

August 25, 2015
Medway Planning and Economic Development Board Meeting
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	Remote Participation	X	X	X	X

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

The Board is in receipt of a remote participation form submitted by Andy Rodenhiser and approved by Vice-Chairman Robert Tucker. **(See Attached)**

Open Space Committee Appointments:

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

- Email from Denise Legee dated August 10, 2015.
- Email from Joanne Williams August 17, 2015.

Denise Legee provided an overview of her credentials. She has lived in Medway for 22 years. Her background is mechanical engineering. She loves to walk the trails in town.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to appoint Joanne Williams and Denise Legee to the Open Space Committee for a term effective immediately through June 30, 2016.

Acceptance of PEDB Meeting Minutes:

July 28, 2015:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the July 28, 2015 meeting.

August 11, 2015:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the August 11, 2015 meeting. (Tom Gay abstained from vote as he was not present at that meeting.)

Other Business:

SWAP Legislative Breakfast:

Consultant Carlucci informed the Board that SWAP will hold its annual legislative breakfast at the Thayer House on Friday, September 18, 2015.

NOTE - Andy Rodenhiser joined the session remotely at 7:13 pm.

Design Review Guidelines Update Status:

The Cecil Group has continued to work on the Design Review Guidelines. They are 99% complete. There will be a public hearing on accepting the guidelines. The Board is in agreement to hold the public hearing at a special meeting on September 15, 2015.

Scenic Road Work Permit Public Hearing - Route 109 Reconstruction

Present: DPS Deputy Director Dave D’Amico and Tree Warden Fred Sibley.

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

- Scenic Road Public Hearing Notice dated August 6, 2015
- Scenic Road Work Permit Application dated June 10, 2015
- Draft Scenic Road Work Permit decision dated August 17, 2015

On a motion made by Andy Rodenhiser and seconded by Rich Di Iulio, the Board voted by roll call vote, to waive the reading of the public hearing notice

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Fred Sibley	aye
Bob Tucker	aye
Andy Rodenhiser	aye

It was explained that there are two scenic road areas that will be impacted by the Route 109 Reconstruction project. The two locations are the southwest corner of Main and Franklin Streets adjacent to 201 Main Street and the southwest corner of Main and Elm Street adjacent to 101 Main. This is for the removal of three trees adjacent to 201 Main St. Per the tree replacement formula, the mitigation would provide for seventy-three 3’ caliper replacement trees.

Dave D’Amico explained that the roads intersect, but not at a 90 degree angle. The project involves adding a sidewalk on the south side of Main Street. The additional needed width of road makes several trees in the way, thus they need to be removed. On the Franklin Street side, there will be four plantings. The goal of the plant selection was to make sure everything is native. Dave will check to make sure the trees are native. The project will make the area a better place

with walkability with the addition of sidewalks, and ornamental street lighting. Member Gay researched the noted replacement tree and it is native to the area. It is a flowering tree with a broad canopy. The town is paying \$400,000 for the plantings and amenities.

The owner of 201 Main Street, Matt Buckley, indicated that he is fine with the plantings on the private property. He indicated he is satisfied with the description of the plantings and replacements.

Tree Warden Sibley is comfortable with what is being proposed.

Member Tucker would like to see any substitutions being indigenous to area.

The tree caliper size indicated one 5 inch caliper tree and rest to be 3 to 3 1/2 inches. Dave D'Amico reported that MASS DOT does not want the 5 inch caliper but prefers 3 1/2 inch.

Matt Buckley prefers to see higher caliper trees for screening. His concern is that in the winter, the snow gets pushed off the right of way and he fears the trees would not make it through the first winter.

Fred Sibley suggested that some of the details can be worked out.

Dave responded that there will be a sidewalk and curb at this spot.

The draft of the scenic permit road work permit was presented to the Board.

Vote on Permit:

On a motion made by Andy Rodenhiser and seconded by Rich Di Iulio, the Board voted by roll call vote, to approve the scenic road permit for the Rt. 109 Construction:

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Fred Sibley	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Close hearing:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by roll call voted to close the public hearing:

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Fred Sibley	aye

Bob Tucker **aye**
Andy Rodenhiser **aye**

Scenic Road Work Permit Public – The Willows on Village Street

Present: Dario DiMare, architect and Shane Oates, Coneco Engineering and Tree Warden, Fred Sibley.

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

- Scenic Road Public Hearing Notice dated August 6, 2015.
- Scenic Road Work Permit Application from Continuing Care Management LLC dated August 6, 2015.
- Draft Scenic Road Work Permit decision dated August 17, 2015
- Email from Fred Sibley dated August 24, 2015.

