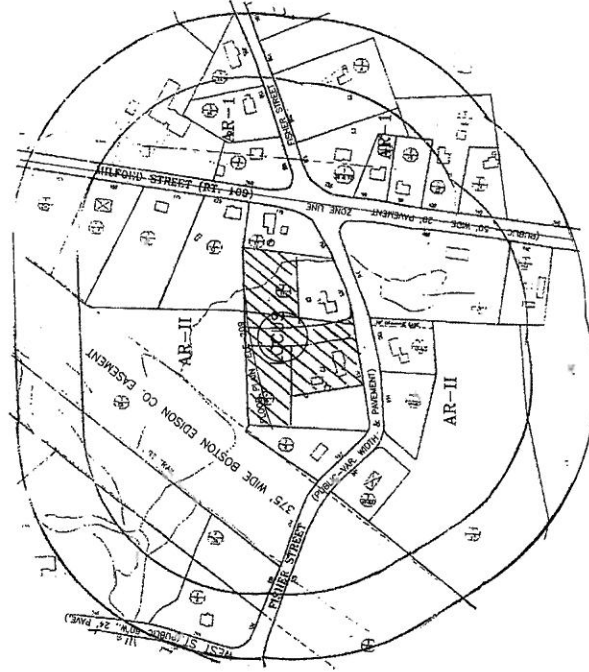
1. COVER SHEET
2. LEGEND SHEET
3. EXISTING UTILITIES
4. EXISTING CONDITIONS SHEET
5. GRADING SHEET
6. DRAINAGE AND IRRIGATION PLAN
7. PROFILE SHEET
8. DETAIL SHEET
9. DETAIL SHEET

MARKERS:

1. SECTION 6.9.2 - TO ALLOW USE OF NYSD 29 ELEVATION
2. SECTION 7.7.2.E - TO ALLOW REDUCED HOUSE FOOTPRINT
3. SECTION 7.7.2.E - TO ALLOW REDUCED HOUSE FOOTPRINT
4. SECTION 7.10.1 - TO ALLOW NO CURB OR BERM AT THE
5. SECTION 7.10.1 - TO ALLOW NO CURB OR BERM AT THE
6. SECTION 7.21 - TO ALLOW EXCLUSION OF STREET LIGHTING

NOTE:

REFERENCE IS MADE TO THE DECLARATION OF PROTECTIVE AGREEMENT CONCERNING THE HAVEN WHICH IS PART OF THE APPROVAL OF THIS SUBDIVISION.



SCALE: 1" = 200'

PREPARED BY:
COLONIAL ENGINEERING
11 AWL STREET
MEDWAY, MA

MERRIKIN ENGINEERING, LLP
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PREPARED FOR:
LOUIS J. CHESCHI, JR.
9 HILLSIDE AVE.
MILFORD, MA 01757



For Registry Use
 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERED LAND SURVEYORS OF THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR
 I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE PROFESSIONAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR
 ZONING DISTRICT: AR DISTRICT II
 ASSESSOR'S PARCELS: 45-039 & 45-041
 AND PORTION OF 55-014

OWNER: LOUIS J. CHESCHI, JR.
 L & L REALTY TRUST
 9 HILLSIDE AVE.
 MILFORD, MA

AGENCIE: LOUIS J. CHESCHI, JR.
 L & L REALTY TRUST
 9 HILLSIDE AVE.
 MILFORD, MA

INDICATES BOUND TO BE SET APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT FURNISHED BY AND TO BE RECORDED HEREWITH.

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

DATE APPROVED: _____
 DATE ENDORSED: _____
 TOWN CLERK: _____
 PLANNING BOARD-TOWN OF MILFORD

LEGEND

Table with columns for EXISTING and PROPOSED. Rows include CONTOUR, DRAIN PIPE, DRAIN MANHOLE, WATER MAIN, etc.

AREA CALCULATIONS:

- 1. TOTAL AREA 3,07,245 S.F.
2. NUMBER OF LOTS 86,425 S.F.
3. TOTAL AREA OF LOTS 2,200 S.F.
4. TOTAL AREA, PARCEL A 1,200 S.F.
5. TOTAL AREA, PARCEL B 1,072,455 S.F.
6. TOTAL OF LINES 2-5 1,072,455 S.F.

PLAN REFERENCES:

- 1. PLAN OF LAND IN MEDWAY, MA DATED NOV. 9, 2002 BY DESMONDE & ASSOCIATES.
2. PLAN OF LAND IN MEDWAY, MA DATED JULY 1, 2002 BY DESMONDE & ASSOCIATES.

PARCEL A NOTE:

1. PARCEL A TO BE DEED TO WELLAU T. MASTROIAN WHEN THE EXISTING CONCRETE DRIVEWAY IS REMOVED AND RECORDED. AN ACCESS AND UTILITY EASEMENT SHALL ALSO BE GRANTED TO WELLAU T. MASTROIAN OVER THE FOREMANST PRIVATE WAY.

NOTE:

REFERENCE IS MADE TO THE NOTIFICATION OF PROTECTIVE COVENANTS AND RESTRICTIONS AND AGREEMENT CONCERNING THE HAVEN WHICH IS PART OF THE APPROVAL OF THIS SUBDIVISION.

OBSTRUCTION & MAINTENANCE PLAN

IN ORDER TO MAINTAIN THE CONTINUED PERFORMANCE OF THE STORMWATER MANAGEMENT BASIN PROVIDED FOR THIS PROJECT, THE OWNER OF THE SITE SHALL BE RESPONSIBLE FOR PERFORMING THE OPERATION AND MAINTENANCE PLAN AND THE FOLLOWING WORK:

- 1. DEEP SOME COLOR MARKERS SHALL BE INSTALLED AND ALL SEDIMENTS AND DEBRIS REMOVED THROUGH REGULAR OBSERVATIONS. THE OBSERVATIONS SHALL DETERMINE THROUGH REGULAR OBSERVATIONS THAT THE SEDIMENTATION IS NOT EXCEEDING 3 INCHES. IF THE OBSERVATIONS INDICATE THAT THE SEDIMENTATION IS EXCEEDING 3 INCHES, THE OWNER SHALL BE RESPONSIBLE FOR REMOVING THE EXCESS SEDIMENTATION. THE SEDIMENTATION SHALL BE REMOVED BY HAND OR BY MEANS OF A SHARP CATCH BASIN CLEANING SCOURER LESS THAN FOUR INCHES IN DEPTH. THE SEDIMENTATION SHALL BE REMOVED BY HAND OR BY MEANS OF A SHARP CATCH BASIN CLEANING SCOURER LESS THAN FOUR INCHES IN DEPTH. THE SEDIMENTATION SHALL BE REMOVED BY HAND OR BY MEANS OF A SHARP CATCH BASIN CLEANING SCOURER LESS THAN FOUR INCHES IN DEPTH.

GENERAL NOTES:

- 1. EXISTING CONDITIONS INFORMATION BY COLONIAL ENGINEERING.
2. PERIMETER SURVEY BY COLONIAL ENGINEERING.
3. WETLAND FLAGS BY MUNICIPAL ENGINEERING SERVICES, INC.
4. WETLAND FLAGS LOCATED BY COLONIAL ENGINEERING.
5. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS FROM THE TOWN OF MEDWAY. THE UTILITIES SHOWN ARE FOR INFORMATION ONLY AND THE DEVELOPER SHALL BE RESPONSIBLE FOR FIELD VERIFICATION PRIOR TO CONSTRUCTION OF WORK.

CONSTRUCTION NOTES:

- 1. EXCAVATION SHALL BE PROTECTED FROM THE TOWN OF MEDWAY.
2. THE DEVELOPER SHALL OBTAIN A STREET CLOSURE PERMIT FROM THE TOWN OF MEDWAY.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME SIGNS AND STOP SIGNS IN ACCORDANCE WITH MEDWAY DPZ STANDARD REQUIREMENTS.
4. DETAILS HAVE BEEN PROVIDED ON THE LAST SHEETS OF THIS PLAN SETS. MOST OF THE DETAILS WORKS TYPICAL DETAILS FOR ROADWAY THROUGH THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS. THE STANDARD DETAILS INCLUDED HEREIN REFER FROM THE TOWN OF MEDWAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE STANDARD DETAILS FROM THE TOWN OF MEDWAY.
5. WHERE SPECIFIED, CURBS SHALL BE ENRIKORRE CONCRETE MOVED CAPE COB BERMS IN CONFORMANCE WITH TOWN OF MEDWAY STANDARDS.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNDERGROUND ELECTRICAL SYSTEMS WITHIN THE ROADWAY RIGHT-OF-WAY. DESIGN SHALL INCLUDE THE APPROPRIATE EXHIBIT RIGID AND JUNCTION BOX LOCATIONS.
7. ELEVATION DATUM IS MGD 1928.
8. EXISTING UTILITY SHALL BE PLANTED AS SHOWN ON THE PROFILE SHEET. STREET TREES SHALL BE PLANTED AS SHOWN ON THE PROFILE SHEET. STREET TREES SHALL BE PLANTED AS SHOWN ON THE PROFILE SHEET. STREET TREES SHALL BE PLANTED AS SHOWN ON THE PROFILE SHEET. STREET TREES SHALL BE PLANTED AS SHOWN ON THE PROFILE SHEET.



DATE: NOV. 4, 2003

DEFINITIVE SUBDIVISION PLAN OF LAND IN MEDWAY, MA. COLONIAL ENGINEERING, INC. 11 AUL ST., MEDWAY, MA. MERRIKIN ENGINEERING, LLP. CONSULTING ENGINEERS 730 MAIN STREET, SUITE 2C MILLIS, MA 02054. SHEET 2 OF 10. 560-01. Scale 1" = 40 ft.

NOTES:

1. REFERENCE IS MADE TO THE "DECLARATION OF INTERESTS, COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY MAINTENANCE AGREEMENT" SUBMITTING THE "HAVEN" WHICH IS PART OF THE APPROVAL OF THIS SUBDIVISION.



For Registry Use
 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.
REGISTERED LAND SURVEYOR
 I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND PROFESSIONAL STANDARDS AND PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
REGISTERED LAND SURVEYOR

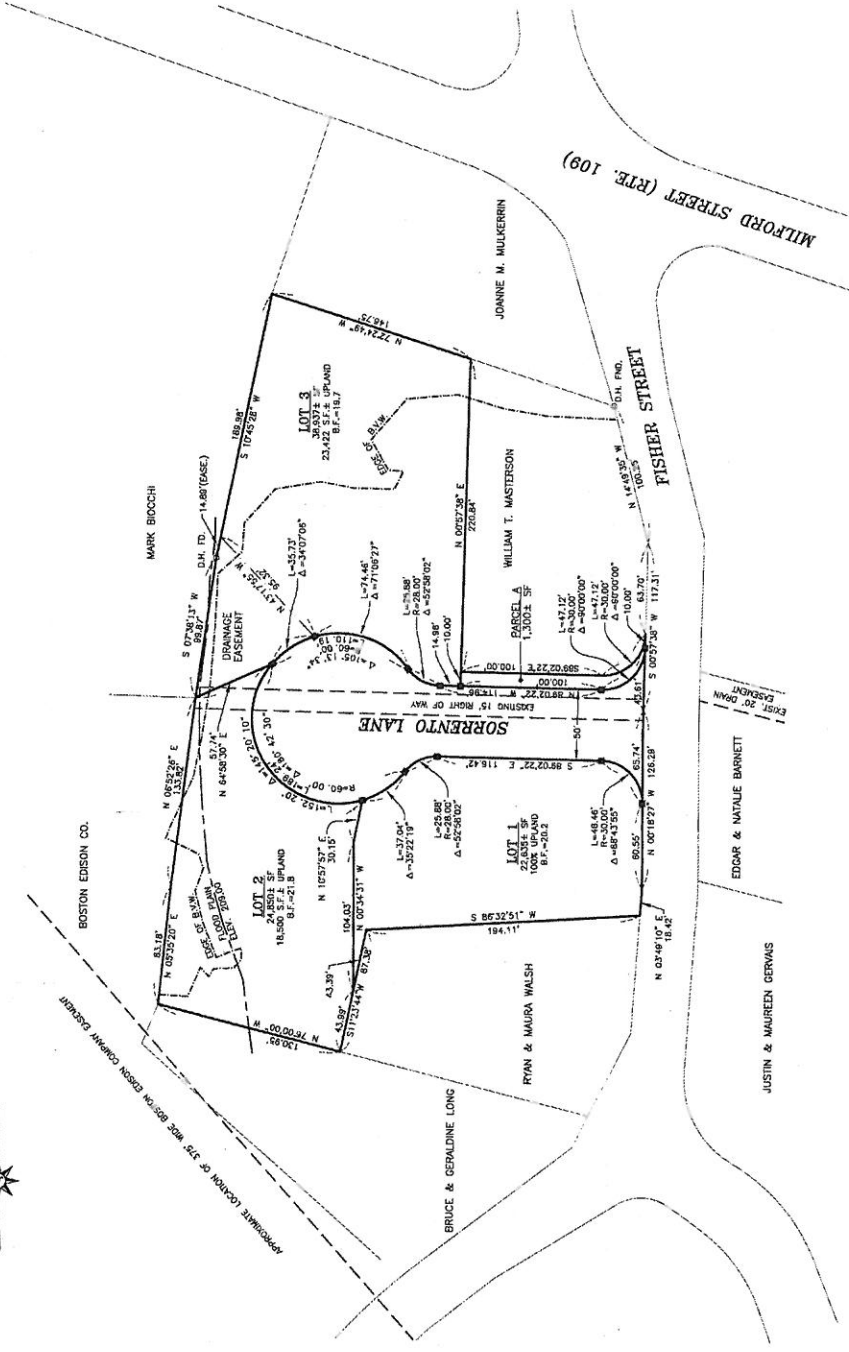


ZONING DISTRICT: AR DISTRICT II
 ASSESSORS: PARCELS 45-029 & 46-041 AND PORTION OF 35-014
 DONOR: LOUIS J. CHESEB, JR., L & L REALTY TRUST, WILMINGTON, MA.
 APPLICANT: LOUIS J. CHESEB, JR., L & L REALTY TRUST, 9 HILSBIE AVE., WILMINGTON, MA.

INDICES BOUND TO BE SET APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HEREWITH.
 I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.
 DATE: _____

TOWN CLERK _____
 DATE APPROVED: _____
 DATE ENDSORSED: _____

PLANNING BOARD-TOWN OF MEDWAY
LAYOUT
THE HAVEN
DEFINITIVE SUBDIVISION
PLAN OF LAND IN
MEDWAY, MA
COLONIAL ENGINEERING, INC.
11 AWL ST., MEDWAY, MA
MERRIKIN ENGINEERING, LLP
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054



DATE: NOV. 4, 2003

NO.	DATE	BY	DESCRIPTION
1	11/04/03	J.M.M.	PLANNING BOARD COMMENTS
2	11/17/03	J.M.M.	PLANNING BOARD COMMENTS
3	11/17/03	J.M.M.	2003 REVISIONS
4	11/17/03	J.M.M.	2003 REVISIONS
5	11/17/03	J.M.M.	2003 REVISIONS
6	11/17/03	J.M.M.	2003 REVISIONS
7	11/17/03	J.M.M.	2003 REVISIONS
8	11/17/03	J.M.M.	2003 REVISIONS
9	11/17/03	J.M.M.	2003 REVISIONS
10	11/17/03	J.M.M.	2003 REVISIONS

Scale 1" = 40 ft
 SHEET 3 OF 10
 580-01

NOTES:

1. REFERENCE IS MADE TO THE "DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS" AND PRIVATE ROADWAY MAINTENANCE AGREEMENT SUBMITTED.
2. LIMIT OF CLEARING SHALL BE THE PROPOSED STIMMABLE LINE.
3. NAD83 DATUM

EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EARTHWORK ON THE SITE.
2. SOD STRIPES (INCLUDING SALT BAGS) SHALL BE INSTALLED DAILY BY THE SITE OPERATOR AS REQUIRED.
3. SOD STRIPES (LIMIT FOR MORE THAN ONE DAY) SHALL BE SURROUNDED WITH SALT FENCE AND COVERED.
4. EXISTING AND NEWLY CONSTRUCTED STORMWATER SYSTEMS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. CATCH BASINS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. ANY SHALL NOT BE ALLOWED TO PASS INTO THE STORMWATER SYSTEM FULLY OPERATIONAL.

For Regulatory Use

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PLANNING AND ZONING OF THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR
I CERTIFY THAT THE SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PROFESSION OF SURVEYING AND THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR
ZONING DISTRICT: RESIDENTIAL DISTRICT II
ASSESSORS: PARCELS 45-039 & 45-041
AND PORTION OF 55-014

DRAWN BY: LOUIS J. CHESCHI, JR.
DATE: 10/27/03
5 HILSBRO AVE.
MILFORD, MA

APPROVED: LOUIS J. CHESCHI, JR.
L. & L. REALTY TRUST
MILFORD, MA

INDICATES BOUND TO BE SET
APPROVED FOR RECORD SET FORTH IN A
CONVANT DECURED BY
AND TO BE RECORDED HEREWITH.