On a motion made by Andy Rodenhiser and seconded by Rich Di Iulio, the Board voted by roll call vote to open the hearing for Willows ARCPUD scenic road work permit and waive reading the public hearing notice.

Roll Call Vote:

Rich Di Iulio **aye**
Matt Hayes **aye**
Tom Gay **aye**
Fred Sibley **aye**
Bob Tucker **aye**
Andy Rodenhiser **aye**

Susy made all aware that there was a minor misinformation in the public hearing notice. It referenced “River Bend” (the name of the previously proposed development for this site) but the body of the document refers to the correct location and project description. The rest of the information is accurate. She apologized for the error.

The planned work is in the town’s right-of-way on Village Street, a designated Medway Scenic Road. The applicant plans to remove one 30” diameter ash tree located on the south side of the Village Street right-of-way to construct the primary driveway for access to and egress from the development.

Mr. DiMare showed the 300 linear feet of frontage with the planned boulevard entrance and the location of the 30 inch ash tree. Photos of the tree were shown. There are no existing stone walls at the proposed entrance. This will have least environmental impact.

The proposed driveway is located where it is to enhance saving a grove of black walnut trees on the site.

The 30 inch ash tree was shown. Some limbs had been removed by the power company. It is a double barrel tree. This tree is in the middle of the right of way. The tree is in average condition. Some of the limbs are dying.

The Tree Warden stated that the primary goal is to protect residents from falling limbs from damaged trees. Ash trees have a disease problem. He consulted with the tree specialist in Holliston. He concurs that if the tree is left alone, the tree will likely die in a few years. As a Town, this would be a large expense in the future. This is why the recommended mitigation is minimal.

Recommended mitigation is noted in an email dated August 24, 2015 from Fred Sibley. The applicant is comfortable with the recommended \$600.00 for mitigation. The applicant prefers to provide a cash payment.

The Board does not have an issue with a cash payment.

On a motion made by Andy Rodenhiser and seconded by Rich Di Iulio, the Board voted by roll call vote have a \$600.00 as part of the mitigation plan for the Willows submitted after six months of the start of the construction of site and to approve the scenic road work permit.

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Fred Sibley	aye
Bob Tucker	aye
Fred Sibley	aye
Andy Rodenhiser	aye

Close:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by roll call vote to close the scenic road permit hearing for the Willows.

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Fred Sibley	aye
Bob Tucker	aye
Fred Sibley	aye
Andy Rodenhiser	aye

Public Hearing Continuation – The Haven Subdivision:

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

- Revised draft Certificate of Action dated August 17, 2015

Engineering Dan Merrikin was present

Susy entered into the record a Mullin’s Rule Certification for Tom Gay for August 11, 2015. (See Attached) Member Gay listened to audio recordings and has viewed the minutes.

Dan Merrikin informed Board that he discussed the fence request from abutter Mr. Masterson with Mr. Cheschi, the property owner. Mr. Cheschi agreed to provide a fence and specific language will be in the decision. The fence will be added to the plan. The decision was reviewed. There was the incorporation of the addresses for the three new lots. There was also language inserted on the payment in lieu of sidewalk construction. Since there are back taxes owed the Town, the applicant asked for relief. Language will be added that those taxes will need to be paid prior to any construction activity on site and the building permits will be held.

Mitigation:

On a motion made by Matt Hayes and seconded by Andy Rodenhiser, the Board voted by roll call vote to approve the mitigation with the inclusion of a fence as noted in the decision.

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Decision:

On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted by roll call vote to approve the decision for the Havens.

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Close Hearing:

On a motion made by Andy Rodenhiser and seconded by Matt Hayes, the Board voted by roll call vote to close the public hearing for the Havens.

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Bob Tucker	aye
Andy Rodenhiser	aye

The Willows ARCPUD Public Hearing Continuation

The Board is in receipt of two Mullin's Rule Certification forms. **(See Attached)**

- Matt Hayes for the July 14, 2015 meeting. He viewed the video recording
- Tom Gay for the August 11, 2015 meeting. He listened to audio and reviewed documentation.

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

- Architectural plans updated 7-27-15
- Email memo dated 8-20-15 from Gary Buono of Dario Designs re: changes in landscape plan.
- Landscape plan updated 8-18-15.
- Lighting report with supplemental Arts and Crafts lighting fixtures (not included with minutes)
- Signage Plan
- DRC letter of recommendations dated 8-10-15.