I CERTIFY THAT 30 DAYS HAVE ELAPSED
SINCE PLANNING BOARD APPROVAL AND NO
APPEAL HAS BEEN FILED IN THIS OFFICE.
DATE: _____

TOWN CLERK
DATE APPROVED: _____
DATE ENCORSED: _____

PLANNING BOARD-TOWN OF MEDWAY

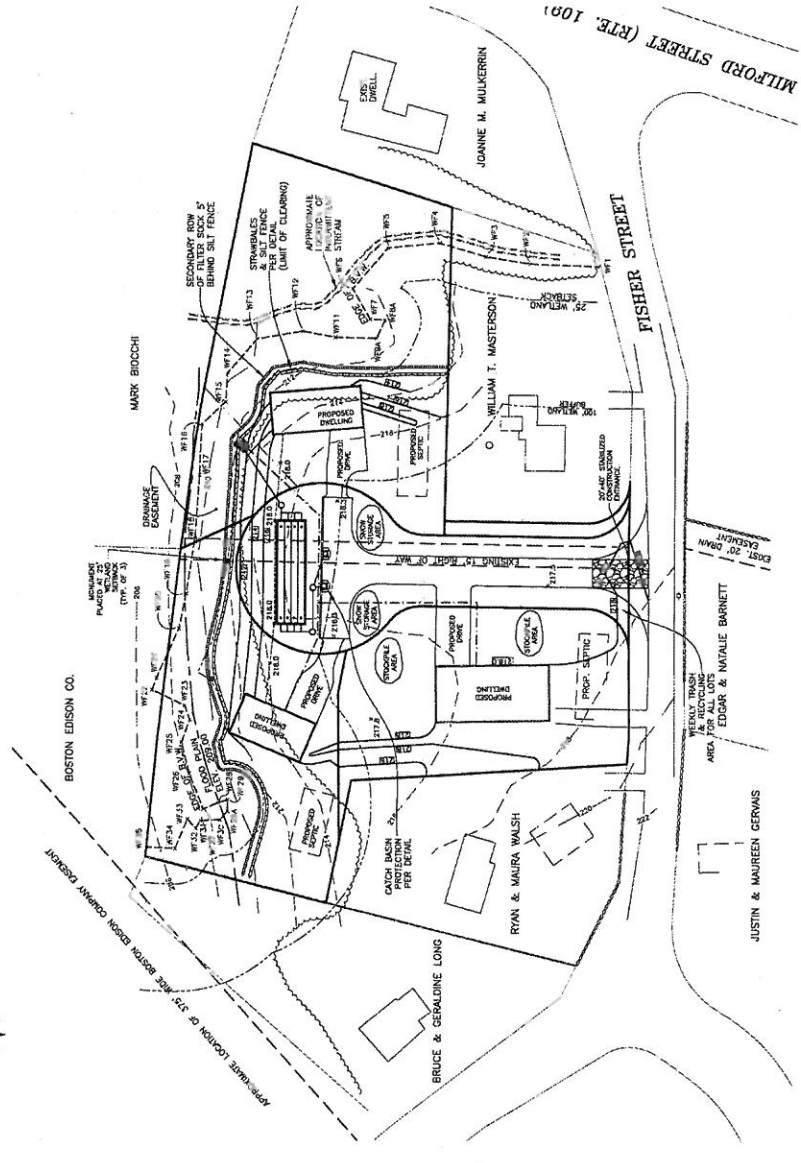
**EROSION CONTROL
THE HAVEN
DEFINITIVE SUBDIVISION
PLAN OF LAND IN
MEDWAY, MA
COLONIAL ENGINEERING, INC.
11 AWL ST., MEDWAY, MA
MERRIKIN ENGINEERING CO.
CONSULTING ENGINEERS
780 MAIN STREET, SUITE 20C
MILLIS, MA 02054**



DATE: NOV. 4, 2003

NO.	DESCRIPTION	DATE	BY
1	PLANNING BOARD SUBMITTALS	10/27/03	LJC
2	PLANNING BOARD APPROVAL	10/27/03	LJC
3	PLANNING BOARD ENCORSED	10/27/03	LJC
4	TOWN CLERK RECEIVED	11/04/03	LJC
5	RECORDS DEPARTMENT RECEIVED	11/04/03	LJC

Scale 1" = 40 ft.
560-01 SHEET 6 OF 10

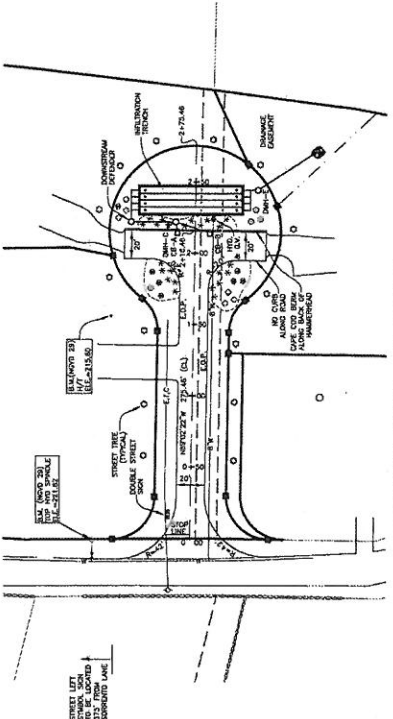


NOTE:
 REFERENCE IS MADE TO THE "REGULATIONS OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY MAINTENANCE AGREEMENT COVERING THE WAGON" WHICH IS PART OF THE APPROVAL OF THIS SUBDIVISION.

- LANDSCAPING LEGEND:**
- LITTLE PRINCESS SPYRA, 18"-24"
 - * SCOLONIA'S SEAL (POLYTRICHUM PUBESCENS)
 - ⊗ PAM RHODODENDRON, 18"-24"
 - ⊙ BLUE WAX HOLLY (ILEX M. BLUE WAX) 2.5'-3.5'

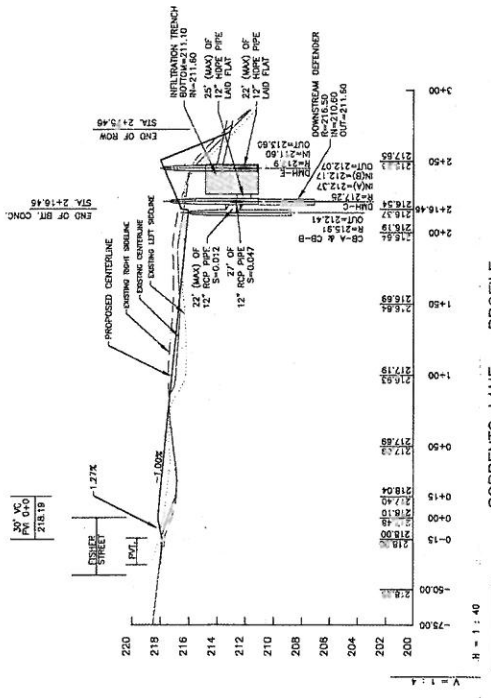
PLANTING NOTE:
 TREES SHALL BE INSTALLED IN AT LEAST THE SAME QUANTITIES AS SHOWN. SHrub SPECIES SUBSTITUTION IS ALLOWED, DEPENDING ON NURSERY AVAILABILITY.

STREET TREES:
 STREET TREES SHALL MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND SHALL BE A MINIMUM OF 1.5" CALIBER AND 2.5" CALIBER AT THE POINT OF INSTALLATION AND 2.5" CALIBER AT THE POINT OF INSTALLATION AT LEAST THREE OF THE SPECIES PERMITTED IN THE SUBDIVISION REGULATIONS.



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

NOTE:
 1. CONTRACTOR SHALL INSTALL ONE (1) ADDITIONAL 4-INCH CONDUIT FOR FUTURE USE BY TOWN OF MEDWAY.



SORRENTO LANE -- PROFILE
 SCALE: 1" = 40' HORIZ.
 1" = 4' VERT.

For Regulatory Use
 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE BOARD OF PLANNING AND ZONING OF THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR
 I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROFESSIONAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR
 ZONING DISTRICT: RESIDENTIAL DISTRICT B
 ASSESSORS: PARCELS 45-039 & 45-041
 AND PORTION OF 55-014

DRAWN: LOUIS J. CHESEB, JR.
 L & I REALTY TRUST
 9 HULSEB AVE.
 MILFORD, MA

APPROVED: LOUIS J. CHESEB, JR.
 REGISTERED LAND SURVEYOR
 9 HULSEB AVE.
 MILFORD, MA

INDICATES BOUND TO BE SET
 APPROVED SUBJECT TO
 COVENANT CONDITIONS SET FORTH IN A
 COVENANT EXECUTED BY
 AND TO BE RECORDED HERewith.

I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE THE DATE OF THE FILING OF THIS APPEAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.
 DATE: _____

TOWN CLERK
 DATE APPLIED: _____
 DATE ENDORSED: _____

PLANNING BOARD-TOWN OF MEDWAY
PROFILE
THE HAVEN
DEFINITIVE SUBDIVISION
PLAN OF LAND IN
MEDWAY, MA
COLONIAL ENGINEERING, INC.
11 AUL ST., MEDWAY, MA
MERRIKIN ENGINEERING CO.
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLSIS, MA 02054

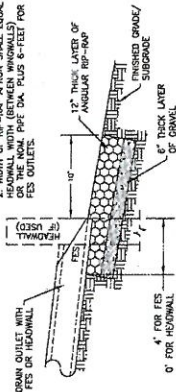


DATE: NOV. 4, 2003

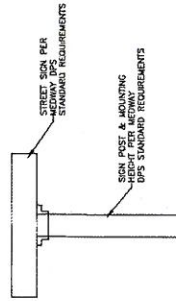
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TOWN CLERK	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03
PLANNING BOARD	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03
PLANNING BOARD	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03
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PLANNING BOARD	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03	11/4/03

Scale 1" = 40 ft
 580-01
 SHEET 7 OF 10

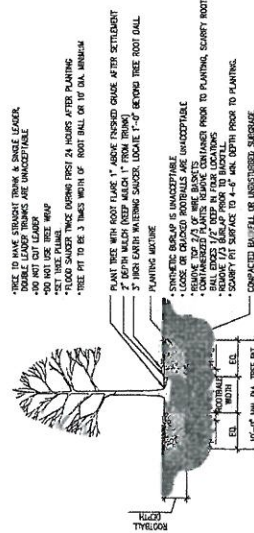
NOTES:
 1. RIP-RAP TO BE PLACED ON SUBGRADE TO A POINT 1' ABOVE TOP OF 12" THICK LAYER OF ANGULAR TOP-ROCK.
 2. WIDTH OF RIP-RAP AREA SHALL EQUAL WIDTH OF DRAIN (BETWEEN INWARDS) PLUS 6" FOR EACH SIDE OF DRAIN.
 3. RIP-RAP SHALL BE 1/2" TO 3/4" DIA. PLUS 6" FEET FOR EACH OUTLET.



TYPICAL RIP-RAP APRON DETAIL
 NOT TO SCALE

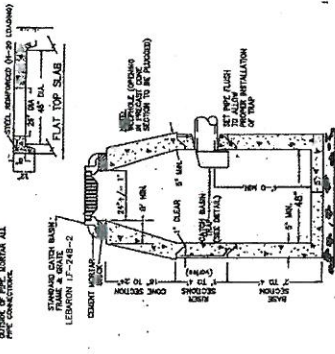


STANDARD STREET SIGN DETAIL
 (NO SCALE)

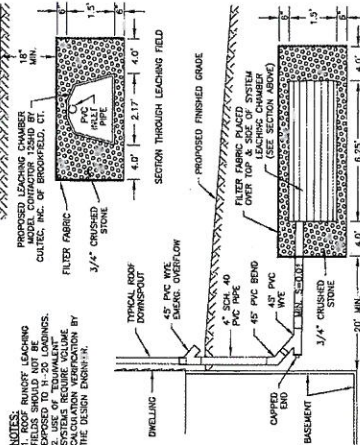


DECIDUOUS TREE PLANTING
 NOT TO SCALE

NOTES:
 1. REINFORCING STEEL CONFORMS TO LATEST AISC SPECIFICATIONS.
 2. ALL REINFORCING STEEL SHALL BE EPOXY COATED.
 3. SET FRAME IN FULL BED OF CONCRETE.
 4. MINIMUM ALL DIMENSIONS SHALL BE AS SHOWN.
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



CATCH BASIN DETAIL (TYP)
 NOT TO SCALE



DESIGN NOTES:
 1. THE ROOF RUNOFF LEACHING FIELD SHALL BE LOCATED AT LEAST 5 FEET FROM THE EDGE OF THE ROOF.
 2. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO COLLECT RUNOFF FROM THE ENTIRE PROPOSED ROOF AREA.

ROOF RUNOFF LEACHING FIELD
 NOT TO SCALE

For Registry Use
 1. CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
 REGISTERED LAND SURVEYOR
 1. CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
 REGISTERED LAND SURVEYOR
 ZONING DISTRICT: RESIDENTIAL DISTRICT II
 ASSESSOR'S PARCELS: 45-438 & 45-041
 AND PORTION OF 25-014
 OWNER: LOUIS J. CHESEBIL, JR.
 L & L REALTY TRUST
 MATFORD, MA
 APPLICANT: LOUIS J. CHESEBIL, JR.
 L & L REALTY TRUST
 MATFORD, MA
 ■ INDICATES BOUND TO BE SET
 APPROVED: _____ SUBJECT TO
 CONSENT: _____ EXCEPT FOR
 AND TO BE RECORDED REWITHIN
 1. CERTIFY THAT 20 DAYS HAVE ELAPSED
 SINCE PLANNING BOARD APPROVAL AND NO
 APPEAL HAS BEEN FILED IN THIS OFFICE.
 DATE: _____
 TOWN CLERK
 DATE APPROVED: _____
 DATE ENDORSED: _____

PLANNING BOARD—TOWN OF MEDWAY
DETAILS
THE HAVEN
DEFINITIVE SUBDIVISION
PLAN OF LAND IN
MEDWAY, MA
COLONIAL ENGINEERING, INC.
11 AWL ST., MEDWAY, MA
MERRIKIN ENGINEERING CO.
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054



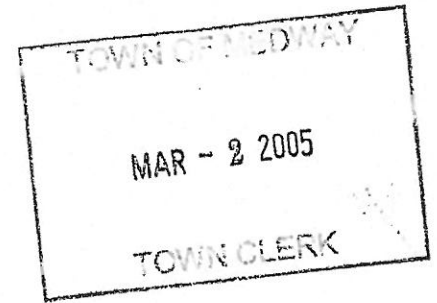
DATE: NOV. 4, 2003

NO.	DATE	BY	REVISION
1	11/4/03	LJC	ISSUE FOR PERMIT
2	11/4/03	LJC	ISSUE FOR PERMIT
3	11/4/03	LJC	ISSUE FOR PERMIT
4	11/4/03	LJC	ISSUE FOR PERMIT
5	11/4/03	LJC	ISSUE FOR PERMIT
6	11/4/03	LJC	ISSUE FOR PERMIT
7	11/4/03	LJC	ISSUE FOR PERMIT
8	11/4/03	LJC	ISSUE FOR PERMIT

NOTE:
 REFERENCE IS MADE TO THE TOWN OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE HOUSING MAINTENANCE AGREEMENT CONCERNING THE HAVEN WHICH IS PART OF THE APPROVAL OF THE SUBDIVISION.



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



Daniel J. Hooper, Chairman
Matthew J. Hayes, P.E., Vice-Chairman
Alan DeToma, Clerk
Karyl Spiller-Walsh
Kent Scott

March 1, 2005

CERTIFICATE OF ACTION
THE HAVEN – A PRIVATE WAY DEFINITIVE SUBDIVISION PLAN

DESCRIPTION – The proposed *The Haven Definitive Subdivision Plan* includes 3-single family home lots and a 275 foot long single-access, private roadway to be known as Sorrento Lane to be developed on 2 parcels of land totaling approximately 2.6 acres located on the west side of Fisher Street, a Medway Scenic Road, in the southwest quadrant of Medway in the Agricultural-Residential II zoning district. The parcels are owned by Louis J. Cheschi, Jr. of Milford, MA and are shown on Medway Assessor's Map 2-1 as Lots 2-10 and 2-11R. The proposal also includes construction of an underground infiltration system to comply with Massachusetts DEP stormwater management requirements.

APPLICANT - Louis J. Cheschi, Jr.
L & L Realty Trust
9 Hillside Avenue
Milford, MA 01757

With respect to *The Haven Definitive Subdivision Plan*, the Planning Board hereby certifies that:

1. On August 31, 2004, it received an application for approval of *The Haven Definitive Subdivision Plan*, dated November 3, 2003 and prepared by Merrikin Engineering, Inc. of Millis, MA and DeSimone & Associates of Medway, MA. This definitive subdivision plan was NOT preceded by submission of a preliminary subdivision plan.
2. On September 15, 2004, it circulated plans to various Town boards and departments, including the Board of Health, for review and comment. The Board of Health provided comments on December 14, 2004.
3. On September 28, 2004, it commenced a public hearing on this plan. Such public hearing was duly noticed on September 14 and 22, 2004 in the *Milford Daily News*. A butter notice was sent by certified mail on September 13, 2004. The public hearing was continued to October 26, December 14, 2004, and to January 11, 2005 and February 8, 2005 when it was closed.

Telephone: 508-533-3291 Fax: 508-533-3287
email: medwayplanningboard@townofmedway.org

4. On October 4, 2004, the Applicant submitted an application for a Scenic Road Work Permit. It was determined by the Tree Warden and the Department of Public Services that subdivision construction work would not impact any trees or stone walls located in the Fisher Street right-of-way.
5. On October 18, 2004, the Street Naming Committee approved *Sorrento Lane* as the street name for this subdivision.
6. On January 11, 2005, the Planning Board approved the Applicant's request to extend the deadline for Planning Board Action to February 28, 2005. On February 22, 2005, the Planning Board approved the Applicant's request to extend the deadline for Planning Board Action to March 4, 2005.

PUBLIC HEARING SUMMARY – The public hearing was conducted over the course of four Planning Board meetings during which substantive information was presented and reviewed. 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 Board and is available for public review.

Definitive Subdivision Plan - Merrikin Engineering

October 25, 2004
 November 29, 2004
 December 13, 2004
 December 17, 2004

Town Engineering Consultant Review Letters – Mark Louro, P.E., VHB, Inc.

September 23, 2004
 December 29, 2004
 January 26, 2005

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

September 22, 2004

Supplemental Information Provided By Applicant

11-24-04 Letter from Richard Merrikin, P.E., Merrikin Engineering responding to initial review comments of VHB, PGC Associates and DPS Director.

1-21-05 Letter from Richard Merrikin, P.E., Merrikin Engineering responding to supplemental review comments from VHB dated 12-29-04.

Drainage Calculations - Merrikin Engineering

November 30, 2004
 December 8, 2004
 December 23, 2004
 January 21, 2005

Citizen/Resident Letters - None

Citizen/Resident Testimony

William Masterson, 15 Fisher Street

Professional Testimony

Gino Carlucci, AICP, PGC Associates, Inc.
Mark Louro, P.E., VHB, Inc.
Richard Merrikin, P.E., Merrikin Engineering

Medway Departmental/Board Review Comments

Memorandum dated September 20, 2004 from David D'Amico, Director, Medway Department of Public Services

E-mail note dated December 6, 2004 from Ken McKay, Medway Conservation Commission
Memo dated December 13, 2004 from Medway Conservation Commission

Memo dated December 14, 2004 from Medway Board of Health

Memo dated February 8, 2005 from Medway Fire Chief Wayne Vinton

Memo dated February 20, 2005 from Medway Police Department Safety Officer Jeffrey Watson

WAIVER OF SUBDIVISION RULES & REGULATIONS – The Applicant has requested the following waivers from the *Subdivision Rules and Regulations*:

Section 3.3.2 - All existing and proposed elevations shall refer to the North American Vertical Datum of 1988 (NAVD88).

FINDING: The applicant requests a waiver to allow use of NGVD29 in lieu of NAVD88. The Planning Board finds that the use of NGVD29 is not detrimental to the Town's interests.

Section 3.3.2.25 and 4.9 - Street lighting shall be shown as recommended and approved by the Town Safety Officer and subject to the Board of Selectmen's decision, prior to plan endorsement by the Planning Board. Street lighting at intersections on current public ways may be added and/or relocated, the expense of which shall be borne by the developer.

FINDINGS: The Planning Board finds (1) that the subdivision proposal is for a private street serving just three houses; (2) that the Town Safety Officer has not recommended a street light for this subdivision; and (3) the applicant proposes use of a homeowner's covenant that will require a post light near the end of each driveway.

Section 4.2.5.2 - Dead-end streets shall be provided at the closed end with a cul-de-sac having an outside roadway diameter of at least one hundred feet (100') and a property line diameter of at least one hundred and twenty feet (120').

FINDINGS: As proposed, the subdivision consists of a private road serving just three lots. A hammerhead design for the end of the roadway is proposed in lieu of the standard cul-de-sac. The Planning Board finds that (1) there will be a low level of traffic generated by the three houses served by the proposed roadway; (2) the hammerhead design provides an adequate means for public safety

vehicles and other vehicles to turn around; and (3) the hammerhead design keeps the turnaround from encroaching into the 25-foot "no disturb" wetlands buffer area, as requested by the Conservation Commission.

Section 4.2.6.7 – The minimum width of roadway pavement for a minor street and a dead end street shall be twenty-six feet (26').

FINDINGS - The Applicant proposes a twenty-foot (20') roadway width. Because the proposed road is to serve only three houses and will be private, the Planning Board finds (1) the reduced paved width is adequate to serve the subdivision's developed use; (2) emergency vehicle access is adequate; and (3) the reduced pavement width will reduce the impact on the wetlands and other natural resources on the site.

Section 4.2.7 – Vertical granite curbing shall be installed at intersection roundings, cul-de-sac entrances, catch basins (including transitions) and curb/driveway openings. The curb shall be installed with concrete block on both sides. Bituminous concrete Cape Cod style berms of six inches (6") in height having a four-inch (4") reveal and twelve inches (12") in width shall be provided along each side of the roadway where vertical granite curbing is not required.

FINDINGS –The Applicant proposes use of Cape Cod berm in lieu of granite curbing. The Planning Board finds (1) that the low volume of traffic; (2) its status as a private road and (3) the fact that there is no curb or berm on Fisher Street precludes the need for granite curbing on the intersection roundings, including that portion within the Fisher Street right-of-way.

Section 4.2.9

4.2.9.1 Sidewalks shall be constructed within the subdivision and shall have pedestrian ramps to conform to the latest regulation of the Americans with Disabilities Act and State Building Code. . .

4.2.9.2 The sidewalks shall extend the full length of the street . . . and shall be five feet-six inches (5'6") one side. . . . They shall also be provided along any Town street for the entire length of frontage of the applicant along said street, including any lots separated from the subdivision within five (5) years prior to the submission of the Subdivision Plan.

FINDINGS - The Applicant proposes to not install any sidewalks in this subdivision. The Planning Board finds that (1) there will be minimal use of the roadway by vehicular and pedestrian traffic; and (2) the roadway will adequately serve pedestrian traffic. The applicant will make a "payment in lieu of sidewalk construction" to the Town of Medway in the amount of \$4,000 for the 100 feet of frontage on Fisher Street.

Proposed Mitigation

1. The Applicant proposes that the new road will be private in perpetuity, owned and maintained by a homeowner's association, thus relieving the Town of this responsibility.
2. The homeowner's association covenant will require installation of a post light near the end of each driveway.
3. The reduced road construction standards will result in reduced disturbance to the topography and result in less impact on the wetlands and other resources on the site.

4. The applicant will contribute \$ 4,000 to the Town of Medway Sidewalk Fund. This amount is based on 100 feet of 5.5-foot wide asphalt sidewalk with 2 cement concrete wheelchair ramps, a 6.5-foot grass strip, a 3.5-foot wide loam and seed strip along the back of walk, and 100 feet of 1-foot wide asphalt berm.

5. The applicant has agreed to specify 30' Selective Cut Zones on lots 1-3 to be shown on the plans.

6. Landscaping shall be provided within the roadway layout at the end of the hammerhead between the roadway and the infiltration system.

Action on Findings & Mitigation – At a duly called and properly posted meeting of the Medway Planning Board held on February 22, 2005, a motion was made by Alan DeToma and seconded by Matthew Hayes to approve the above Findings and Mitigation. The motion was approved by a vote of 5 in favor and 0 opposed.

Action on Waiver Request – At a duly called and properly posted meeting of the Medway Planning Board held on February 22, 2005, a motion was made by Matthew Hayes and seconded by Alan DeToma to approve the Applicant's request for the above noted waivers from the *Subdivision Rules and Regulations*.

The motion was approved by a vote of 5 in favor and 0 opposed.

DECISION – At a duly called and properly posted meeting of the Medway Planning Board held on March 1, 2005, a motion was made by Matthew Hayes and seconded by Karyl Spiller-Walsh to approve *The Haven, A Private Way Definitive Subdivision Plan*, prepared by Merrikin Engineering and DeSimone & Associates, as last revised January 21, 2005 with the above noted waivers from the *Subdivision Rules and Regulations* and subject to the following *Specific and General Conditions*. The motion was approved by a vote of 4 in favor (*Hooper, Hayes, DeToma and Spiller-Walsh*) and 0 opposed. (*Note – Eric Alexander was absent from the 3-1-05 meeting.*)

CONDITIONS – The following 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 3 house lots. As a permanent condition of this plan, no further subdivision 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, within two (2) years of the date of endorsement of the plan, to the satisfaction of the Planning Board.
3. Prior to endorsement, the cover/title sheet of the plan shall be revised as follows:
 - a. Include a List/Index of all Plan Sheets
 - b. Include space for all certifications, ownership information, approval dates, etc. as shown on all other plan sheets.

- c. Include a reference to the *Declaration of Protective Covenants & Restrictions and Private Roadway Maintenance Agreement Governing The Haven*.
4. Prior to endorsement, all plan sheets shall be revised as follows:
 - a. Include: Date Endorsed
 - b. Include a reference to the *Declaration of Protective Covenants & Restrictions and Private Roadway Maintenance Agreement Governing The Haven*.
5. Prior to endorsement, the Applicant shall provide copies of the recorded deeds verifying the Applicant's ownership of all properties comprising The Haven subdivision. The Planning Board may refer such documentation to the Board of Assessors for review and confirmation.
6. *Ownership of Sorrento Lane* - It is understood that Sorrento Lane shall remain private in perpetuity. There is no intention or expectation that the Town of Medway will ever accept the roadway as constructed as a private street. There shall be established The Haven Homeowners Association, to be comprised of the owners of lots 1, 2 and 3 as shown on the definitive subdivision plan, which shall ultimately own the private roadway known as Sorrento Lane and the stormwater detention/infiltration system and related infrastructure.
7. The Applicant shall specifically reserve to itself ownership of the fee in all roadways 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 all easements to The Haven Homeowners Association before the Planning Board approves the final bond release or, if there is no bond, then approval of the as-built plan.
8. Prior to endorsement, the plan shall be revised to incorporate all conditions as specified in this Certificate of Action and in VHB's letter dated January 26, 2005 attached hereto and made a part hereof. The Applicant shall provide such revised plan to the Planning Board and the Town's Consulting Engineer for review and approval. All VHB comments and all conditions of this Certificate of Action must be addressed to the satisfaction of the Town's Consulting Engineer and the Planning Board before the Board will endorse the definitive subdivision plan.
9. *Selective Cutting Zone* – Prior to endorsement, the plan shall be revised to show a thirty-foot (30') Selective Cutting Zone along the southerly and westerly property lines of Lot 2 and the northerly and westerly property lines of lot 3. In the Selective Cutting Zone, no disturbance shall occur other than for the installation of the approved drainage system and underground utilities. In addition, living and growing vegetation shall be retained and may not be removed except for the installation of the approved drainage system and underground utilities. Dead or damaged vegetation may be removed from the Selective Cutting Zone.
10. *Landscaping* - Prior to endorsement, the plans shall be revised to show a landscaped area within the roadway layout between the hammerhead and the infiltration system. This shall be in lieu of street trees shown around the perimeter of the cul-de-sac layout.
11. *Safety Signs* – Prior to endorsement, the plan shall be revised to include the following as specified by Safety Officer Jeffrey Watson – (1) Stop sign with Street name of Sorrento Lane and Fisher Street; (2) Stop line painted on the roadway; (3) Street left symbol sign be located on the northbound Fisher Street 375 feet prior to the new road.

12. *The Haven Homeowners Association* - Prior to endorsement, the Applicant shall provide a proposed Articles of Association or Incorporation establishing The Haven Homeowners' Association to be reviewed and approved by the Planning Board and Town Counsel. At a minimum, the document shall include provisions for membership by the owners of Lots 1, 2 and 3, management responsibilities, procedures for voting and fee assessment, and for the ownership and financial responsibility for the on-going maintenance, upkeep and repair of Sorrento Lane and the stormwater management system.
13. *Declaration of Protective Covenants & Restrictions and Private Roadway Maintenance Agreement Governing The Haven* - The future owners of lots 1, 2 and 3 are subject to the *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing The Haven* to be executed and recorded with the definitive subdivision plan. Prior to endorsement, the Applicant shall provide a proposed *Declaration & Agreement* to be reviewed and approved by Town Counsel and the Planning Board. At a minimum, the *Declaration & Agreement* shall include a requirement for the installation of a light post on each lot, shall specify the restrictions within the 30 foot "Selective Cutting Zone", and shall include language regarding 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 stormwater management system. Reference to the *Declaration & Agreement* shall be noted on the cover/title sheet of the Definitive Subdivision Plan.
14. *Lot Deeds* - Prior to endorsement, the Applicant shall provide the Planning 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 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 Sorrento 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 and Selective Cutting Zone. The deed shall refer to the *Declaration of Protective Covenants & Restrictions and Private Roadway Maintenance Agreement Governing The Haven*
15. *Road Deed & Easements* - Prior to endorsement, the Applicant shall provide the Planning Board with a copy of the proposed deed to convey Sorrento Lane and all easements related to the stormwater management system to The Haven Homeowner's Association, for review, comment, amendment and approval by Town Counsel.
16. *Parcel A* - Before final release of the bond, or if there is no bond, then before approval of the as-built plan, the applicant shall provide proof that Parcel A, as shown on the plan, has been conveyed to William Masterson, owner of 15 Fisher Street. The deed conveying Parcel A shall clearly state that William Masterson has no ownership rights in or responsibility for Sorrento Lane. Prior to plan endorsement, a copy of the proposed deed conveying Parcel A to William Masterson shall be provided to the Planning Board for review, comment, amendment and approval by Town Counsel.
17. *Tree Preservation* - Prior to site clearance, the Planning Board and the Applicant's representatives shall conduct a site walk to identify existing mature trees (*those of 12" caliper*

and larger one foot above the ground) throughout the site (except in the Selective Cutting Zone) that are to be retained and preserved during roadway construction. Such trees shall be marked in a highly visible fashion so as to avoid accidental removal during construction.

18. *Sidewalk Construction* – In lieu of constructing approximately one hundred (100) feet of curbed sidewalk along the west side of Fisher Street, the applicant agrees to provide funding to the Town of Medway, within one year of the date of plan endorsement, in an amount equal to \$4,000 as estimated by VHB, Inc, the Town's Consulting Engineer, based on the most recent average statewide price published by the Massachusetts Highway Department for sidewalk construction (based on 100' of 5½ foot wide asphalt sidewalk, a 6½ grass strip, two concrete cement wheelchair ramps and berm) said funds to be used by the Town of Medway for sidewalk construction.
19. *Maintenance Responsibility During Construction* - The Applicant shall provide for snow plowing, sanding and full maintenance of Sorrento Lane and all related stormwater management infrastructure throughout the entire construction process until the roadway is conveyed to The Haven Homeowners Association.

General Conditions

20. *Expiration of Appeal Period* - Prior to endorsement, the Planning Board must receive the statutory notification of the expiration of the twenty (20) day appeal period from the Town Clerk's office.
21. *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 Board and any other outstanding expenses, obligations or fees due the Town of Medway pertaining to these properties. The Applicant shall provide proof from the Medway Town Treasurer/ Collector that all real estate taxes are current for all property included in this subdivision
22. *Establishment of Bond Account* - Prior to endorsement, the Applicant shall establish a passbook savings account (with the Town of Medway) at an area financial institution with which the Applicant is placing a cash bond and shall provide the Medway Treasurer with a signed withdrawal slip from said account. The passbook and withdrawal slip shall be retained by the Treasurer.
23. *Subdivision Covenant* - Prior to endorsement, the Applicant shall sign a *Subdivision Covenant*, on a form acceptable to the Planning 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 *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 Board within three (3) years of the date of plan endorsement.
24. *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 Board's approval of the *Release of Covenant*

for the first building lot, the Applicant shall deposit certified funds in the already established joint passbook account with the Town of Medway in an amount equal to 100% of the bond amount approved by the Medway Planning Board to cover the cost of all uncompleted construction improvements and infrastructure maintenance.

25. *Order of Conditions* - Prior to endorsement, the Applicant shall provide the Planning 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 Board by the Applicant, for review and approval as a modification to the Definitive Plan. The Planning 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 Board and the Town's Consulting Engineer. After the public hearing and acceptance of the modifications to the plan, the Planning 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 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 Board and shall provide a receipt from the Registry of Deeds indicating that the endorsed amended plan has been duly recorded.

26. *Construction Observation* – Inspection of roadway and infrastructure construction by the Town's Consulting Engineer is required. Prior to plan endorsement, the Applicant shall pay construction observation fees to the Town of Medway for such inspections. The amount shall be determined by the Planning Board based on an estimate provided by the Town's Consulting Engineer. A construction observation account shall be established with the Medway Planning 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 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.
27. *Document/Plan Recording* - Within thirty (30) days of recording the endorsed definitive subdivision plan, the *Subdivision Covenant*, and any homeowner's association covenant, with the Norfolk County Registry of Deeds, the Applicant or his assign shall provide the Planning 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
28. 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 (archinfo 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.

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, ROBERT TUCKER (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of PLANNING & ECONOMIC DEV. BOARD
2. I missed a public hearing session on the matter of
the Willows ARCPUD special permit
which was held on JULY 08, 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 5TH day of AUG, 2015.



Signature of Board Member

Received as part of the record of the above matter:

Date: August 6, 2015
By: Susan E. O'Neil
Position: Planning & Economic Development Coordinator



TETRA TECH

August 5, 2015

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

**Re: The Willows at Medway
ARCPUD Subdivision Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs,

Tetra Tech (TT) has performed a review of the proposed ARCPUD Subdivision Plans for the above mentioned project. The proposed project includes the construction of freestanding detached and attached cottages, apartments, assisted living facilities, pavilion building and medical office building located on an approximate 57 acre plot of land with frontage along Village Street. The project also proposes to construct a loop road with two entrances to the site from Village Street. Traffic analysis has been completed and part of a separate review letter from TT. The stormwater design will consist of catch-basins, manholes and water quality units that outlet to at-grade and underground detention/infiltration basins prior to flowing off-site.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Salmon Health and Retirement Community, ARCPUD Special Permit Site Plans, Village Street, Medway, Massachusetts 02053", dated June 12, 2015, prepared by Coneco Engineers & Scientists (CES).
- A stormwater management report (Stormwater Report) entitled "Stormwater Management Report" dated June 12, 2015, prepared by CES.
- A traffic report (Traffic Report) entitled "Traffic Impact Study for the Salmon Health and Retirement Senior Community" dated April 2015, prepared by McMahon Transportation Engineers & Planners (MTEP)
- A narrative (Projection Narrative) entitled "Salmon Health and Retirement Senior Community" prepared by Continuing Care Management LLC (CCM)
- A form (Application Forms) set entitled "Application for Adult Retirement Community Planned Unit Development (ARCPUD)", dated June 12, 2015, prepared by CCM.
- A form set entitled "Medway Planning and Economic Development Board, Request for Waiver from Rules and Regulations", dated July 8, 2011, prepared by CHA Consulting Inc. (CHA).

Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201



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

Conformance with Planning Board Rules and Regulations for the Review and Approval of Land Subdivisions (Chapter 100):

- 1) It appears labeling of the profiles is incorrect. The profiles appear to be drawn correctly, however, the vertical scale reads 1"=40' instead of 1"=4'.(Ch. 100 §5.6.3)
- 2) The name for the project on the proposed Plans is not consistent with "The Willows" title which has been used for the project recently. All material should reflect the permanent name of the project. (Ch. 100 §5.7.3)
- 3) The applicant has not shown existing trees (12 in. dia.) on the existing conditions plan. This information is utilized in determining the extent of disturbance to the land and to help the board better understand the magnitude of tree removal on-site. (Ch. 100 §5.7.6)
- 4) The zoning district is not shown on the Plans. (Ch. 100 §5.7.13)
- 5) Building setbacks are not shown on the Plans. (Ch. 100 §5.7.14)
- 6) A waiver list is not shown on the cover sheet of the Plans. (Ch. 100 §5.7.16)
- 7) The applicant has not provided the notation that the Plans are subject to a covenant to be recorded with the Plans. (Ch. 100 §5.7.18)
- 8) The applicant has not provided invert information for the infiltration trenches associated with the drain infrastructure. (Ch. 100 §5.7.23.c)
- 9) The applicant has not provided an O & M Plan on the Plans. (Ch. 100 §5.7.23.e)
- 10) A typical cross-section of the proposed roadways has not been provided. (Ch. 100 §5.7.25)
- 11) The applicant has not provided street name signs on the Plans. Stop signs have been provided but no mention of street name signage. It is recommended the applicant also place a note on the plan to coordinate signage installation with Medway DPS prior to construction. Also, confirmation of approval of street names have not been provided. (Ch. 100 §5.7.27)



Conformance with Planning Board Rules and Regulations for Review and Approval of ARCPUD Plans and Issuance of ARCPUD Special Permits (Chapter 300):

- 12) It appears labeling of the profiles is incorrect. The profiles appear to be drawn correctly, however, the vertical scale reads 1"=40' instead of 1"=4'. (Ch. 300 §303-4.A.8)
- 13) The applicant has not provided a locus map detailing street configuration, major land uses, major natural features and zoning district boundaries within 2,000 feet of the boundary of the site at a minimum scale of 1"=800'. (Ch. 300 §303-4.A.9)
- 14) A list of waivers has not been supplied on the Plans. (Ch. 300 §303-6.N)

The following items were found to be not in conformance with the MA DEP Storm Water Management Standards, Town of Medway Stormwater Design Standards (Chapter 100 Section 7.7) or requiring additional information as it relates to site drainage facilities:

- 15) The applicant should update the HydroCAD report pond descriptions to correspond to the descriptions on the Grading and Drainage Sheets (i.e. update description for Pond MF to Infiltration Trench 1).
- 16) The applicant should show test pit locations on the Grading and Drainage Sheets for ease of reviewing the proposed drainage.
- 17) Runoff rates and volumes must be detained on-site for the two (2), ten (10), twenty-five (25), and one hundred (100) years storm events. For ease of review, please include a comparison table for runoff volumes in Appendix C of the Stormwater Management Report. (Ch. 100 §7.7.2.g)
- 18) All drain pipes except sub-drains shall be Class IV reinforced concrete pipe as required by the regulations. Utilities Note #7 on sheet C1 states that "*Utility pipe materials shall be as follows unless otherwise notes on the plan: storm drainage pipes shall be double wall, smooth interior high density polyethylene (HDPE)*". However, TT has no objection to the pipe specified for the project. (Ch. 100 §7.7.4.b)
- 19) The applicant has not provided foundation perimeter drains on the Plans. (Ch. 100 §7.7.4.d)
- 20) On sheet C17, infiltration trench adjacent to Unit 50 on Lilac Path is not labeled.
- 21) On sheet C19, infiltration trench adjacent to Unit 27 on Willow Pond Circle is not labeled.