The focus of the meeting will be architecture, landscaping signage and lighting.

Mr. DiMare began by explaining the site. The main entrance was shown with the boulevard. The highlight in this area are the black walnut trees. There is medical building facing Village Street. The open space will be open to the public. There is a looped road. The pavilion area was shown where there will be a solid fence for privacy. This pavilion will not be open to the public. The pond will be open to the public. The parking garage is concealed within the main building. There are 15 attached cottages which face the Charles River with access to paths and access to the canoe launch area. The intent is to have many walking paths. The walking paths go across entire site and through wetlands and vernal pools. The Conservation Commission asked to put the trails in these places. This area will be used to educate people on the site's natural resources. The Commission wanted signs describing what the various resources are. The walking path loop is approximately two miles. This project keeps with the flavor of the Village Street. The medical building will fit in with the surrounding area.

Architecture:

The colors throughout the site are natural. Samples of the colors were shown. The waterfront properties will have asphalt shingles with fieldstone. There will be 4" vinyl lap siding and 7" vinyl board and batten siding. The window samples were shown. It is a single hung window. The windows meet the current fire code. The cottages will have different looks with the masonry work which is seen on the stone chimminies. Handrails have been added to the decks. The garage doors were dressed up by added specialized door hardware. The windows are single hung with transom. The pavilion will be of a classic craftsman style. It has dormers and a nice stone chimney. There is a deck which overlooks the pond. The handrails will be vinyl or wood. The posts will have caps. The fireplace in the pavilion works both inside and outside. There is a courtyard near the service area. The elevation height of the main building is 50 ft. to the top of fourth floor not including the roof. The total is 59 ft. including roof. The land elevation from Naumkeag St. is 178 ft. Outside the parking lot in front is 181 ft. The elevation is about the

same (2 ft. higher) from the main entrance. The roof as the main building was discussed. The applicant met with the Design Review Committee and they did not want to have a straight/flat roofline. It would be easier to have a flat roof line. Breaking it up makes it more attractive. The highest point with the chimney goes from 51 ft. to 70 ft. The highest point is where the chimney is. Some of the site amenities include an exercise room, indoor pool, barber shop, and bank. None of memory care or assisted living residents drive, but for the other residents, they would park in the parking garage. There are also visitor parking spaces. There are cluster lounges for arts and crafts and billiards. There is also a country kitchen for those residents who might want to cook. The fourth floor of the main building is the major dining room. The façade of the medical building is basically a colonial house with classic structure but with details which make it look like a barn. The details and lighting were shown. There is a picket fence for aesthetic purposes.

Matt Buckley indicated that the Design Review Committee did supply a letter of recommendation. He indicated that the DRC noted that relative to the architecture, there were two outstanding items:

1. The HVC units need to be screened
2. The medical building gable is long and parallel and there needs to be something to break it up.

The applicant indicated that the roof is 100 ft. long. It is broken up with the windows. The applicant did not want dormers or gables to provide flexibility for any tenants.

Resident Kelly Sheba, 5 Nipmuc St:

This resident wanted to know how far the buildings will be from her property. Her concern is that she will see the traffic.

The applicant responded that the buildings are at least 50 ft. from her (western) property line. Her house is 150' from any building. She will not see traffic since there will be a fence.

Landscape:

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

- A letter from Dave Thompson of CHA dated August 24, 2015.

Dave Thompson of CHA presented an overview of the landscape plan. This has been the same plan as the beginning. The applicant listed all the proposed plantings. Some of the species have been switched out based on the recommendation from the Open Space Committee to only use native and non-invasive plants. The elm tree was changed out for sugar maple. Most of non-native plants are the perennials. There are recent revisions to plans showing the proposed tree line. This was added to reflect where the limit of grading falls. Also some of the street trees were moved or changed. 30 black walnut trees will be preserved. There is mix of ornamental grasses. The street trees were noted on plan. There will be a solid vinyl privacy fence with the noted color which is dark beige along the property line. There will be an evergreen screen near the pavilion. It will include five varieties of evergreens in this location in groups of three or five. There has been added detail to the plantings to the main building entrance. Also, there were the addition of foundation plantings around the main building.

Resident Patty Brenneman, 7 Naumkeag St.:

Ms. Brenneman is concerned about the amount of clear cutting. When she looks outside now, it is all woods.

The applicant indicated that the vegetation to the property line will be cleared.