- 22) The applicant should confirm the areas for all subcatchments. The existing conditions HydroCAD report has a total area of 57.491 acres. The proposed conditions HydroCAD report has a total area of 50.981 acres (2,220,716 sf) and the proposed Unit Infiltration Systems HydroCAD report has a total area of 3.261 acres. There is a 3.249 acre decrease under the proposed conditions. However, the outer subcatchment boundary on Figures 7 and 8 appear to be identical.
- 23) The applicant should update the Charles River subcatchment data on Figure 7 to match the data in the existing HydroCAD report.
- 24) The applicant should update the Charles River, Intermediate Roadway, Main Campus, and Pond Drive subcatchment data on Figure 8 to match the data in the proposed HydroCAD report.
- 25) The applicant should confirm that all infiltration BMPs have a minimum separation from seasonal high groundwater of at least two (2) feet. If the separation is less than four (4) feet, provide a mounding analysis per Volume 3, Chapter 1, pages 28-29 of the 2008 Massachusetts Stormwater Handbook.
- 26) The applicant should confirm that all proposed infiltration BMP's are able to drain fully within 72 hours. The calculations included in Appendix C of the Stormwater Management Report includes a general calculation, however, a calculation should be included for each infiltration BMP.
- 27) The Stormwater Management Report indicates that "*a total of 85,057 cubic feet is provided on the site in just the underground infiltration systems*". The applicant should confirm this number against the HydroCAD report.
- 28) The applicant should confirm the saturated hydraulic conductivity (rawls rate) for all infiltration BMPs. The proposed HydroCAD report utilizes an exfiltration value of 2.41 inches/hour which corresponds to loamy sand, HSG A but the Drawdown calculations utilize an exfiltration value of 1.0 inches/hour which corresponds to sandy loam, HSG B.
- 29) Per Volume 1, Chapter 1, page 11 of the 2008 Massachusetts Stormwater Handbook Infiltration Basins & Infiltration Trenches provide 80% TSS removal provided it is combined with adequate pretreatment such as a sediment forebay, vegetated filter strip, grass channel, or a water quality swale prior to infiltration. The TSS removal calculations in Table 4 of the Stormwater Management Report accounts for Infiltration BMPs having a TSS removal rate of 80% however Infiltration Basins 1, 2, and 3 do not have adequate pretreatment.



- 30) The Charles River (segment ID MA72-04) is listed as an impaired water. If a TMDL exists that indicates a need to reduce pollutants other than TSS please provide documentation showing that the proposed BMPs are consistent with the TMDL.
- 31) The applicant should confirm that all proposed Stormceptor units are capable of treating the water quality volume. Refer to the following MassDEP document, "*Standard Method to Convert Required Water Quality Volume to a Discharge Rate for Sizing Flow Based on Manufactured Proprietary Stormwater Treatment Practices*" which is located at the following webpage:
<http://www.mass.gov/eea/agencies/massdep/water/regulations/stormwater-policies-guidance.html>
- 32) Inverts of all proposed Stormceptor units should be confirmed by the applicant. On sheet C21, the invert into the unit is equal to the invert out for all the units, however this does not correspond to the *Inlet and Outlet Pipe Invert Elevations Differences* listed in the *Stormceptor Design Notes* in Appendix I of the Stormwater Management Report.
- 33) The applicant should update the inverts for all infiltration trenches in the HydroCAD report to correspond to the inverts listed in the Infiltration Trench Summary Table on sheet C21. For example on sheet C21 Infiltration Trench 1 has a bottom of trench elevation of 175.21 and a bottom cultec elevation of 176.21. However, in the HydroCAD report the elevations are 0.00 and 1.00.
- 34) Per Volume 2, Chapter 2, page 91 of the 2008 Massachusetts Stormwater Handbook Basins 1, 2 and 3 shall have a 15 foot vehicle access around the entire basin perimeter.
- 35) Per Volume 2, Chapter 2, page 91 of the 2008 Massachusetts Stormwater Handbook Basins 1, 2 and 3 shall have a drawdown device to draw the basin down for maintenance purposes.
- 36) The inlets to Basins 1, 2, and 3 are submerged during the 25-year storm event. The applicant should confirm that the storm drain pipe networks into the basins have sufficient freeboard available to accommodate the tailwater condition.
- 37) The intent of Basin 2 is unclear as shown on the Plans. It appears Cultec infiltration chambers are placed below an at-grade detention basin. This condition may cause issues with maintenance of both BMP's and may also cause increases in earthwork at this location. It is recommended the applicant research options to provide one BMP or the other at this location.
- 38) The applicant confirm the berm elevation of Basin 1. On sheet C17 the berm elevation is 180.0 however in the HydroCAD report the berm elevation is 181.0.



- 39) The applicant has not provided a minimum of one foot of freeboard in Basin 2.
- 40) The applicant should confirm the berm elevation of Basin 3. On sheet C20 the berm elevation is 179.0, however, in the HydroCAD report the berm elevation is 180.0.
- 41) The applicant should confirm invert of FES-2. On sheet C17 the invert of FES-2 is 173.50, however, in the HydroCAD report the invert is 176.50.
- 42) The applicant should confirm invert of FES-4. On sheet C19 the invert of FES-4 is 166.5, however, in the HydroCAD report the invert is 173.5.
- 43) The applicant should confirm invert of FES-6. On sheet C20 the invert of FES-6 is 166.5, however, in the HydroCAD report the invert is 173.50.
- 44) Runoff from the abutting side streets (Nipmuc Street and Iroquios Street) flows to the west towards the wetlands in the Existing Condition. On sheet C18 the proposed grading on the eastern side of the roadway appears to be creating a low spot. The applicant should confirm that the proposed grading will not impact the abutting side streets.
- 45) It appears that existing runoff from adjacent properties near Naumkeag Street discharges to Basin 3. However, the subcatchment for Basin 3 does not include any area from the adjacent properties. The applicant should confirm Basin 3 has adequate storage to mitigate runoff from the adjacent properties.
- 46) Many of the proposed infiltration trenches are located on or near slopes. The applicant should confirm that there will be no break-out from the infiltration trenches.
- 47) Per Volume 1, Chapter 1, page 9 of the 2008 Massachusetts Stormwater Handbook, the following information should be added to the Long Term Pollution Prevention Plan:
 - a) Maintenance of lawns, gardens and other landscaped areas;
 - b) Pet waste management;
 - c) Proper management of deicing chemicals and snow;
 - d) If a Total Maximum Daily Load (TMDL) has been developed that indicates that use of fertilizers containing nutrients must be reduced, a Nutrient Management Plan shall be included in the Long Term Pollution Prevention Plan.
- 48) The following information has not been provided in the Operation and Maintenance Plan:
 - a) Plan showing the location of all the stormwater BMPs and maintenance access areas;
 - b) Description and delineation of public safety features



TETRA TECH

- c) Estimated operation and maintenance budget;
 - d) Maintenance schedule for the surface infiltration basins (i.e. Basins 1, 2, and 3);
 - e) Maintenance schedule for the Cultec infiltration trenches.
- 49) The Stormwater Management System Operation & Maintenance Checklist has a typo at the bottom of the page (i.e. *Appendox I*).

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

- 50) The Applicant shall add note "Plumbers and drain layers of established reputation and experience will be licensed by the Board as Drain Layers authorized to perform work." (Article 111-2)

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

- 51) It does not appear the applicant has included detectable warning panels for ADA ramps throughout the site.
- 52) Vertical granite curbing has not been provided on the plans for the main entrance as shown on Sheet C9.
- 53) The applicant has not provided concrete encasement of vertical concrete curb as shown on the "Vertical Concrete Curb (VCC)" detail on Sheet C53.
- 54) Sidewalk throughout the site terminates at Village Street at both entrances. Provisions for a crosswalk to the northern side of Village Street should be shown to provide connectivity with existing sidewalk infrastructure on Village Street.
- 55) The applicant has not provided a retaining wall detail.
- 56) The applicant should provide more detail on the construction sequencing plan. It is expected this project will be constructed in a phased approach and the plan should reflect that. The applicant should also provide a SWPPP and copy of the NPDES Construction General Permit.
- 57) The applicant has not provided Finish Floor Elevations (FFE) for the proposed buildings on site. This information is necessary to determine if further grading will be required around the buildings. There is concern that additional grading will be required to install the buildings and encroach on nearby wetlands.
- 58) A lighting report has been provided. However, details of the lighting are not shown on the Plans.



- 59) The applicant has not provided a fire truck turning diagram throughout the site. Coordination between the applicant and the fire chief should be provided to confirm proper fire safety is achieved.
- 60) The applicant has not provided a table providing compensatory storage at each elevation of altered floodplain.
- 61) The applicant has not provided detail on the landscape plan regarding plantings within the wetland replication area.
- 62) The plans reference the riverfront area as a buffer. Riverfront area is considered a resource area under the MassDEP Wetlands/Rivers Protection Act.
- 63) The applicant has not provided a detail of the proposed walking paths. Additional to the detail, there is concern that there is no grading shown for the paths which would further impact the surrounding wetland. It should also be noted that it is expected the paths within the wetland area will be greater in area than 5,000 s.f. Coordination between the applicant and MassDEP should be provided if the paths are acceptable to the state.
- 64) The applicant should provide correspondence with the utility company responsible for the cross-country sewer located in the southern portion of the site. Construction is proposed within the sewer easement.
- 65) The applicant has not provided the sewer main on the plan and profile. It is unclear if the site buildings will be serviced by sewer or septic systems.
- 66) The water main appears to be closer than 10-feet to the sewer adjacent to the southeast corner of the proposed campus building. DPS should advise on the treatment of this condition.
- 67) The water/gas main appear to be above grade at the cross culvert as shown on Sheet C29. There is concern the water main could freeze during the winter months.
- 68) There are many high points in the water main shown. Air release valves are recommended to be installed at high points to release air which may be trapped in the water main.
- 69) Gate valves are not shown on the Plans. Water main should be installed per the water/sewer rules and regulations.
- 70) Detail of the proposed water main connection in Village Street should be detailed. The town requires controlled density fill be used as a backfill material under pavement in all rights-of-way.



TETRA TECH

These comments are offered as guides for use during the Town's review. However, due to the large number of comments included in this letter and size of the project, we are expecting additional comments as plans are revised throughout the review process. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

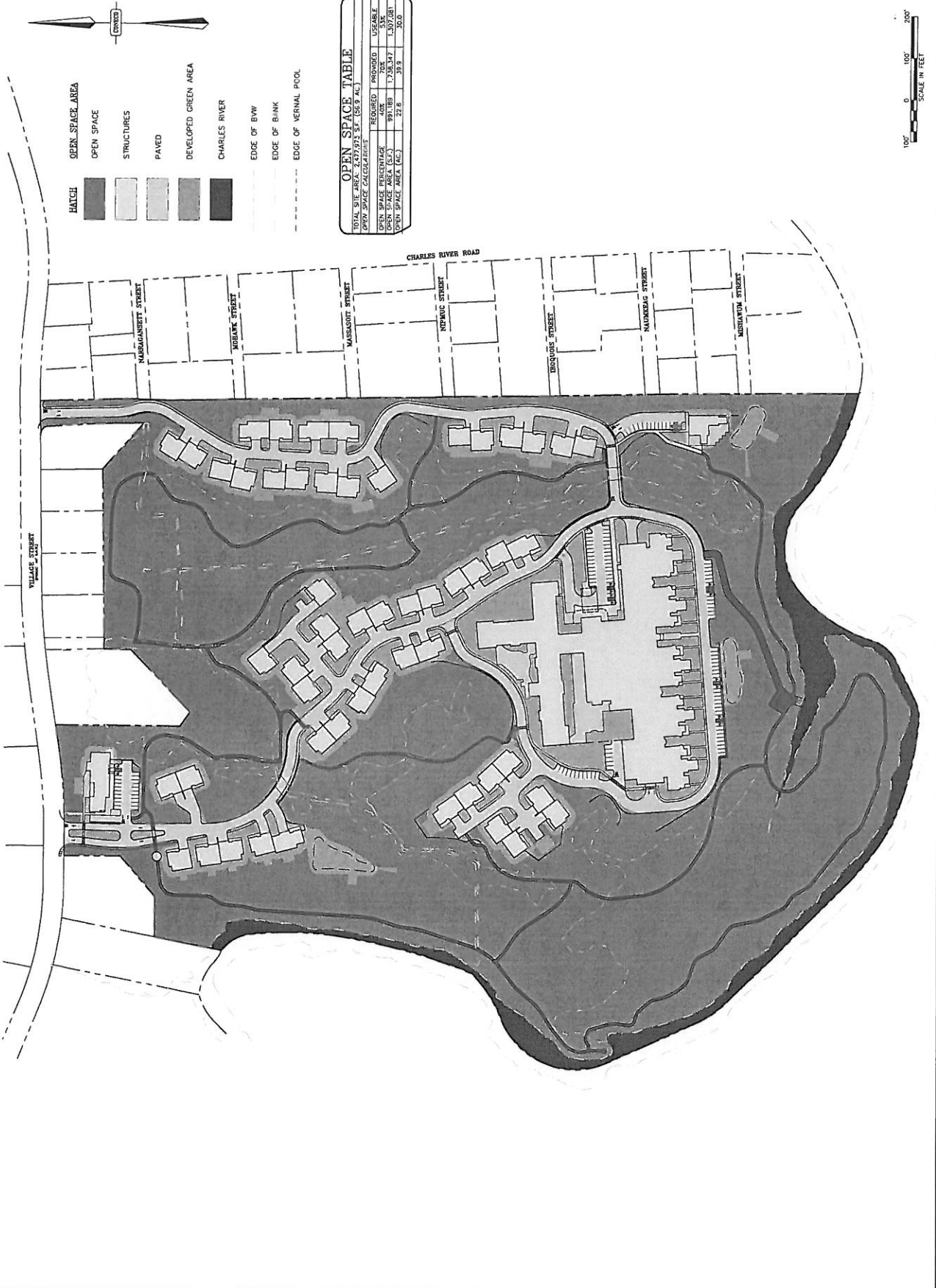
Very truly yours,

Sean P. Reardon, P.E.
Vice President

P:\21583\143-21583-15011 (WILLOWS ARCPUD REVIEW)\DOCS\REVIEW\TR_THE WILLOWS-REVIEW COMMENT LETTER-2015-08-05.DOCX

PROPOSED OPEN SPACE

NO.	DATE	REVISIONS



HATCH

- GREEN SPACE AREA
- OPEN SPACE
- STRUCTURES
- PAVED
- DEVELOPED GREEN AREA
- CHARLES RIVER
- EDGE OF BWV
- EDGE OF BLANK
- EDGE OF VERNAL POOL

OPEN SPACE TABLE

TOTAL SITE AREA (2,217,873 S.F. (63.9 AC))	REQUIRED	PROVIDED	USAGE
OPEN SPACE CALCULATION	40%	70%	53%
OPEN SPACE PERCENTAGE	911,188	1,726,547	1,307,081
OPEN SPACE AREA (S.F.)	27.8	31.9	30.0

PGC ASSOCIATES, INC.

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

August 4, 2015

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

RE: THE WILLOWS ARCPUD OPEN SPACE PLAN

Dear Mr. Rodenhiser:

I have reviewed the Willows plan illustrating the proposed open space in relation to the requirements in the bylaw. The open space requirements are as follows:

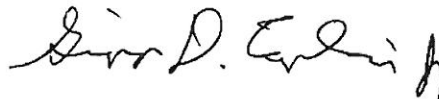
1. At least 40% of total area shall be open space -- Yes, 70% is designated as open space.
2. A minimum of 40% shall be suitable and designed for recreational purposes. -- I interpret this to mean that 40% of the required open space (i.e. 40% of the required 40% total open space) must meet this standard. Since there is a walking trail through the open space in addition to a canoe launch, the plan clearly meets this standard.
3. A minimum of 50% of the space shall be "Common Open Space as described in 5.5.3 (F)":
 - a. Functional for wildlife habitat, passive recreation, resource preservation, agriculture or equestrian uses -- Yes
 - b. Undisturbed, unaltered left in natural condition -- Yes
 - c. May provide for recreation areas such as commons, parks and playgrounds. -- Yes
 - d. Percentage of open space that includes wetlands shall not exceed percentage of the site unless waived -- Yes. Only half (11.4 acres) of the total (22.8 acres) required open space is required to meet this standard. Since the site includes about 20% wetlands, this standard is met with 9.1 acres of uplands. The plan clearly exceeds this standard. There is also a separate ARCPUD requirement addressed below.
 - e. Contiguous and linked to other open space where feasible. -- Yes, open space is contiguous.
 - f. Certain land shall not qualify as open space, including utility easements, drainage areas, land within 30 feet of a dwelling, median strips and landscaped areas within parking lots, and a 15-foot strip along the perimeter. -- Yes. Again, only 11.4 acres are required to meet this standard and the plan easily meets that since none of the excluded items (except for the 15-foot perimeter strip, which can be waived by PEDB) is included within the proposed open space.
4. Common Open Space shall be conveyed to Town or a non-profit or owners of residential units within the development. -- Yes, to be a condition in special permit.
5. Wetlands shall not comprise more than 50% of the required open space -- At least 11.4 acres of the open space must be uplands. The open space plan uses the term "Useable." While it is not clear that this term is intended to mean "uplands," the plan clearly exceeds the requirement. However, I recommend that the area of wetlands and uplands be documented on the plan.

6. No drainage facilities within open space -- Yes, as stated above, these facilities are not included within the proposed open space.

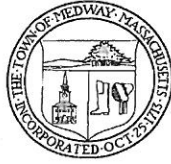
In summary, the plan meets the ARCPUD open space requirements. I recommend that the area of wetlands and/or uplands within the open space be documented.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", written in a cursive style.

Gino D. Carlucci, Jr.



Town Of Medway
Open Space Committee
155 Village Street
Medway, Massachusetts 02053

Tina Wright, Chairman
Bruce Hamblin, Vice Chairman
Jim Wickis, Clerk
Michael Francis
Charlie Ross

August 5, 2015

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

RE: The Willows

This is in response to Medway Planning and Economic Development Board's request for a review and comments of the above proposed senior living community.

Jeff Robinson, Managing Partner in charge of the project, attended the Open Space meeting on August 4, 2015. Jeff presented a map of the proposed development, trails and open spaces. Jeff outlined the goals for providing public access, including parking and trail access to the property. His time was much appreciated and invaluable in helping the Committee understand the scope of the project.

The Committee overall is very excited for the trails and access this project will afford Medway residents.