The main medical building will have ground covering and some perennials. The stone walls were noted. They have contracted with a commercial arborist to look at the black walnuts to see which can be maintained and will remain strong through construction. There will be a report forthcoming. The schematic detailing was shown. The assisted living courtyard was also noted. The schematic of plantings within the cottage configurations was shown. There will be small ornamental trees throughout with the inclusion of some flowering plants and low shrubs. The lawn and walkway areas were shown. The attached cottages plantings were referenced with the different planting configurations. The main walkway will have a set of flower beds with shrubs, benches and flowering trees. The trees will be 25 ft. tall. There will be many perennial beds near the main residence units. There will be fieldstone containers. A detail of this was shown. There is a detail for final stabilization and this is to be a low maintenance grass mix. There are specifications on how to apply. This will include hydro seeding. The applicant will be diligent to look and see where to retain vegetation. Susy would like to see a photo of the selected bench.

Resident Anne Bradford, 3 Mishawaum St.:

Ms. Bradford wanted to know if all the vegetation will be cleared.

The applicant responded that some vegetation will be retained but some will be cleared. There will be landscaping for the basin area.

Resident, Dan Hooper, 6 Naumkeag St.:

Mr. Hooper asked why the Conservation Commission is allowing clear cutting. He also wanted to know how the open space ratio was decided. He also wanted to know if the current plans were put on the website.

Susy responded that she will put the recent plans online.

Member Tucker responded that Dan Hooper will need to discuss his question with the Conservation Commission.

Consultant Carlucci responded that he did review the submittal and the formula as it relates to open space. It did exceed all the requirements. There is an allowance for drainage facilities within some of those zones.

Chairman Rodenhiser asked if the stormwater plan is completed, and if so, what happens if the system as designed does not work.

Project engineer Shane Oates responded that he is confident that the stormwater system will work. It meets the rates and volumes. He will be working with Tetra Tech to make sure their concerns are addressed. He does not believe that there will be major revisions.

Susy responded that there will also be feedback from the Conservation Commission which is forthcoming. The applicant's hearing with the Commission starts this week at which point we will get comments.

Resident, Jeremy Barstow, 4 Narragansett

Mr. Barstow wanted to know if the Board can revisit the water issue at any point during the hearing. He wants to see all revisions. He further stated that the applicant has done a fantastic job, but he still would like the applicant to maintain as much space and trees for the abutters.

Member Tucker responded that all discussion will be in open session.

Resident, Christine Kersnason, 2 Charles River Rd.:

This resident wanted to know how many trees will be taken down to address the roadway width.

The applicant responded that he cannot provide the exact number of trees, but they will take down the least possible.

Resident, Timothy Choate 7 Iroquois St.:

This resident wanted to know when the Board intends to vote on this application.

Susy responded that it depends on the time it takes the applicant to provide the revisions. She sees this being about two months.

Resident, David MacMillan, 5 Nipmuc Street:

The resident wanted to know if bigger hedges could be explored.

The applicant responded that they can look to identify the trees and there could be more evergreens put in place.

Dan Hooper wanted to know if the hearing for the scenic road permit occurred regarding the large maple. Mr. Hooper was informed that the large maple was not within the right of way.

Matt Buckley wants to make sure the material for the buffering is not altered.

Signs:

There will be two signs at the main boulevard, one on each side encased within a stone wall. Drawings of the proposed signs were shown. The material of this will be in fieldstone. There will be a 2 sided, free-standing sign in front of the medical building.

Susy indicated that the proposed signage exceeds what is allowed by right. The applicant met with the building inspector and the applicant intends to file with the Zoning Board of Appeals for multiple variances. The signage height for is 9 ft., and 6 ft. is allowed. Also, the amount of square footage is more than what is permitted.

There is also a concern that the stone wall at the entrance is grander than the character of Village Street.

Lighting:

The applicant provided samples of the proposed lighting. Member Tucker informed the applicant that he does not want to see any spillage. The photometric plan was shown. The street post lights were shown. The posts were put at 15 ft. There are about 80 posts. The eastern side of the light posts along the eastern roadway will be shielded to prevent light spillage onto the adjacent abutters. All lighting needs to be at 0 spillage. There were pictures of the low voltage weathered bronze lights. The garage entry lights were shown.

Resident Hooper responds that he hopes Tetra Tech and the Board are more sensitive to lighting. Tetra Tech reviewed the Thayer project’s lighting and the lights are too bright. Dan is concerned about the night lighting at this site.

Susy responded that we can do a check of numbers over a period of time and do an evaluation.

Public Hearing Continuation:

On a motion made by Andy Rodenhiser and seconded by Matt Hayes, the Board voted by roll call vote to continue the public hearing for the Willows to Tuesday, October 13, 2015 at 7:30 pm.

Roll Call Vote:

Rich Di Iulio	aye
Matt Hayes	aye
Tom Gay	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Andy Rodenhiser ended his remote participation at 10:26 pm.

Warrant Articles Ideas for Fall Town Meeting:

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

- Possible Zoning and General Bylaw Articles dated August 25, 2015.

The Board is in receipt of the draft of an amendment to the registered marijuana dispensary provisions. The amended section would be for 2.b. Presently, a standalone cultivation facility shall not exceed 25,000 sq. ft. The proposed amendment would be to not exceed 60,000 sq. ft. The second part of the amendment would be 2.d. where presently any combination of the above three facilities shall not exceed 30,000 sq. ft. The amendment would be to not exceed 65,000 sq. ft.

Ellen Rosenfeld was present. She is an applicant to the Mass Department of Public Health for a license to establish a registered marijuana dispensary (RMD) in Medway. She expressed that she does not want to see a cap for the square footage. She has reviewed the past and present bylaws and she does not see that Medway has capped anything other type of uses. She suggests that the

site should dictate the size of the building. She is interested in building a two story facility. She wants to put the money into the state of art facility with solar and does not want to be constricted.

Susy explained that the cap was put in place as the town was anxious at the time the bylaw was originally approved. It can certainly be revisited.

The Board will discuss this further at a special meeting.

The Board decided to hold an additional meeting on Tuesday, September 1, 2015 at 7:00 pm. to discuss other articles for the fall town meeting.

ANR Plan 70 Village Street:

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

- ANR plan application dated July 23, 2015.
- Email from applicant Tom Emero dated July 20, 2015.
- PGC review letter dated August 6, 2015.
- Revised ANR plan dated August 18, 2015.


Consultant Carlucci informed the Board that he reviewed the application and plan. The revisions were made and it is fine to endorse.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted to endorse the ANR plan for 70 Village Street dated August 19, 2015.

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.

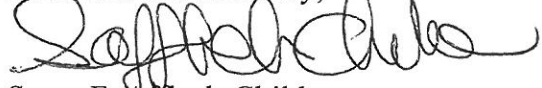
Respectfully Submitted,



Amy Sutherland

Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs

Planning and Economic Development Coordinator



Town of Medway

Remote Participation Request

I, Andy Rodenizer (print name), hereby request to participate remotely at the meeting of the Planning & Economic Development (Board/Committee/Commission) to be held on August 25, 2015 (date). I certify to the Chair that my absence is the result of one or more of the following factors which make my physical presence unreasonably difficult:

- (1) Personal Illness or Disability (2) A Family or Other Emergency
 (3) Military Service (4) Geographic Distance (Employment / Board Business)

Explanation: Business Travel

During the meeting, I will be at the following location:

Marita, GA.
Address

781-760-9908
Phone Number

[Signature]
Signature of Member

8/15/15
Date

Please sign and return to Chair

Request received by Robert K Tucker
Acting Chair (please print)

8/25/15
Date

Method of Participation speakerphone (e.g. speakerphone)

Request Approved Request Denied*

[Signature]
Signature of Chair

8/25/15
Date

Signed form to be appended to the meeting minutes.

*All Denied Requests are Final and Not Appealable.

Susan Affleck-Childs

From: Gary or Denise Legee <glegee@comcast.net>
Sent: Monday, August 10, 2015 5:12 PM
To: Susan Affleck-Childs
Subject: FW: Open Space Committee

Hello Susan,

I am very interested in joining the open space committee. Tina Wright and I had children in the same home day care years ago. I've spoken to her about joining and attended the July meeting to meet the other members and get a feel for how things work. Some information about me:

- Have resided in Medway for 22 years. Seven years on Coffee Street and the last fifteen on Broad Acres Farm Road.
- Married with two grown children, a 24 year old son and a 20 year old daughter who is in college.
- I walk about three miles per day and have recently been enjoying the high school trail, starting from my house and walking to Choate Park and back on the week-ends.
- These trails and other open spaces in town are a treasure that I think more residents need to become aware of.
- I work full time out of my home as a Sales Account Manager for Amphenol Advanced Sensors selling to OEMS in the Healthcare, Industrial and Automotive markets.
- Have a Bachelor of Science in Mechanical engineering from UMass Dartmouth (was SMU back then) and an MBA from Babson college.
- Key Skills – Very organized, great problem solver and experienced in customer relations and project management
- My work schedule is flexible and I have time to help the committee.