A few concerns were voiced and are outlined below. The attached addendum addresses the proposed plantings and concerns the Committee has with respect to some that are invasive or exotic in nature. The Committee respectfully requests the plants so identified in the addendum be replaced and alternative, native plantings be used in their stead.

Committee comments and concerns:

- Permanent guarantee of public access (should be addressed by the proposed easement).
- Guarantee of parking for the public, to be incorporated into the plan – in the easement if possible.
- Signage noting parking for trails – perhaps including a kiosk – matching the Open Space kiosks throughout town should be placed by the parking area. This would readily identify the parking and the trail head as Open Space and encourage town residents to access both at the designated location.
- Written provision guaranteeing maintenance of the trails in perpetuity.

Thank you for the opportunity to review and learn more about this project. It appears it will afford Medway residents access to some truly beautiful open space and river access.

Sincerely,

Tina Wright

Tina Wright
Chair, Medway Open Space Committee

Telephone: 508-533-3291
Email: openspacecommittee@townofmedway.org

ADDENDUM to 8-5-15 Open Space Committee Letter

Review and Comments for proposed plantings to be employed in landscaping of The Willows:

The three species of plants listed as “potential invasive” are of concern. They are not likely to exist at this site at present. Putting them into the landscaping here poses the strong risk that they will move into the adjacent open spaces. Fortunately, there are non-invasive alternatives, and these are strongly recommended.

The pachysandra is non-native and can migrate into the adjacent woodlands. However, it is easily managed, such as having a mowed area between the pachysandra and woodlands, or installing a barrier in the soil between the plants and the woodlands.

The note “suggest Ilex glabra/inkberry” is an encouragement to use a native holly in place of the non-native Japanese holly.

Key:

E = exotic/non-native

N = native

NR = not from this region

The Willows Landscaping Plantings

Review by Open Space Committee, August 2015

#	<u>Scientific name</u>	<u>Common name</u>	
25	Acer rubrum ‘October Glory’	October Glory Red Maple	N
29	Quercus rubra	Red Oak	N
6	Thuja plicata	Giant arborvitae	NR
3	Abies concolor	Concolor fir	NR
6	Picea abies	Norway spruce	E
15	Nyssa sylvatica	Tupelo	N
21	Platanus occidentalis	American sycamore	N
25	Liquidambar styraciflua	Sweetgum	N
24	Cladrastus kentuckea	American yellowwood	N
20	Liriodendron tulipifera	Tuliptree	N
6	Picea pungens	Colorado spruce	NR
18	Juniperus virginiana	Red cedar	N
53	Taxus x media	Yew	E
71	Thuja occidentalis	Mission arborvitae	N
23	Juniperus scopulorum	Juniper	NR
21	Juniperus chinensis	Juniper	E
105	Rhododendron ‘aglo’	rhododendron	
120	Clethra alnifolia compacta	compact summersweet	N
304	Ilex crenata	Japanese holly	E suggest Ilex glabra/inkberry
26	Pieris floribunda	mountain Andromeda	N
15	Ulmus parviflora	Lacebark elm	E
59	rhododendron	‘Mary Fleming’ rhododendron	
41	Potentilla fruticosa	Bushy cinquefoil	N
50	Euonymus fortunei	Wintercreeper	<u>potential invasive</u>
5	Halesia tetraptera	Carolina silverbell	N
16	Kalmia latifolia	Mountain laurel	N

28	Cornus x rutdan	Hybrid dogwood	
39	Fothergilla gardenii	Dwarf fothergilla	N
10	Malus 'prairiefire'	Crabapple	
10	Malus 'zumi'	Crabapple	
10	Magnolia stellata	Star magnolia	E
13	Cercis canadensis	Eastern redbud	N
7	Prunus cerasifera	Plum	E
71	Artemisia schmidtiana	Silver mound Artemisia	E
73	Sedum spectabile	Autumn joy sedum	E
30	Miscanthus sinensis	Dwarf maiden grass	<u>potential invasive</u>
36	Iberis sempervirens	Hardy candytuft	E
6	Hakone macra 'aureola'	Hakone grass	E
8	Aurinia saxatilis	Basket of gold	E
9	Leucanthemum x superbum	Shasta daisy	
65	Coreopsis lanceolata	Lance-leaf coreopsis	N
34	Stachys byzantina	Lamb's ears	E
16	Pennisetum alopecuroides	Dwarf fountain grass	<u>potential invasive</u>
52	Calamagrostis x acutifolia	Feather reed grass	
2268	Pachysandra terminalis	Japanese spurge	<u>needs landscaping control</u>
6	Prunus x hilleri	Spire cherry	
46	Buxus microphylla	Boxwood	E

To: Susan Affleck- Childs/Medway Planning Board

Date: August 2, 2015

As an abutter to the proposed development of the Adult Retirement Community Planned Unit Development (ARCPUD) abutting the neighborhood of Charles River Road I have looked into the planned development and have found concerns in the presentation and the proposal. I am looking to find answers to several items.

In the beginning I had no intention of being overly involved in the process as I believe it is their land to develop. My concerns were going to be as a direct abutter. However, after listening to the pitches in recent meetings, I've grown skeptical.

To hear the statement that the sewer system for the property was "new" and then being told it was after I questioned it made me realize I needed to be more involved. (System was put in during 1977-78.) Further discussion of water mains made me realize they did not have all the facts in their presentation. I was told by the presenter that the water service to the existing neighborhood was also new. This is blatantly wrong. The newest water service that I can recollect is a 6" line that feeds my house that I had to pay and put in when my house was built back in 1995. This was tapped off an old main put in from what I have been told was pre-WWII. Spending all but two years of my life in this neighborhood allows me then institutional knowledge. To represent a development and "sell" the proposed plan with inaccurate information made me realize this plan needed further scrutiny.

After spending several hours scouring over Medway By-Laws of development I would like to see some clarifications. At no point am I questioning the integrity of the work by past and current Planning members or employees of the Town of Medway. Their work makes Medway what it is a today, an A+ community. The intent of my concerns is to assuredly determine that as an abutter I have met all my lawfully permitted interests. If this project is permitted there is no going back; decades of natural growth will be wiped out. There is no opportunity to re-set.

According to the bylaws the ARCPUD is accepted in AR I and AR II under Special permit section 5.4. **Being that these developments are being built in AR I and II, if the ARCPUD By-Law 300 does not specifically claim parameters, will those parameters be covered with the zoning requirements in AR I and I?** This assumption is made from Article 3 Section B of such by-law in which it states; "It is expected that most ARCPUD developments will involve the subdivision of land and thus be subject to an application to the Planning Board for subdivision plan approval as well as an application for an ARCPUD Special Permit. It is the intent of the Planning Board to enable simultaneous and coordinated review of both the subdivision plan and ARCPUD Special Permit Applications. It also is mandatory that the Planning Board's review of the application for subdivision plan approval meet all the normal substantive, procedural, and public hearing requirements for a subdivision plan approval in accordance with its Land Subdivision Rules and

Regulations and in accordance with the Massachusetts Subdivision Control Law (M.G.L. Chapter 41, Sections 81K-81GG).”

Does the ARCPUD require the conditions of the by-law of multi-family housing? Throughout the presentations, the townhouses and individual units were referred to as apartments. Management clearly stated that occupants “never take title.” According to Medway By-law;

5.6.4 Multifamily Housing

“A. Purpose: The purpose of this sub-section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, and to increase the number of affordable housing units by establishing a special permit option to allow for the development of Multifamily Dwellings or Apartment Houses, and Multifamily Developments within the capacities of existing Town utilities and services.”

With 71 cottages and 56 apartments, representing multiple families, will this sub-division also need to meet the requirements of multi-family housing?

As part of multi-family it states, C 3 “Maximum building height: 2.5 stories or 40 feet” and “Any Multifamily Development shall not exceed forty dwelling units.”

The rationale with this question ties in with building height. I asked in a meeting what AR I and ARII height restrictions were as I believed they were 35’ from past experience. Members believed it was in that range. My concern came up that as part of this presentation the height of the building was listed at 51’. Further analysis of provided document A2.02MR indicates it is 51’ to the soffit line. The height of the largest building will be close to 60’. Presenter stated Medway has no height requirements in AR II so height to them was not a factor.

Chapter 200 of the Planning Board Rules and Regulations state (205-2A) “A. *Height* - The height of any proposed construction should be compatible with the character and scale of surrounding buildings and adjacent neighborhoods within zoning requirements. The proposed height is critical in the vicinity of historical and/or cultural landmarks.”

Clearly a 60’ building in this environment is not conducive to the stated Rules and Regulations.

Under Section 6 of the recodified and amended May 2015 By-laws height in AR I and AR II is “NA”. Of the remaining eight zones seven have maximum height of 40’ with only one maximum height of 60’. Zone I3 is the only zone allowing a building height of 60’. The area where the development is proposed is in AR II.

Why is there not a height limit listed in the by-law for this zone? Is this a way to skirt the by-law for an ARCPUD in a residential neighborhood? I would like legal determination from the Town attorney as to what is the maximum permissible height in AR II.

During the meeting on July 28th there was discussion of road width that did not directly relate to this proposal but this proposed development was briefly mentioned. From the beginning it was

stated that the roads will be private property and maintained by the property owner. With that being said the streets still need to be built to the standards of the Medway By-laws.

Chapter 100 Section 7 defines road way needs:

Primary Street Thirty-Two Feet (32')
Secondary Street Twenty-Nine Feet (29')
Local Street Twenty-Six Feet (26')
Neighborhood Street Twenty Feet (20')
Permanent Private Way Eighteen Feet (18')

. 7.9.1 E states e) The Board may authorize permanent private ways for subdivisions of up to three (3) lots/dwelling units. Furthermore, a local street is defined as “having six (6) and more lots/dwelling units.” Whereas both entrance roads provide access to six or more units it should be classified as a “local street. “

I was having a difficult time determining the widths of the roadway. On one page it seemed the road with from curb to outside of sidewalk appeared to be 22'. **What will the width of the road ways be? I would like further definition of not only road width but overall sidewalk width, street light set-back and right of way. Trying to piece these all together it seemed there is a street light mere inches from my lot line and another properties right away may infringe onto my property. Could someone please clarify these concerns? Also what is the minimal distance between an existing side lot of a property and the proposed east entrance? It seems the road pushes significantly more east near Nipmuc St. to not impact wetlands in order to provide road way to six more units further south.**

If the road is being manipulated on the east entrance to fit homes in tightly and to affect placement of structures to meet minimum setbacks (such as abutting lot lines, 20' minimum front yard under ARCPUD) that counters a clause in the by-laws. “(7.9) Street patterns derived solely for the purpose of providing maximum lot development will be strongly discouraged.”

If the plan is to pursue exemption of 18' private way on this private property this would violate the new Massachusetts Comprehensive Fire Code. Ch. 18 2.4.4.2 requires an all-weather driving surface. (sidewalk excluded) MA amendment 18.2.3.4.1 states “Fire department access roads shall have an unobstructed width not less than 20 feet.” A provision of the fire code allows cooperation with local codes (1.3.3.3), however, “The provision that establish the higher standard for the promotion and protection of safety and welfare shall prevail.” According to my training in this field, with state law being 20' the legal determination would fall with the MA Fire Code. If Medway's chosen minimum, hypothetically as being 22', then this hypothetical would trump MA. Fire Code as it was a higher standard.

Continuing on with the townhouses on the east entrance, what is the plan for snow removal? With the clustered setting of the houses, protected wetlands and minimal land for storage available one could assume it would need to be trucked out. This will require abutters along Charles River Park to be exposed to noises of machinery and lights to affect snow removal. This item is mentioned in by-law 203-9D8.

Carried along with the east entrance, during the meeting on July 28 there was no mention whatsoever as part of the traffic study with this proposed development. It would be awfully naïve to believe that occupants of this street will drive all the way around the property to exit. Furthermore the same can be said about employees trying to get out of work at shift change and only utilizing one road. **What are their findings with road traffic and road plans with the east entrance?**

As I stated in the earlier July meeting a great concern of many in the neighborhood is the water run-off. The infrastructure of drainage has always been a problem within Charles River Park. There are minimal drains and most are simply catch basins. The roads are pitched to the west with water run off traveling down the westerly streets and into the woods of the field.

During heavy rain events there is significant water runoff coming down Charles River Road and along my property on Iroquois Street. The Town worked diligently to fix this problem resulting in a manmade channel capturing water and sending it into the woods. This simple act helped with water runoff damage on my property.

Chapter 100 of the Planning Bylaws address runoff in detail. Furthermore there is a section with ARCPUD stating how water runoff is managed.

In a recent meeting it was stated that a berm will be built along all properties on the east side of the proposed development. I immediately questioned this and was advised to contact Dir. Tom Holder of the DPW. (I would like this forwarded to Mr. Holder.) Currently Iroquois Street is in disrepair due to water runoff. The berm that was put in has long been ripped up by snow plows and is nonexistent on the north side of Iroquois St. The road is crumbling and the sewer manhole is collapsing. Over the years I have attempted repairs myself using cold patch and driveway sealer.

What will be the plan of the proposed development to capture water runoff? What are the plans to do such if an earthen berm will be constructed? This is a very significant item I'd like to see addressed.

According to the proposal there will be a significant amount of street lights on the property. People in attendance had concerns on light pollution. We were told whatever light is to be created will be held to the property. I clearly see within the chapters of the rules and regulations there are avenues pertaining to exterior lights. There was no further explanation as to how light pollution will be held to the property. **Would it be possible for someone to explain the process to withhold light onto a property so as it won't be seen by another?**

I truly appreciate the efforts that committee members ensure that a development is proposed and input is given by abutters. In this particular development it seems that the overall concern by abutters of the proposed development is the road and the buildout on the eastern edge of the property. In addition a significant concern is the overall height of the building of the main building.

If I may ask a question/propose a solution. **Would it be possible to eliminate within the proposal the east road and the townhouses?** This will quell the concerns of the most affected

abutters, handle run off concerns, protect the trees and maintain the most densely grown area of the property, and provide a natural filtration of light and noise from the main building.

While I understand the affect it will have on the tax base, as noted several times by a Selectman, I do believe that existing voters/property owners should be thoroughly heard and continue to be involved with the process. In doing such the proposed development could carry forward with the benefit of all parties involved and without the risk of appeal. I look forward for the answers.

Respectfully,
Timothy E. Choate
7 Iroquois St.

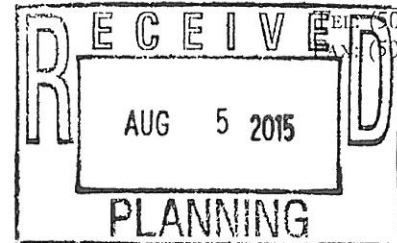


44 MILFORD STREET
MEDWAY, MA 02053

TOWN OF MEDWAY

FIRE DEPARTMENT

JEFFREY P. LYNCH
FIRE CHIEF



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

Members of the Board,

August 5, 2015

I have reviewed preliminary plans for the Willows Senior Living facility to be located off Village Street.

Please be advised that NFPA is the National Fire Protection Association and they write Fire Standards and Fire Codes. The State of Massachusetts has adopted NFPA 1 as the Massachusetts Fire Code with Massachusetts amendments.

The Authority Having Jurisdiction is defined as follows;

3.2.2* Authority Having Jurisdiction (AHJ). *Shall be the Head of the Fire Department or the State Fire Marshal and their designees, as defined in M.G.L. c. 148.*

At the present time there is no information regarding the separation distances of the duplex houses. Separation distance should be a minimum of 30 ft. This Standard is not statutory, however does conform with industry's best practices. I have met with the architect for this development and he has agreed to fire rate exterior facing walls on buildings that are within 10 feet of each other. I feel that this will give adequate fire separation for these buildings, and will comply with the intent of the Standard.

NFPA 1141 6.2.1 Unless governed by other locally adopted regulations, any building shall be separated from another building by at least 30 ft (9.144 m) and shall be set back at least 30 ft (9.144 m) from a property line.

6.2.1.1 *If adjacent buildings are both protected with automatic sprinkler systems meeting NFPA 13, Standard for the Installation of Sprinkler Systems, the separation between the structures or separation from a property line shall be permitted to be reduced to 15 ft (4.5 m).*

6.2.1.2 *If an accessory building is 400 ft² (37 m²) or less in ground floor area, the separation from the principal structure shall be permitted to be reduced to 15 ft (4.5 m) where both buildings have a separation from a property line of at least 30 ft (9.144 m).*

6.2.1.3 *If an accessory building is 400 ft² (37 m²) or less in ground floor area, the separation from a property line shall be permitted to be reduced to 15 ft (4.5 m) where the accessory building has a separation from the principal structure of at least 30 ft (9.144 m).*

6.2.2 *Any building that exceeds two stories or 30 ft (9.144 m) in height above average adjacent ground elevation and is not protected by an automatic sprinkler system installed and maintained according to NFPA 13, Standard for*

the Installation of Sprinkler Systems, or NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, shall be separated from any other structure by at least 50 ft (15.2 m) and shall be set back at least 30 ft (9.144 m) from a property line.

The road surface must be a hard surface all weather surface with a minimum width of 20 feet and be capable of supporting a minimum of 75,000 pounds. This Code section is statutory and is required. I have spoken with the architect and he has told me the road widths are 22 feet minimum, complying with this section.

527 CMR 1.0 18.2.1 Fire department access and fire department access roads shall be provided and maintained in accordance with Section 18.2.

18.2.2* Access to Structures or Areas.

18.2.2.1 Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037.

18.2.2.2 Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

18.2.2.3 Access Maintenance. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

18.2.3 Fire Department Access Roads.

18.2.3.1 Required Access.

18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

18.2.3.1.2 Fire department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.

18.2.3.1.3 The provisions of 18.2.3.1 through 18.2.3.2.2.1 shall be permitted to be modified by the AHJ where any of the following conditions exists:*

- (1)

One- and two-family dwellings protected by an approved automatic sprinkler system in accordance with Section 13.1

- (2)

Existing one- and two-family dwellings

- (3)

Private garages having an area not exceeding 400 ft²

- (4)

Carports having an area not exceeding 400 ft²

- (5)

Agricultural buildings having an area not exceeding 400 ft²

- (6)

Sheds and other detached buildings having an area not exceeding 400 ft²

18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

18.2.3.2 Access to Building.

18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

18.2.3.2.1.1 Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m).

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

18.2.3.4 Specifications.

18.2.3.4.1 Dimensions.

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).

18.2.3.4.1.2.1 Vertical clearance shall be permitted to be reduced, provided such reduction does not impair access by fire apparatus, and approved signs are installed and maintained indicating the established vertical clearance when approved.

18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.

18.2.3.4.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

18.2.3.4.3 Turning Radius.

18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ.

18.2.3.4.3.2 Turns in fire department access roads shall maintain the minimum road width.

18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

18.2.3.4.5 Bridges.

18.2.3.4.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.

18.2.3.4.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

18.2.3.4.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.

18.2.3.4.6 Grade.

18.2.3.4.6.1 The gradient for a fire department access road shall not exceed the maximum approved.

18.2.3.4.6.2 The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.*

18.2.3.4.6.3 Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

18.2.3.4.7 Traffic Calming Devices. The design and use of traffic calming devices shall be approved by the AHJ.

18.2.3.5 Marking of Fire Apparatus Access Road.

18.2.3.5.1 Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.

18.2.3.5.2 A marked fire apparatus access road shall also be known as a fire lane.

18.2.4 Obstruction and Control of Fire Department Access Road.*

18.2.4.1 General.

18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.

18.2.4.1.3 Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.*

18.2.4.1.4 Entrances to fire department access roads that have been closed with gates and barriers in accordance with 18.2.4.2.1 shall not be obstructed by parked vehicles.

18.2.4.2 Closure of Accessways.

18.2.4.2.1 The AHJ shall be authorized to require the installation and maintenance of gates or other approved barricades across roads, trails, or other accessways not including public streets, alleys, or highways.

18.2.4.2.2 Where required, gates and barricades shall be secured in an approved manner.

I have also attached a copy of the Massachusetts amendments to the above section.

The turnaround on Lilac Path by building # 50 should be longer to accommodate fire apparatus and ambulances.

The square footage of the Pavilion is not provided.

It appears access to the medical building is only provided on one side. The building appears to be 6,375 square feet and should be access to at least two sides of the building by fire lanes.

When numbering the apartments I request the fire department be consulted so they are numbered in a manner such that they are in order and make sense to first responders.

If you have any questions please feel free to contact me.

Thank you for your consideration in this matter.



Jeffrey P. Lynch
Chief of Department

Susan Affleck-Childs

From: Thomas Holder
Sent: Friday, August 07, 2015 12:23 PM
To: Susan Affleck-Childs
Subject: RE: Tetra Tech review of proposed stormwater drainage at The Willows

Hi Susy - Some questions were recently asked in a letter pertaining to the water and sewer infrastructure proposed to service the Willows Development:

Age of Sewer Interceptor owned by the Charles River Pollution Control District located along the Charles River and proposed to accept flows from Development – Installed in 1975.

Age and Location of Water Line located in Village Street – Records indicate the cast iron pipe was likely installed around 1921 and cleaned and cement-lined around 1978. The pipe is generally located in the Northern (westbound) lane of Village Street.

Thanks.
Tom

Thomas Holder | Director
Department of Public Services

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

From: Susan Affleck-Childs
Sent: Friday, August 07, 2015 11:53 AM
To: Thomas Holder <tholder@townofmedway.org>; David Damico <ddamico@townofmedway.org>
Subject: Tetra Tech review of proposed stormwater drainage at The Willows

FYI.

Susy

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

Town of Medway – *A Massachusetts Green Community*

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

The information in this e-mail, including attachments, may contain privileged and confidential information intended only for the person(s) identified above. If you are not the intended recipient, you are hereby notified that any dissemination,

1 *copying or disclosure of this communication is strictly prohibited. Please discard this e-mail and any attachments and notify the sender immediately.*

The Willows ARCPUD - Public Hearing Schedule

REVISED - 8/7/2015		DATE		NOTES - 8/7/15		COMMENTS	
#	TASK						
1	Site Plan application filed with Town	6/12/15	initial; completed 6/18/15	Application package is complete as of 6/18/15. The PEDB has 65 days to start a special permit public hearing (8/22/15). The special permit decision must be issued within 90 days after the close of the public hearing.			
2	SAC sets PH date	6/18/2015		PH began 7-14-15			
3	SAC files PH notice with Town Clerk	6/22/2015		Done			
4	SAC prepares and emails legal ad to <i>Milford Daily News</i>	6/22/2015		Done			
5	SAC prepares PH abutter notification and provides to Fran to coordinate	6/22/2015		Done			
6	PEDB Establishes Plan Review Fees for Outside Consultants - PGC & Tetra Tech	6/23/2015		Done			
7	Fran posts plan and all associated documents to the PEDB web page	6/24/2015		Done			
8	SAC prepares and emails Plan Review invoice to applicant	6/25/2015		Done			
9	SAC distributes plans, etc. to Town staff, boards & committees and requests review comments.	6/24/2015		Done			
10	Fran compiles and mails PH notice to abutters	6/25/2015		Done			
11	PEDB receives plan review fee from Applicant; SAC authorizes consultants to begin work	7/3/2015		Done			

TASK		DATE	NOTES - 8/7/15	COMMENTS
12	DRC meets with applicant. DRC begins its review of site plan and building elevations	7/6/2015	REGULAR DRC MEETING	
13	PGC submits plan and zoning review letter to PEDB	by 7/9/15	Done	
14	DRC submits preliminary issues memo to PEDB	by 7/13/15	Done	
15	PEDB Public Hearing #1 - Overview	7/14/2015	REGULAR PEDB MEETING - Applicant makes overview presentation. Discuss initial review letter from PGC. Hear abutter concerns. Hear comments from Town staff and other town boards/committees. Receive preliminary comment letter from DRC. Review Waiver requests. Identify issues/concerns needing attention and further discussion at future public hearings.	
16	DRC works on its Letter of Recommendation to PEDB	7/27/2015 and 8/3/15	DRC MEETINGS	
17	Tetra Tech submits traffic review letter to PEDB	7/23/2015	Done	
18	PEDB Public Hearing #2 - Traffic & Affordable Housing	7/28/2015	Review and discuss Tetra Tech's Technical Review Letter and Traffic Study Review Letter; Discuss Affordable Housing requirements. NOTE - Bob Tucker will be absent (<i>Mullins Rule certification</i>)	
19	Tetra Tech submits technical review letter to PEDB	8/5/2015	Done	
20	Applicant meets with Open Space Committee	8/4/2015	REGULAR OSC MEETING	
21	DRC submits Letter of Recommendation to PEDB	Target date - 8/7/15	Forthcoming	

TASK		NOTES - 8/7/15		COMMENTS
22	Open Space Committee submits letter to PEDB	8/7/2015	Done	
23	PEDB site walk	8/8/2015		
24	PEDB Public Hearing #3 - Site Design & Circulation, Stormwater, and Open Space	8/11/2015		REGULAR PEDB MEETING - Receive input from DRC and Open Space Committee. Status of Conservation Commission review for Order of Conditions. NOTE - Tom Gay may be absent.
25	PEDB Public Hearing #4 - Building Architecture, Landscaping, and Site Amenities and Scenic Road Work Permit public hearing	8/25/2015		REGULAR PEDB MEETING
26	Applicant revises site plan based on input received from the 4 public hearings, DRC work sessions, Open Space Committee meeting & submits to PEDB	TBD		
27	SAC distributes revised site plan, etc. to Town staff, boards & committees, and consultants and requests review comments.	Within a few days after receipt		
28	DRC reviews revised site plan and works on its Letter of Recommendation to PEDB	TBD		REGULAR DRC MEETING
29	PEDB consultants review revised plans and submit review letters to PEDB	TBD		
30	DRC submits its Letter of Recommendation on the REVISED PLAN to the PEDB	TBD		

TASK		DATE	NOTES - 8/7/15	COMMENTS
31	PEDB Public Hearing #5 - Review REVISED PLAN	TBD	REGULAR PEDB MEETING - Review/discuss revised Site Plan and review comments from consultants, Town staff/committees including and DRC . Vote on waivers. Begin to discuss items to be included as conditions in the DRAFT decision.	
32	SAC prepares DRAFT special permit decision to include waivers, plan revisions and other conditions. Reviews with consultants and Town Counsel.	TBD		
33	PEDB Public Hearing #6 - Review and discuss DRAFT decision	TBD	REGULAR PEDB MEETING	
34	SAC revises decision based on discussion at PH #5	TBD		
35	PEDB Public Hearing #7 - Finalize and vote decision. Close public hearing.	TBD	REGULAR PEDB MEETING	
36	PEDB files decision with Town Clerk within 14 days of its vote.	TBD		
37	PEDB office sends Notice of Decision to abutters	Day after decision is filed with Town Clerk		
38	Applicant submits final site plan with any revisions required by decision for final review prior to endorsement.	TBD		

TASK		DATE	NOTES - 8/7/15	COMMENTS
38	Appeal Period	Concludes 20 days after decision is filed with Town Clerk		
39	Board endorses final ARCPUD site plan	TBD		
40	Applicant files special permit decision and site plan at Norfolk County Registry of Deeds	TBD		



Charles River Pollution Control District

Serving the Towns of Franklin, Medway, Millis, Bellingham, Norfolk,
Wrentham, Dover and Sherborn

FRANKLIN COMMISSIONERS

Gene Guidi
Alfred H. Wahlers
William J. Goode, Jr.

66 Village Street
Medway, Massachusetts 02053
TEL (508) 533-6762
FAX (508) 533-7652

MEDWAY COMMISSIONERS

Douglas M. Downing, Chairman
Paul J. Desimone

February 17, 2015

Thomas Holder
DPS Director
155 Village Street
Medway, MA 02053

Re: Proposed Connection on Village Street - Amended

Dear Mr. Holder:

This letter is in response to your emails dated February 5, 2015 and February 17, 2015 that propose a development on Village Street that would connect directly into the Charles River Pollution Control District's (District) interceptor and discharge an estimated 65,000 gpd.

During the review of this connection the District considered the Town of Medway's (Town) flow to the District compared to the reserved capacity, the Town's infiltration and inflow program and the proposed moratorium on sewer extensions. The amount of sewer discharged to the District from the Town is at and/or near the reserved capacity. In calendar year 2014, Medway discharged approximately 303 million gallons, which is just below the annual reserved capacity of 327 million gallons. Also, the District recognizes that the Town has budgeted monies to perform infiltration and inflow investigations and repairs. With the Town's flow close to the reserved capacity it is important for the Town to continue reducing the flow to the District. Additionally, the proposed moratorium on sewer extensions would also help the Town from exceeding their reserved capacity. The District encourages this moratorium given the Town's current flows.

After reviewing these items, the District has determined that the added flow of 65,000 gpd from the proposed connection to be acceptable. The District encourages the Town to continue removing excess flow through infiltration and inflow investigations and repairs.

Please contact me if you have any questions regarding this correspondence.

Very truly yours,
Charles River Pollution
Control District

A handwritten signature in black ink, appearing to read "Elizabeth Taglieri".

Elizabeth Taglieri, P.E.
Executive Director

Application Summary

Notice of Intent

Salmon Retirement

259, 261, 261R, 263 Village Street

DEP #216-08XX

August 13, 2015

PRELIMINARY DRAFT

NOT COMPLETE

Medway Conservation Commission

Date Filed	August 3, 2015
Applicant Name	Jeffery Robinson Property Owner- David Einis (8/10/15)
Project Description	Proposal to construct for a proposal to construct an Adult Retirement Community consisting of one main residence building for medical care, 60 assisted living and 56 independent living residential units and 15 attached cottages, 6 detached cottages, two story medical office building and a pavilion with associated wetlands crossings, parking, utilities, lighting, grading and stormwater management system within the 100' buffer zone, bordering land subject to flooding, and the 200' Riverfront Area (of Charles River)
Prior Filings for Property	
DEP File#/Comments	DEP file no. 216-08 No DEP # or show of filing at this time 8/11/15
WPA Application Forms	WPA Form 3 forms <ul style="list-style-type: none"> Lat/long not provided
Abuffer Information & Notifications	Complete. Proof of abuffer notification should be submitted at the public hearing. Legal Ad posted in the August 5, 2015 in Milford Daily
Filing Fees	DEP Cat \$ to state and state to town \$11, 067 and bylaw \$44, 000.
Wetland Delineation Documentation	<ul style="list-style-type: none"> Plan titled, "Salmon Health and Retirement Community Notice of Intent Village Street Medway, Massachusetts" dated July 30, 2015 by Coneco Engineering and Scientists
Wildlife Habitat Assessment	Not applicable

<p>Project Plans</p>	<ul style="list-style-type: none"> Plan titled, "Salmon Health and Retirement Community Notice of Intent Village Street Medway, Massachusetts" dated July 30, 2015 by Coneco Engineering and Scientists Notice of Intent by Coneco Engineering and Scientists, dated July 31, 2015 Stormwater Management Report by Coneco Engineering and Scientists, dated June 12, 2015
<p>Stormwater</p>	<ul style="list-style-type: none"> Stormwater Management Report by Coneco Engineering and Scientists, dated June 12, 2015 New Development must comply with all stormwater management standards under 310 CMR 10.05 (6)
<p>Minimum Distance from Wetland Resource Areas</p>	<ul style="list-style-type: none"> 25'-100' Buffer Zone of BVW Proposed trails within the wetlands resources –unknown alteration
<p>Mitigation Measures</p>	<ul style="list-style-type: none"> Wetlands Replications- no summary or plan submitted Compensatory Flood Storage- no cut and dill profiles or calculations submitted.
<p>Performance Standard Analysis</p>	<p><u>WPA</u> – 310 CMR 10.02 (2) (b) Activities within the buffer zone (no performance standards)</p> <p>310 CMR 10.05 (6) (b) (l) Stormwater Management Standards</p> <p><u>BYLAW</u> – Section 2 (17) Presumption of Significance of the 100 Buffer Zone</p> <p>17. <u>Presumption of Significance of the 100 foot Buffer Zone.</u></p> <p>(a) Land within the 100 foot Buffer Zone is presumed to be significant to the protection of the adjacent Resource Area and therefore to the protection of the interests protected by the By-Law. Section 5.06 hereof sets forth the regulations applicable to the 100 foot buffer zone.</p> <p>(b) All distances shall be measured from the natural edge of the Resource Area, and no setbacks may be obtained by filling, altering or relocating a Resource Area.</p> <p><u>Section 3.04 Regulation Governing Activity in the 100-foot buffer zone for BVW</u></p> <p>(3) Permitted Activities; Waiver</p> <p>No activity, other than the maintenance of an already existing structure, which will result in the building within or upon, removing, filling, or altering of a vegetated wetland, or of land within 25 feet of a vegetated</p>

wetland, shall be permitted by the Conservation Commission, except for activity which is allowed under a waiver pursuant to Section 7 hereof and in accordance with Section 21.2(b) of the By-law.

Any activity which is allowed under a waiver granted pursuant to Section 7 of these Rules and Regulations upon or within 100 feet of a vegetated wetland shall not impair in any way the vegetated wetland's ability to perform any of the functions set forth in Section 3.02(1) hereof.
Bordering Land Subject to Flooding

(3) Permitted Activities; Waivers

No activity, other than the maintenance of an already existing structure, which will result in the building within or upon, removing, filling, dredging or altering of land subject to flooding shall be permitted by the Commission unless compensatory storage is provided for or the activity is allowed under a waiver pursuant to Section 7 hereof.

Any activity which is allowed under a waiver granted pursuant to Section 7 of these Rules and Regulations on land subject to flooding shall not result in the following:

- (a) Flood damage due to filling which causes lateral displacement of water that would otherwise be confined within said area;
- (b) Adverse effect on public and private water supply or ground water supply, where said area is underlain by pervious material; or
- (c) An adverse effect on the capacity of said area to prevent pollution of the ground water, where the area is underlain by pervious material which in turn is covered by a mat of organic peat and muck.

SECTION 5. REGULATION GOVERNING ACTIVITY IN THE 100 FOOT BUFFER ZONE

5.01. Preamble

Unaltered buffer zones protect the important functions and values of contiguous wetland resources. Scientific research and the Commission's own experience in reviewing a wide variety of projects, clearly demonstrates that alteration and construction activities within the buffer zone consistently results in

	<p>destructive and cumulative impacts on the Resource Areas. Buffers are significant to all Resource Areas and to all of the Interests Protected by the By-Law. The preponderance of available scientific research indicates that:</p> <ul style="list-style-type: none"> (a) Forested/unaltered buffers are essential for wetland protection. (b) Forested buffers provide shade to adjacent wetlands and waterbodies, moderating temperature fluctuations and increasing the waters ability to hold oxygen and support life. (c) Wetland buffers reduce the adverse impacts of adjacent land uses to wetlands. They provide habitat for plants and animals, preserve wetland characteristics and protect water quality. (d) Buffer effectiveness increases with buffer width. (e) Land use associated with significant construction need greater buffers. (f) Buffers of less than 50 feet are generally ineffective in protecting wetlands. (g) Buffer widths effective in preventing significant water quality impacts to wetlands are generally 100 feet or greater. (h) Buffers from 50 to 150 feet are necessary to protect a wetland from direct human disturbance/encroachment (including by abandoned or dumped construction material, dumped debris, cut or burned vegetation, filled areas, excavation, trampled paths, adjacent residence expanding). (i) The most effective buffers are flat. Slopes of 15% or more will require a greater buffer. (j) Buffers trap and filter sediment, nutrients and chemicals from surface runoff and shallow groundwater. (k) Root systems and plant stems within the buffer slow water velocity, decrease erosion and channelization and keep soils porous, permitting absorption into the ground and reducing flooding potential. (l) The buffers capacity to absorb large amounts of water allows percolation to deeper aquifers, replenishing groundwater supplies (m) Microbes in organic forest soils convert nitrate into nitrogen gas through denitrification.
<p>Bylaw Waiver</p>	<p>Section 7 Waiver – need waiver for 25' no alteration zone</p>
<p>Plan Comments</p>	<ul style="list-style-type: none"> • Sheet C1 – There are no LOW line or E& S line within the legend • Sheet C1- erosion controls are noted as haybales in sections #2, 5 • Sheet C1 Existing conditions #4 • Sheet C2 – Proposed Trails- this needs further discussion, no information was submitted to review on construction, width, clearing or alteration (of wetlands resources).