Please let me know if you need additional information. I have included my address and home phone number below if you need to reach me.

Best Regards,
Denise Legee
19 Broad Acres Farm Road, Medway
508 533-5127

Susan Affleck-Childs

From: joanne-williams@comcast.net
Sent: Monday, August 17, 2015 9:45 PM
To: Susan Affleck-Childs
Cc: Tina.Wright@tbrassociates.com
Subject: Open Space Committee Membership

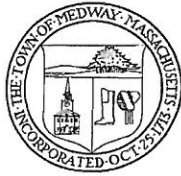
Dear Susie,

I would like to become a member of the Open Space Committee, and was informed by Tina Wright to get in touch with you, first to let you know of my interest and also to give you some details about my previous interest/involvement in open space planning.

I've always felt invested in the outcome of open space development in the various areas that I've lived, beginning in my home town of Milford, OH, where I have followed the development of the waterfront along the Little Miami River with interest. I learned a great deal about families of trees and other plants from my parents, who were avid gardeners. We were Ohio Audobon members and made it a family project to enrich our own yard to make it a more suitable habitat for birds and other small animals. In New York City, I was a member of the Cobble Hill Tree Committee, taking part in annual tree surveys and other initiatives to support trees in the city. I organized a fund raiser to help maintain local trees and to provide education about appropriate street tree species and maintenance, and I convinced a number of real estate owners to plant new trees in our neighborhood. In Germany I had the opportunity to learn about the country's philosophy of making lands, both private and public, accessible to the public via an interconnected trail system. I took to heart the Germans' priority on regular walks in the woods and fields as a way to maintain the health of mind and body. I also learned about the apple orchard initiative in the state of Hessen, which offered land owners incentives to plant apple trees in easily accessible, informal orchards, to create animal habitats in open fields, and to provide fruit for hikers. It has been my dream since returning to the US to encourage a similar enthusiasm for access of local natural areas, by helping to develop a trail system and promoting its use. I am willing to contribute time and energy to promoting the value of natural areas for their own sake, and as an escape from other more developed areas that we encounter every day. I am also committed to helping encourage the use of native species in landscaping where appropriate around the area, and to help out as I am able to maintain and encourage the quality of our town and its open spaces.

Thanks for your consideration.

Joanne Williams



August 25, 2015

**Medway Planning & Economic Development Board
Meeting**

**Route 109 Reconstruction – Scenic Road
Work Permit Public Hearing**

- Scenic Road Public Hearing Notice
- Scenic Road Work Permit Application from Medway Department of Public Services
- Draft *Scenic Road Work Permit* decision dated 8-17-15

REMINDER – Fred Sibley, acting Tree Warden, will participate with the PEDB in this public hearing.

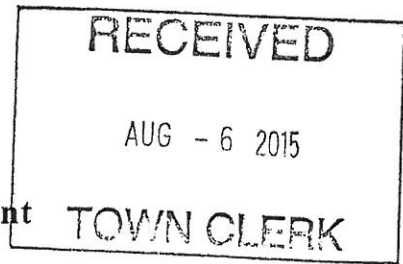
There are 2 scenic road areas that will be impacted by the Route 109 reconstruction project.

- Southwest corner of Main and Franklin Streets adjacent to 201 Main Street, owned by Matt Buckley
- Southwest corner of Main and Elm Streets adjacent to 101 Main Street, owned by Tom Geysler.

Per the tree replacement formula included in the *Scenic Road Rules and Regulations*, the removal of 3 trees adjacent to 201 Main Street results in a mitigation of seventy-three 3” caliper replacement trees. The removal of 2 trees adjacent to 101 Main Street results in a mitigation of twenty-three 3” caliper replacement trees.



TOWN OF MEDWAY
Planning & Economic Development
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

August 6, 2015

NOTICE OF SCENIC ROAD PUBLIC HEARING
Route 109 Reconstruction
201 Main Street and 121 Main Street

In accordance with the provisions of Massachusetts General Law, Chapter 40, Section 15C (*the Scenic Roads Act*) and Chapter 87, Section 3 (*the Public Shade Tree Act*), and the Medway Planning Board's *Rules and Regulations for the Review and Issuance of Scenic Road Work Permits*, notice is hereby given that the Medway Tree Warden and the Planning and Economic Development Board will conduct a public hearing on Tuesday, August 25, 2015 at 7:15 p.m. in the Sanford Room of Town Hall, 155 Village Street, Medway, MA to consider the application of the Town of Medway Department of Public Services for a Scenic Road Work Permit. The application pertains to planned roadway construction work in the Town's right-of-way at the corners of Main and Franklin Street, a designated Medway Scenic Road, and at the corner of Main and Elm Street, a designated Medway Scenic Road.

The planned roadway construction work which impacts trees and stone walls in right-of-way of Elm and Franklin Streets is part of the planned Route 109 Reconstruction Project. The Route 109 Project involves adding sidewalk to the south side of Main Street, adding decorative streetlights, complete reconstruction of the roadway and sidewalks, installing new traffic signals and landscaping, and developing a new entrance to Choate Park/Thayer House. Vertical sightlines will be improved and intersections will be widened. The scope of reconstruction work will necessitate the removal of three trees within the right-of-way at the southwest corner of Main and Franklin Streets (201 Main), the removal of two trees within the right-of-way at the southwest corner of Main and Elm Streets (121 Main) and curving the existing fieldstone wall within the right-of-way at the southwest corner of Main and Elm Street (121 Main).

The application materials are on file with the Town Clerk at Medway Town Hall, 155 Village Street and may be inspected during normal business hours, Monday – Thursday from 7:30 am to 4:30 pm and on Friday from 7:30 am to 12:30 pm. Interested persons or parties may attend the public hearing and express their views at the designated time and place. Written comments are encouraged and may be emailed to: planningboard@townofmedway.org.

This notice shall be posted on the five affected trees and at the fieldstone wall location at least seven (7) days before the public hearing. For additional information, please contact the Planning and Economic Development Board office at 508-533-3291.

Andy Rodenhiser, Chairman

Telephone: 508-533-3291

Fax: 508-321-4987

Email: planningboard@townofmedway.org

MEDWAY SCENIC ROAD WORK PERMIT APPLICATION

Medway Planning Board
155 Village Street, Medway, MA 02053 508-533-3291

This application for a Scenic Road Work Permit is made pursuant to the Planning Board's *Rules and Regulations for Review and Issuance of Scenic Road Work Permits* (adopted July 16, 2002). Please refer to the *Rules and Regulations* for specific definitions of all *italicized* words included in this application.

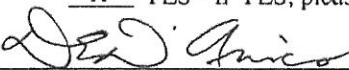
Date: June 10, 2015

1. Applicant/Location Information: Intersection of Main & Elm, Evergreen, Franklin,
Location/Address on Scenic Road: High, Highland, Lincoln, and Winthrop
Name of Applicant: Town of Medway
Primary Contact: David D'Amico, Medway DPS Deputy Director
Mailing Address: Town Hall, 155 Village Street, Medway, MA 02053
Telephone: 508-533-3275 Email address: ddamico@townofmedway.org

2. Describe the *repair, maintenance, paving or reconstruction* work you wish to do in the Town's *right-of-way* on the Scenic Road: Main Street from Holliston Street to Franklin/Highland Street will be reconstructed beginning in 2016. Addition of a south side sidewalk, changes in profile, and intersection re-alignments will require some tree removal and stone wall relocation. See attached sheets for more information.

3A. Is there a *stone wall(s)*, in the Town's *right-of-way* of the Scenic Road where you propose to *repair, maintain, reconstruct or pave*? **You must contact the Medway Department of Public Services (DPS) at Town Hall, 155 Village Street, 508-533-3275 to answer this question. A representative of the DPS must visit the site to answer Questions 3A and 3B and sign below.**

YES - If YES, please answer 3B NO - If NO, skip 3B and go to 4A



Signature of Medway DPS Representative

June 10, 2015

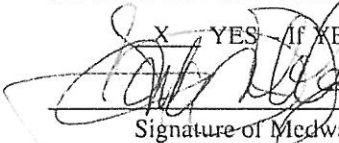
Date

3B. If you answered YES to 3A, does the proposed work to *repair, maintain, reconstruct or pave* in the Town's *right-of-way* of a Scenic Road involve the *tearing down or destruction of a stone wall or any portion thereof*?

YES NO To be relocated and reconstructed.

4A. Are there any *tree(s)* located within the Town's *right-of-way* of the Scenic Road? **You must contact the Medway Tree Warden Brutus Cantoreggi to answer this question. Leave a message for him at 508-533-3275. The Tree Warden must visit the site to answer Questions 4A and 4B and sign below.**

YES - If YES, please answer 4B NO - If NO, skip 4B and go to 5



Signature of Medway Tree Warden

June 10, 2015

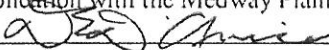
Date

4B. If you answered YES to 4A, does the proposed work to *repair, maintain, reconstruct or pave* in the Town's *right-of-way* of a Medway Scenic Road involve the *cutting or removal of a tree(s)*?