- Sheet C9/C11- Wetlands Crossing – it is unclear what type of crossings are proposed at the two locations, there are no profiles or proposed wetlands alterations calculations for the crossings.
- Sheet C11 (retaining wall) – need to review all locations of retaining walls for effects to wetlands resources.
- Sheet C11 – trails it is unclear why the old cart path cannot be used for trails
- Sheet C12 – retaining walls near 100' VP buffer zone line review for potential terrestrial species affects from these walls
- Sheet C12 – wetlands crossings review, this crossing is within the BLSF and BVW
- Sheet C12 & C 13 – flood plain denotations need to be more clear on plans (overall)
- Sheet C12&C13 note fill in the flood plain and the cut and fill location
- Sheet C15 – infiltration trenches or roof run-off it is unclear the building for which each trench is serving, please provide a definitive way for depicting the connections of the units to the trenches. (buildings #3-7)
- Sheet C15 – cb #6 proposed shallow basin
- Sheet C16 –Infiltration trench review connections to buildings
- Sheet C17 – Stormceptor is not located on the plan for either basin
- Sheet C17- there is proposed grading outside the LOW and within the 25' no alterations zone
- Sheet c17 – question on connections for infiltration trenches #8, 9, 22, 13, 14, 15
- Sheet C 19 – review locations of infiltration trenches in close proximity to the flood plain, this location has grading within the flood plain
- Sheet C 20 ILSF – has not been marked as a resource area , but is being filled in for the proposed main building, it is also not clear that the filling of this resource area is being addressed in the mitigation/replications/compensatory flood storage. This areas being ignored or it is not clear where in the filling it is being addressed.
- Sheet C20 – review of connections for infiltration trenches #17/18
- Sheet 20 rip rap in the food plain, review of elevations and whether this is fill
- Sheet C21 – brian and scott to review
- Sheet C35-40 Erosion controls are recommended to be straw bales and trenched siltation fencing
- Sheet C35, 36 two construction entrances
- Sheet C 37 – proposed grading is shown beyond the limit of work and the location of the proposed E&S at L=1,225 should be discussed and reviewed at the meeting
- Sheet C 38 Stream Crossing – no notation of e&s except in the details sheets
- Sheet C40 – Wetlands Replication/Compensatory Flood Storage –no proposed e&s, no plans showing the different locations for replication, no plantings shown, no soils profiles, no summary provided on

	<p>construction</p> <ul style="list-style-type: none"> • Sheet C49 – recommended that HAY BALES NOT be used
<p>Notice of Intent Comments</p>	<ul style="list-style-type: none"> • Alternatives Analysis- for proposed work within the Riverfront Area under 310 CMR 10.58(3) performances standards require an alternative analysis is submitted, this has not been submitted. • 310 CMR 10.58 (3) performance Standards seems to not have been met, the proposed alteration of 100'-200' Riverfront Area is 54, 794 (applicant to supply calcs on 10%) however, there must be a typo in line B. Buffer Zone & Resources Areas Impacts f.3. • BLSF – is 26, 306 sq ft of fill proposed replication 35, 231 sq ft • BVW – 1, 931 sq ft of wetlands alterations proposed replications 4, 000 sq ft • Pool management on site needs to be spelled out in the NOI • All documents within the NOI and stormwater management report need to refer to all wetlands resources on site not just 100' buffer zone, the other resources includes BLSF, ILSF, Riverfront, and all associated buffer zones.
<p>Wetlands Comments</p>	
<p>Stormwater Comments</p>	<ul style="list-style-type: none"> • Please provide locations for Stormceptors or Water Quality Units - demarcate on the plans for all infiltration basins (3) • Please provide the Stormceptor TARP certifications for TSS removal for the specific unit, please also provide the unit type to be used • Please provide test pit locations on the plans (also noted by Tetra Tech) • Please provide the information requested in #25 of the Tetra Tech Report, there is a noted concern in this Application Summary for the close proximity of the infiltration Basin for the Main Building • Please provide additional pre-treatment for the infiltration basins and infiltration trenches in order to achieve 80% TSS removal for these stormwater mgmt. systems, there is pre-treatment such as a sediment forebay, vegetative strip, water quality swale (See Stormwater Mgmt Handbook Vol 1 Ch 1) • Please provide access for maintenance to all basins (as noted in major bullet points) Stormwater Management Handbook Vol. 2 ch. 2 • Please provide the following items noted in Tetra Tech's Report #35, 36, 37, 39 • Stormwater Operations and Maintenance Plan- please provide the following: it is not clear where areas with lawn are on the proposed plans for General Maintenance, Unscheduled Maintenance storms that exceed .5" rain should be required to report to the Commission on site conditions, o&m plan notes vegetated detention basins...are not all the basin infiltration basins?, there is no mention of the infiltration trenches and • Long Term Pollution Prevention Plan (See noted in Major Bullet Points) however, there are

	<p>inadequacies for this plan are noted here as well. The Commission requires proper procedures for the following; good housekeeping, storage of materials and waste, vehicle washing, routine inspections for all stormwater management system components (cb's, infiltrations basins, infiltration trenches, rip rap, level spreaders, stormceptor, submission of annual reports on cleaning, spill prevention, snow/deicing operations, lawn fertilizers (herbicide, fungicide and insecticide applications), pet waste. Additionally, the Long Term Pollution Prevention Plan must have the stormwater management system owners, the parties responsible for operation and maintenance, including future owners and responsibilities for requirements of management, routine and non-routine maintenance, description and delineation of public safety features and operations and maintenance proposed budget. Additionally, the following items need to be addressed:</p> <ol style="list-style-type: none"> 1. Vehicle washing on site 2. Types of waste products to be stored on site and the locations should be added to the plans 3. Inspections of BMPs section is completely inadequate and needs to specify the amount of inspections and when the BMP's are to be cleaned and how they will be cleaned. 4. Spill Prevention Plan is inadequate 5. TMDL's for the Charles River are not address here. The applications for fertilizers, herbicides, pesticides, fungicides are not discussed here. A plan is required for this section. Additionally, there are other wetlands resources present and the 100' buffer zone should not be the only resources references here.
<p>Open Space/Trail/CR Comments</p>	<ul style="list-style-type: none"> • Trails – applicant must provide the loss of wetlands from the creation of trails • Canoe or Charles River Access- Please provide and over view of construction of these area total alterations within the riverfront
<p>Major Comments Bullet Points</p>	<ul style="list-style-type: none"> • NO USE OF HAYBALES C2, C5, appendix E of Stormwater Report and other areas mentioning hay bales • Notice of Intent and Plans C40: Wetlands Replication – there is no plans for the proposed replications (see attached sheet for requirements), plantings, soil profiles, phases or construction sequencing. Applicant must provide summaries of these in the NOI and plan details. • Notice of Intent and Plans C40: Compensatory Flood Storage - there is no plans for the proposed replications (see attached sheet for requirements), cut and fill profiles and descriptions, soil profiles, phases or construction sequencing. Applicant must provide summaries of these in the NOI and plan details. • Notice of Intent and Plans C40: Wetlands Replication and Compensatory Flood Storage C40- there are no differences on the plan between the two areas and they are co-mingled. Applicant must designate

the two different areas on the plan and in the summaries for the NOI.

- **Erosion Controls** – the proposed erosion controls for a project of this magnitude are unacceptable and must be straw bales and siltation fencing in all locations.
- **Erosion controls and Limit of Work** – this must be clear marked on all plans that are not utility or landscaping
- **Erosion Controls** – Applicant must provide locations of E&S for stormwater management systems once construction this must contain any other e&s to be used erosion control blankets, this must be discussed in the Operations and Maintenance Plan for during construction.
- **Wetlands Flags** – WF # need to be on all plans these flag numbers are required for navigation, erosion controls installations, compliance, and to approve the locations of the flags compared to the ORAD issued.
- **Stormwater** : stormceptor unit locations are not marked on plans, applicant must provide TARP certification for the specific stormceptor unit type to be used.
- **Wetlands Alterations** – the applicant must provide the amount of wetlands alterations for the proposed project on the plans and within the summary this includes flood plan and ILSF alterations
- **ILSF (isolated land subject to flooding)**- applicant must denote this location on the plan, it is 9, 000 sq ft and qualifies under the Wetlands Bylaw, this must have mitigation for the loss (main building) C20.
- **Alternative Analysis** – the applicant has not provided the alternative analysis and the applicant must provide this for work in the Riverfront Area (200') as it is a requirement of 310 CMR 10.58, there are no calculations for alteration of 100'-200' riverfront area and if it meets the performances standards under 310 CMR 10.58 for alteration of 5, 000 sq ft or 10% of Riverfront Area.
- **Alterations/grading outside LOW** – please explain this C37
- **Trails** – there is no explanation of the length of trails, why there are in the wetlands, this alteration would need compliance with the performance standards of 310 CMR 10.55, 10.57 and Bylaw Regulations. Applicant needs to provide the amount of wetlands alteration for this proposal, the type of trails to be constructed, and mitigation 1:1 for the loss of wetlands. Additionally, since these trail locations were proposed by someone in an office and likely not field verified for feasibility, this must be done prior to the Commission reviewing the proposal for this.
- **Stormwater Management Report – Standard 9 NOT MET - Long Term Pollution Prevention Plan** The Commission requires proper procedures for the following: good housekeeping, storage of materials and waste, vehicle washing, routine inspections for all stormwater management system components (cb's, infiltrations basins, infiltration trenches, rip rap, level spreaders, stormceptor, submission of annual reports on cleaning, spill prevention, snow/deicing operations, lawn fertilizers (herbicide, fungicide and insecticide applications), pet waste. Additionally, the Long Term Pollution Prevention Plan must have the stormwater

<p>management system owners, the parties responsible for operation and maintenance, including future owners and responsibilities for requirements of management, routine and non-routine maintenance, description and delineation of public safety features and operations and maintenance proposed budget.</p> <ul style="list-style-type: none"> • Stormwater Management Report – Operation and Maintenance Plan – not complete, this should be the proposed a preliminary SWPPP for during construction. This discussing vehicle washing, this needs to be addressed although it mentions to be outside the 100' is it within the 200' riverfront? Stormwater system needs to be protected from this. • Stormwater : <u>Recharge system</u> – recommended provision for O&M Plan: The O&M Plan should stipulate that if inspection shows that any structure fails to fully drain within 72 hours following a storm event, then the responsible party shall retain a qualified engineer to assess the reason for infiltration failure and to recommend corrective action for restoring infiltration function. The responsible party should immediately implement corrective action based on this evaluation. <u>Infiltration BMP Construction Notes</u> Notes should be added to the drawings to protect the exfiltration surfaces from degradation by construction activity, including: Prevention of contamination of the exposed subgrade by construction sediment, Prevention of excessive compaction by construction vehicles, Prevention of the discharge of water from construction dewatering activities into these facilities, and Prevention of discharge of stormwater into these facilities until the contributing areas are stabilized, unless specific measures are provided for protecting and restoring the exfiltration surface • Stormwater Management Report – long term O&M – snow removal/storage and deicing chemical used must be specifically noted in this portion of the report (discussed) and noted on the plan outside jurisdictional areas and stormwater systems areas. Salt reduction is suggested as this is the Charles River and deicing chemical must be stored indoors. • Stormwater Management Report – long term O&M – Fertilizers, herbicides, pesticides and fungicides recommended to be restricted from the use on site in jurisdictional areas, due to TMDL and phosphorous in the Charles River • Wetlands Protection (State and Bylaw) – recommend the Commission require turbidity reports for the VP and intermittent streams and Charles River every 2 weeks during construction. • Wetlands Protection (State and Bylaw) – applicant must provide the calculations for loss of the following jurisdictional areas (permanent loss or impervious surface); 	<p>1. 25' -100' buffer zone</p>
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<ul style="list-style-type: none"> 2. 0-25' no alteration zone 3. Land Subject to Flooding 4. Isolated Land Subject to Flooding 5. 0-100' Riverfront 6. 100' – 200' Riverfront <ul style="list-style-type: none"> • BioMap – portions of this lot along the Charles River are within the BioMap2 Area for protection of biodiversity. The Massachusetts Natural Heritage & Endangered Species Program and The Nature Conservancy's Massachusetts Program developed <i>BioMap2</i> in 2010 as a conservation plan to protect the state's biodiversity. <i>BioMap2</i> is designed to guide strategic biodiversity conservation in Massachusetts over the next decade by focusing land protection and stewardship on the areas that are most critical for ensuring the long-term persistence of rare and other native species and their habitats, exemplary natural communities, and a diversity of ecosystems. • TMDL – The Charles River is listed as an impaired water. Please provide documentation that the proposed BMPs are consistent with TMDL's • Concrete Truck vehicle washing – this would need to be thoroughly reviewed by Commission not sure this would be allowed within any jurisdictional areas. • Jurisdictional Areas References – applicant must reference all jurisdictional areas un Long Term O&M and SWPPP not just 100' buffer zone, there are other wetlands resources, Riverfront, ILSF, BLSF, etc. • Stream Crossing – there is no discussion or summary, profiles or review of the type of crossings proposed for roadways (two crossings total) with no summary, profiles review by the commission, it is not clear from the plans the extent of alterations of wetlands from the "crossings". • Vernal Pools – there are additional Potential Vernal Pools marked on the Mass GIS mapping data layers, these have not been addressed. • 	



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

August 10, 2015

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Letter of Recommendation - Salmon Senior Living Community - The Willows and Whitney Place ARCPUD Special Permit

Dear Members of the Medway Planning and Economic Development Board,

The DRC met with the applicant informally [3] times for pre-application discussions on March 2nd, April 6th, April 27th, and [2] times on July 6th and 27th, 2015 to review their submittal for an ARCPUD special permit. The applicant attended these meetings with multiple members of the design and engineering team and has been receptive to discussion and implementing the DRC's recommendations. Principal unresolved recommendations are entryway signage and specifics of the landscape plan.

The applicant has not yet completed a landscape plan for some key areas, like the entrances and frontage at Village Street as well as those areas effected by water management issues.

The DRC's prior recommendations addressing building massing and buffers have been addressed. It should be noted that the buffer plans have been altered since the initial discussion with abutters. The DRC believes these changes do comply with the *Medway Design Review Guidelines* but may differ from the expectations previously established with the abutters.

The DRC's recommendations outlined in the checklist dated July 13, 2015 have been implemented where possible and the DRC is satisfied that they comply with the *Design Review Guidelines*, with the following few exceptions.

Building Materials and Architecture

- HVAC systems should be screened and positioned at the rear of buildings where possible.
 - Applicant has agreed to screen systems but is not currently able to show these details on the layout.
- Barn roof portion of the medical building is lengthy and uninterrupted. Consider including a clerestory if uses permit.
 - At this time the applicant is unable to establish layout of building until uses are determined by tenants.

Landscape

Each of the landscape recommendations below has not been implemented due to the fact that the specifics of these areas are yet to be determined. At the time of our final discussion the applicant had not met with the Conservation Commission to discuss these items.

- Provide naturalized landscaping to any stormwater retention/detention areas. Include site features like larger fieldstones. Consider use of willow tree[s] in some wet areas.
- Improve appearance of the stream crossings. The proposed apparatus at the stream crossings is bare concrete with a stark, interstate highway appearance. The DRC recommends that the concrete outflow flanges at each water crossing should be veneered with fieldstone like a shroud or screen to conceal the concrete pieces.
- Use attractive guardrail materials at the same space to create a site feature in place of stamped steel guardrails.
- Retaining walls within the site should be constructed of blocks that reflect New England style fieldstone.

Buffers

- The fencing materials should be more natural in appearance with wood grain surfaces and muted colors that appear as wood.
- Buffers should be provided during construction phase. No specifics have been shown.

Entry Signage

- The DRC does not recommend the entry sign as presented. The DRC recommends that this format be scaled down to residential size appropriate to this section of Village Street. The design is very large and will be repeated on each side of the entryway. The form of the sign is appropriate but the size does not comply with the *Medway Design Review Guidelines* nor the Sign Regulation section of the *Zoning Bylaw*.
- The DRC does not recommend the additional free-standing street frontage sign proposed for the medical building. The DRC recommends that the information for this sign be incorporated into the main entry signs. The medical building is adjacent to the street and can have wall signage that will sufficiently mark its location. Specifics, like tenants, from the proposed secondary sign can be incorporated into the internal way finding signage.

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 *Medway Design Review Guidelines*, and outlined in *The Master Plan*.

Sincerely,



Matthew Buckley
Chairman



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

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Town Administrator
Michael E. Boynton

Memorandum

Date: July 15, 2015

To: Department Heads
Boards and Commissions
Superintendent Pires

From: Michael E. Boynton, Town Administrator

Re: 2017 – 2021 Capital Improvement Plan (CIP)

It is that time once again. The annual capital budgeting process is now open and all departments, boards, and committees are requested to identify their equipment, infrastructure, program and facility needs for the next five years. Please review your respective 2016-2020 capital requests, including your funded capital budget and modify, delete or add to them as you deem appropriate. Your updated 2017-2021 capital plan requests are due by the close of business Tuesday, August 21, 2015.

As you know, Medway's Capital Plan is a blueprint for planning our community's capital expenditures, which comprises an annual capital budget and a four year capital program. The CIP is a comprehensive long term decision making tool that will integrate need with capital financing and budgetary policy matters. This plan will be a rolling five-year plan (as one year is funded and rolls off the plan, another year comes onto it) that will assist us in reporting on, analyzing and prioritizing the capital needs of the Town while also aligning these needs with our ability to fund them.

This effort is designed to create a comprehensive CIP that includes roads, sidewalks, parks, land, buildings, equipment and other capital assets. This document will be used not only at the Annual Town Meeting as the basis for appropriating a capital budget for Fiscal Year 2017, but will also serve as the basis for capital funding decisions in future years (FY 2018-FY 2022).

The CIP will coordinate community planning, fiscal capacity and physical development. While all of Medway's needs should be identified in the program, there is a set of criteria that prioritizes the expenditures.

It should be noted that, no matter the source or availability of funding, no project will be permitted to move forward unless it has previously been placed on the Capital Improvement Plan, except if it is an emergency or agreed upon priority.

To the extent the Town's debt policy allows financing from the project requests submitted, a recommended FY2017 Capital Budget will be prepared by the Town Administrator and submitted to the Capital Improvement Committee (CIPC) for deliberation and approval. The Capital Budget, as approved by the Board of Selectmen and the Finance Committee, will then be submitted to the Annual Town Meeting for approval.

Please review this memorandum and attached documentation to develop all of the requested information in accordance with the enclosed schedule. The summary FY 2016-2020 CIP is provided to you in electronic format. Modifications or deletions to your FY 2016-2020 capital requests should be submitted to me in writing with a copy to Dave D'Amico. New capital requests will be submitted online, as detailed on pages 6 and 7 of this memorandum.

The Town Accountant, Finance Director and I will be available Wednesday, August 5, 2015 following the Department Head Meeting to answer your questions about this process and your projects. We welcome the opportunity to assist you in this effort; our collective efforts will help you in meeting your capital funding needs, now and in the future.

IMPORTANT NOTE: The basis for cost estimates (e.g. engineer, appraisal, vendor quote, etc.) must be current. The CIPC and the Board of Selectmen will likely review your cost estimates as a condition of project approval.

Capital Improvement Program

A Capital Improvement Plan (CIP) is a financial and capital investment planning tool that documents our capital asset needs, ranks them in order of priority and schedules projects for funding and implementation. The CIP is a dynamic endeavor, one that may change slightly from year to year as we refine and improve the process. This process provides us the opportunity to plan for major capital expenditures and to regularly evaluate and re-evaluate projects based on up-to-date information. The CIP will be a composite of the Town's capital needs, affected by current and future financial capability.

What is a Capital Improvement?

A capital improvement is a major, non-routine expenditure for new construction, a physical improvement to existing buildings, facilities, land or infrastructure, or a major equipment purchase with an estimated **useful life of 5 years** or more and a cost of **\$5,000** or more.

The following items would be considered capital expenditures:

- **A new public building or addition to an existing building, including land acquisition costs and equipment needed to furnish the new building or additions for the first time;**
- **Major alterations, renovations or improvements to existing buildings which extend the useful life of the facility by at least five years;**
- **Land acquisition or improvements, unrelated to building projects, but necessary for conservation, park or recreational purposes;**
- **Major equipment acquisition, replacement or refurbishment, with a cost of at least \$5,000 and a useful life of five years or more, including information technology equipment;**
- **New construction or major improvements to the Town's physical infrastructure – including streets, sidewalks, storm water drains and the water and sewer system – which extends by at least five years the useful life of the infrastructure being improved;**
- **Feasibility studies or engineering design services which are related to future capital improvements.**

The Benefits of a CIP

The CIP identifies the Town's capital needs and coordinates them with our operating budget. Without the plan, policymakers in Medway would not necessarily be aware of all of our capital needs. The natural result is that capital needs receive attention – and funding – based upon factors other than need. Accordingly, policymakers are provided the opportunity to weigh all of our needs and make the most informed funding decisions. Further, presentation of all of our capital needs is likely to increase the overall amount of funding dedicated to capital.

Capital planning also helps us plan and stabilize our debt service levels. This can assist in strengthening our credit rating and can provide stability to an important part of our budget. It

also ensures that projects are properly evaluated and that alternatives are considered, helping reduce costs and improve design and construction. The CIP also helps coordinate multiple projects and multiple units of government (local and state, for instance), which will help reduce duplication and ensure proper project sequencing to minimize community disruption.

Capital Planning Process

The following is the Town's capital planning schedule for Fiscal Year 2016. It should be noted that this CIP will form the basis of the FY 2016 Capital Budget for Town Meeting consideration in May 2014. Thereafter, this plan will be updated annually with the first year of the plan serving as the Capital Budget for consideration by subsequent Town Meetings.

<u>Process Item</u>	<u>Due Date</u>
The status of previously approved projects are submitted to the Town Administrator	August 21, 2014
New project requests are submitted to the Town Administrator	August 21
Finance Director and Town Administrator review and refine the project submissions with Department Heads	Aug 24 – Sep 4
CIP and Capital Budget submitted to CIPC	September 17
CIP Committee reviews and ranks requests	Sep 18 – Oct 30
CIP Committee prepares five -year schedule of projects and makes decision on method of financing based upon financial analysis.	Oct 30 – Dec 31
CIP Committee presents Capital Budget and Capital Program to the Board of Selectmen.	January 4, 2016
Finance Committee reviews Capital Budget and prepares recommendation for Town Meeting; projects scheduled for upcoming year are incorporated into budget.	Mar 21
Town Meeting approval of upcoming year's capital budget and review of Capital Budget, followed by department head preparation for acquisition and development activities on July 1.	May 9

Form of Capital Improvement Plan

For purposes of consistency with respect to categorizing and evaluating projects, the CIP is comprised of the following six "Program Categories":

Building - The replacement, renovation, addition to, construction or acquisition through purchase, construction or long-term lease of a building structure or a major component thereof.

Infrastructure – This category would include such things as water and sewer pipes, pumping stations, roadwork, sidewalks, traffic signals, drainage systems and other improvements of a lasting nature but not related to building structures.

Equipment (Vehicular) – All equipment that meets the definition of a capital project item that is capable of self-propulsion from one location to another.

Equipment (Other) – All other equipment that meets the definition of a capital project item. The item may be transportable but is not capable of self-propulsion; if it is capable of moving under its own power it should be classified under “Equipment (Vehicular)”. If the item is a piece of equipment that is intended to be permanently installed in a building such as an air handling unit or a furnace, that item should be classified under “Building”.

Land/Parks/Fields - The acquisition through purchase, long term lease, with or without conditions, of undeveloped real estate. If the acquisition of land is associated with the acquisition of a building or an infrastructure project, the project should be categorized in those respective categories. This category would also include the replacement, renovation, addition to, construction or acquisition through purchase or long-term lease of parks and playing fields.

Technology – All purchases that meet the definition of a capital item in the area of technology (computers, digital copiers, printers, telephone systems, software programs, etc.).

Capital Project Types

Each capital project shall be classified into a category above, but also into a “type”. These types are intended to provide additional summary information regarding a proposed capital project and will also facilitate a simple examination into the type of capital investment occurring (Is the Town conducting mainly capital replacement projects? Constructing new facilities? etc.).

New – The purchase, acquisition or construction of new capital, as distinct from the purchase of new capital items to replace existing capital.

Reconstruction/Replacement – The substantial reconstruction or replacement of a capital asset, such as a street, building or piece of capital equipment. This may entail the demolition of an existing asset and its replacement “in place” or the abandonment of an asset and the construction or acquisition of a new asset to replace it.

Major Repair/Renovation – Large-scale renovations and repairs to capital assets, such as system replacements, equipment overhauls and other items intended to extend the useful life of an existing capital asset.

Repair – Smaller scale capital repairs that extend the useful life of a capital asset.

Basis for Cost Estimates

Architect/Engineer: The estimate is provided to you by an architect or engineer who has submitted a detailed written estimate for the project. The estimate must have been made on, or after, January 2, 2014 to be accepted in this category.

Vendor Quote: A vendor who is in the business of selling the capital asset has submitted a written quote. Also included in this category would be state contract and vendor catalogue pricing. The estimate must have been made on, or after, January 2, 2014 to be accepted in this category.

Appraisal: Primarily for acquisitions of land or buildings, a qualified appraiser provides a written estimate of the value of the property. The estimate must have been made on, or after January 2, 2014 to be accepted in this category.

Previous Purchase: A similar capital asset was purchased on, or after, June 30, 2014 by the Town and it is expected that there will not be a significant price differential.

Capital Priorities

As occurs in every budgeting process, needs outweigh available resources. It is therefore necessary to prioritize capital projects so we can maximize the financial and service-related return for our taxpayers at lowest reasonable cost. To assist in this prioritization, the Town will utilize numerical rating format to rank each project. These rankings will serve as the basis for capital funding decisions.

The Town has established six weighted criteria that will be evaluated for all capital projects. These criteria are: (1) financial impact on the Town, (2) legal mandates, (3) impact on service to the public, (4) urgency of maintenance needs, (5) whether or not prior phases of the project have been funded and (6) departmental priority.

It should be noted that, once this plan is developed, departures from the method of funding the highest priority project first may be permitted for multi-year projects and for large building projects. Large building projects, for instance, may require funding through a debt exclusion which could delay the conduct of a project while other, lower ranked items are permitted to move forward. Large non debt excluded projects that are highly rated may also be postponed if their funding would absorb available capital funding for a multi-year time frame. Other projects may arise through the capital plan if something changes significantly. In general, however, projects will be funded according to the priority ranking established through the rating/weighting process.

The capital budget will be a fluid document that will be subject to change each year as priorities change and additional information becomes available. As a result, a project which had one priority score in one capital plan may have a different score in a subsequent plan when departmental priorities change or external funding becomes available. As such, "out years" of the plan do not so much establish a funding order for projects but rather identify

trends far enough into the future to allow planning and the resolution of problems in a rational and timely manner.

Next Steps

Your department's FY'17-FY'21 capital requests are due no later than August 21, 2015. New capital requests must be submitted online at <http://www.mapsonline.net/medwayma/forms/standalone.html.php?id=388706821>.

Paper submissions will not be accepted. Please contact Dave D'Amico to have the link sent directly to you. All project requests will be reviewed and evaluated and a comprehensive plan will be developed. The final plan submitted to the CIPC, Selectmen and FinCom will provide information about all current projects and all capital requests for the next five years. You will be involved in this process at many different points, and your active participation is essential if your department is to receive the capital investment it needs.

As always, please do not hesitate to contact me if you have any questions about this memorandum, the capital planning process or any other matter. I look forward to working with you in this endeavor.

**TOWN OF MEDWAY
CAPITAL PROJECT REQUEST RATING SHEET
DESCRIPTION OF RATING CRITERIA AND SCALES**

CRITERIA A – OVERAL FISCAL IMPACT

Weight: 4

Rationale: Limited resources exist for competing projects. This requires that each project's full impact on the Town's budget be considered in rating and evaluating project. Projects that are self-funded or have a large proportion of external funding will receive higher ratings than those that do not, as these projects have less impact on the funding portion of our capital budget.

Considerations: Ratings for this factor will consider these major points:

- A. Capital cost of the project relative to all other project requests.
- B. Impact of the project on Town operating costs and personnel levels.
- C. Whether the project requires Town appropriation or is funded from agency, grant funds, matching funds or generated revenue.
- D. Impact on the Town's tax revenue or fee revenue.
- E. Will external funding be lost should the project be delayed?

Illustrative Ratings:

5. Project requires less than 10% Town funding.
4. Project requires less than 50 % Town funding.
3. Project requires more that 50% Town funding, decreases operating costs and increases
Town revenues.
2. Project requires more than 50% Town funding, increases operating costs and
increases
Town revenues.
1. Project requires more than 50% Town funding, decreases operating costs and
decreases Town revenues.
0. Project requires more than 50% Town funding, increases operating costs and
decreases Town revenues.

NOTE: Projects which do not impact either revenues or operating costs will receive the score of a project that is more favorable in the category (for revenue, the score will be the "increasing revenue" score and for costs, the "decreasing costs" score). This score will then be reduced by 0.5 to reflect the lack of actual increase in revenue or decrease in costs.

CRITERIA B – LEGAL OBLIGATIONS AND COMPLIANCE

Weight: 4

Rationale: Some projects are essentially mandatory due to court orders, federal mandates, or state laws that require their completion. These projects should receive higher consideration than those which are considered discretionary. Criteria B evaluates both the severity of the mandate and the degree of adherence to state and federal laws.

Considerations: Ratings for this factor will consider these major points:

- A. Whether the Town is under direct court order to complete this project.
- B. Whether the project is needed to meet requirements of federal or state legislation.

Illustrative Ratings:

- 5. Town or Department is currently under court order to take action.
- 4. Project is necessary to meet existing state and federal requirements.
- 3. Legislation is under discussion that would require the project in the future.
- 2. There is no legal or court order or other requirement to conduct the project.
- 1. Project requires change in state or law to proceed.
- 0. Project requires change in federal or law to proceed.

CRITERIA C – IMPACT ON SERVICE TO THE PUBLIC

Weight: 3

Rationale: Consideration will be given to capital projects that address health, safety, accreditation or maintenance issues as well as those that improve the services provided by a department. Service is broadly defined, as are the Town’s objectives in meeting the health, safety or accreditation needs of our residents and/or improved operations of an existing department.

Considerations: Ratings for this factor will consider these major points:

- A. Whether the service is already being provided by existing agencies.
- B. Whether the project has an immediate impact on service, health, safety, accreditation or maintenance needs.
- C. Whether the project focuses on a service that is currently a “high priority” to the public.
- D.

Illustrative Ratings:

- 5. The service itself addresses an immediate public health, safety, accreditation or maintenance need.
- 4. Service is improved and addresses a public health, safety, accreditation or maintenance need.
- 3. Service is greatly improved.
- 2. Service is improved.
- 1. Service is minimally improved and addresses a public health, safety, accreditation or maintenance need.
- 0. Service is minimally improved.

CRITERIA D – URGENCY OF MAINTENANCE NEEDS

Weight: 3

Rationale: The Town’s most immediate goal in both capital and operating finance is to maintain current service levels for our citizens, businesses and visitors. Capital projects that are essential to maintain services, protect investments, or restore services that have been interrupted due to failure of capital assets will receive the highest rating in this criterion.

Considerations: Ratings for this factor will consider these major points:

- A. Whether a service is currently interrupted.
- B. Whether the project as requested will result in full restoration of an interrupted service.
- C. Whether the project is the most cost-effective method of providing or maintaining a service.
- D. Where a service is not currently interrupted, the likelihood that it will be in the next five years if the project is not funded.
- E. Whether costs of the project will increase (beyond inflation) if the project is delayed.
- F. Whether the agency has prepared a comprehensive maintenance, rehabilitation or replacement schedule and the project is due under that schedule.

Illustrative Ratings:

5. Service is currently interrupted and the project will restore service in the most cost-effective manner possible.
4. Service is likely to be disrupted in a five-year horizon if the project is not funded.
3. The project is necessary to maintain an orderly schedule for maintenance and replacement.
2. The cost of the project will increase in future (beyond inflation) if it is delayed at this time.
1. There is a minor risk that costs will increase or service will be interrupted if the project is not funded.
0. There is no financial or service risk in delaying or not funding the project (e.g., the project is new and has no impact on current service).

CRITERIA E – PRIOR PHASES

Weight: 2

Rationale: Some projects are developed in phases due to their complexity or size. In such cases, the need has already been established by a prior commitment of funding. Therefore, continuation of the project will be given higher consideration.

Considerations: Ratings for this factor will consider these major points:

- A. Whether the project has received prior funds.
- B. Whether the project requires additional funding to be operational.

Illustrative Ratings:

5. All but the final phase has been fully funded.
4. Multiple phases have been fully funded.
3. Multiple phases have been partially funded.
2. The first phase has been fully funded.
1. The first phase has been partially funded.
0. No prior phases have been funded or partially funded.

CRITERIA F – DEPARTMENTAL PRIORITY

Weight: 2

Rationale: Departments are expected to provide an indication of which projects are most important to their mission.

Considerations: Ratings for this factor will consider these major points:

- A. Departmental ranking of each individual project.
- B. The total number of project requests that are submitted by a department.

Illustrative Ratings:

- 5. The project is within the top 20% of departmentally ranked project requests (81% - 100%)
- 4. The project is within the next 20% of projects (61% to 80%)/
- 3. The project is within the next 20% of projects (41% to 60%).
- 2. The project is within the next 20% of projects (21% to 40%).
- 1. The project is within the bottom 20% of ranked projects (0% to 20%).

Town of Medway Capital Project Request

Project No.: 1301a	Department: 175 Planning & Economic Development Board	Date Submitted: 04-Aug-2011
Submitted By: SUSAN AFFLECK-CHILDS	Title: P&ED COORDINATOR	Last Updated: 22-Aug-2014
Description: INSTALL COMMUNITY BUILDINGS & WELCOME SIGNS		In-Service Date: 30-Jun-2016
Facility: VARIOUS	Type: NEW	
Dept Priority: 3	Category: BUILDING	Approved:

Capital Forecast:	2016	\$44,430	Total Capital Cost:	\$44,430	Exp. Service Life: 15 years
	2017	\$0	Total Expense Cost:	\$0	Fund Src: GENERAL FUND DEBT
	2018	\$0	Basis For Estimate:	Architect/Engineer	[]
	2019	\$0		Vendor Quote	[X]
	2020	\$0		Appraisal	[]
	2020	\$0		Previous Tax Value	[]
	Total:	\$44,430		Other	[]

Justification & Benefit: **Usage:** 24 hrs/day, 5 days/wk, 52 wks/yr
 Part of a community beautification and public relations effort.

Consequences of One Year Postponement:

Missed opportunity to follow-up on first phase signs installed in spring, 2014 to achieve a consistent town-wide program.

Town of Medway Capital Project Request

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Description: INSTALL COMMUNITY BUILDINGS & WELCOME SIGNS		In-Service Date: 30-Jun-2016
Facility: VARIOUS	Type: NEW	
Dept Priority: 3	Category: BUILDING	Approved:

<u>Operating Impact:</u>	<u>Direct Annual Costs:</u>	<u>Indirect Annual Costs:</u>
	Personnel #: <u>0.0</u>	Benefits: <u>\$0</u>
	Amt \$: <u>\$0</u>	Admin. Costs: <u>\$0</u>
	Service Costs: <u>\$0</u>	Other: <u>\$0</u>
	Mtrls/Supplies: <u>\$0</u>	Sub-Total: <u>\$0</u>
	Equip. Purchase: <u>\$0</u>	
	Utilities: <u>\$0</u>	<u>Annual Debt Service:</u>
	Other: <u>\$0</u>	Prin & Int: <u> </u>
	Sub-Total: <u>\$0</u>	
Total Annual Operating Costs:	<u>\$0</u>	

<u>Department Weighted Rating:</u>		
Criteria A - Overall Fiscal Impact	<input style="width: 50px; text-align: center;" type="text" value="12"/>	
Criteria B - Legal Obligations & Compliance	<input style="width: 50px; text-align: center;" type="text" value="8"/>	
Criteria C - Impact On Service Level To Public	<input style="width: 50px; text-align: center;" type="text" value="9"/>	
Criteria D - Urgency Of Maintenance Needs	<input style="width: 50px; text-align: center;" type="text" value="0"/>	
Criteria E - Prior Phases	<input style="width: 50px; text-align: center;" type="text" value="4"/>	
Criteria F - Department Priority	<input style="width: 50px; text-align: center;" type="text" value="6"/>	
Total Points:	<input style="width: 50px; text-align: center;" type="text" value="39"/>	(max. 90 pts)

Describe Fiscal Impact: 0-5 Pts [3] x 4

Project requires more than 50% Town Funding, decreases operating costs and increases Town revenues

Describe Maintenance Urgency: 0-5 Pts [0] x 3

There is no financial or service risk in delaying or not funding the project. However, the existing Town of Medway signs are becoming somewhat shabby.

Describe Legal Obligations: 0-5 Pts [2] x 4

None.

Describe Prior Phases: 0-5 Pts [2] x 2

Phase 1 completed in FY'14.

Describe Public Service Impact: 0-5 Pts [3] x 3

Service is greatly improved as there is no coordinated signage program in Medway at this time.

Describe Department Priority: 0-5 Pts [3] x 2

The project is within the next 20% of departmentally ranked projects (41% to 60%) - Of our two proposals, this one ranks #2

Possible Additional Installation Sites - New Medway Signs

Major Gateways - Welcome to Medway

North side of Village Street west of Farm Street
 East side of Sanford Street across from Sanford Mill
 West side of Summer Street south of the border between Holliston and Medway

Minor Gateways - Welcome to Medway (smaller sign)

West side of Holliston Street south of the border between Holliston and Medway
 West side of Winthrop Street south of the border between Holliston and Medway
 West side of Fisher Street south of the border between Holliston and Medway
 West side of Clark Street south of the border between Holliston and Medway
 West side of Farm Street south of the border between Millis and Medway

East Side of Franklin Street north of the Charles River

East side of Granite Street north of the border between Bellingham and Medway
 East side of Populatic Street north of border between Franklin and Medway
 East side of Walker Street north of border between Franklin and Medway
 East side of Shaw Street north of the border between Franklin and Medway

North side of Causeway Street west of the border between Millis and Medway
 North side of Hill Street west of the border between Millis and Medway

Town Buildings - 2 Sided Freestanding Signs

Senior Center/Council on Aging - 76 Oakland Street

Town Buildings - Wall Signs

Town Hall

Parks

Oakland Park
 Choate
 Idylbrook

Trails

Visibility

Phase??

Notes

Westbound traffic from Millis
 Northbound traffic from Franklin
 Southbound traffic from Holliston

Southbound traffic from Holliston
 Southbound traffic from Holliston
 Southbound traffic from Holliston
 Southbound traffic from Holliston
 Southbound traffic from Millis

Northbound traffic from Franklin
 Northbound traffic from Bellingham
 Northbound traffic from Franklin
 Northbound traffic from Franklin
 Northbound traffic from Franklin

Westbound traffic from Millis
 Westbound traffic from Millis

North & Southbound traffic