YES NO

5A. If question 3B OR 4B was answered YES, a Scenic Road public hearing and Work Permit are required. You must complete the remainder of this application on the reverse side.

5B. If both questions 3B AND 4B were answered NO, a Scenic Road public hearing and Work Permit are NOT required; you do not need to complete the rest of this application. Please sign below and file this application with the Medway Planning Board. No further action is needed on your part.



Signature of Applicant

June 10, 2015

Date


MEDWAY SCENIC ROAD WORK PERMIT APPLICATION

Medway Planning Board
155 Village Street, Medway, MA 02053 508-533-3291

If you answered YES to Question 3B or 4B, a Scenic Road Public Hearing and Work Permit are required. Please complete the rest of this application. Prepare the following items as attachments. Sign below and file this application with all required supplemental materials to the Medway Planning Board, 155 Village Street, Medway, MA 02053. Submit the original application and 8 copies of each item A – E noted below.

- _____ A) Written description and plans/drawings showing the location of the proposed *disturbance area* (where work is proposed involving the *cutting or removal* of trees or the *tearing down or destruction* of stone walls), the location of *trees* and *stone walls*, and the boundaries of the Town's *right-of-way*.
- _____ B) Written statement explaining the purpose and need to *cut or remove tree(s)* or *tear down or destroy stone walls, or portions thereof*.
- _____ C) Written statement outlining alternatives, proposed compensatory actions (*such as the planting of replacement trees or the reconstruction of stone walls*) and mitigation measures (payment in lieu of new tree planting) to the proposed *cutting or removal of tree(s)* or the *tearing down or destruction of stone walls*.
- _____ D) Photographs of all *stone walls and trees* within and adjacent to the proposed *disturbance area*.
- _____ E) Any other explanatory material that you believe may be useful to the Planning Board in evaluating your project.
- _____ F) A list of *abutters*, certified by the Board of Assessors. (For purposes of Scenic Roads, *abutters* are defined as owners of land immediately adjacent to and directly opposite from the proposed *disturbance area* land on any public or private street or way.)
- _____ G) Scenic Road Permit Application Fee - \$100.00 if the project involves a *tree(s)* or a *stone wall(s)*; \$200.00 if the project involves trees and stone walls. (*Please make check payable to the Town of Medway.*)

I hereby submit this application for a Scenic Road Work Permit to the Medway Planning Board. I acknowledge that I have read the Rules and Regulations for Review and Issuance of Scenic Road Work Permits (adopted July 16, 2002). I understand that, in addition to the Scenic Road Work Permit Application Fee, I am responsible for the additional expense of advertising the public hearing as specified in the Rules and Regulations. If my project involves a stone wall, I will post notice of the public hearing at least seven (7) days before by temporarily affixing a ribbon or other flagging material to the stone wall such that it is visible from the road. If my project involves a tree(s), I understand the Tree Warden will post a notice directly on the tree(s) at least seven (7) days before the public hearing. I will abide by the decision of the Medway Planning Board regarding restoration and/or compensatory measures as described in the Rules and Regulations. I understand that I may be fined if I violate these Rules and Regulations.



Signature of Applicant

June 10, 2015

Date

Revised February 28, 2008

MEDWAY SCENIC ROAD PERMIT APPLICATION

RT 109 RECONSTRUCTION PROJECT

- A) RT 109 Main Street is currently on the State's transportation improvement project list for reconstruction beginning in 2016. The project extends from Holliston Street to Franklin/Highland Street. Seven scenic roads intersect Main Street within the project limits. These are Elm, Evergreen, Franklin, High, Highland, Lincoln, and Winthrop. The project as a whole involves adding sidewalk to the south side of Main Street, adding decorative streetlights, complete roadway and sidewalk reconstruction, new traffic signals, added street trees, a new Choate Park/Thayer House entrance, and much more. Total project cost will be \$13 million. Construction plans at each scenic road is included.
- B) As part of the roadway work, all vertical curves will be adjusted as much as possible to improve sightline distance. In addition, all intersections are widened and geometry improved, again, to improve access and sightlines. With this work, every scenic road will have some pavement and sidewalk work performed within the first 100 feet or so of Main Street. In two cases, Franklin and Elm, the work to be performed is substantial enough that trees and stone walls are impacted.

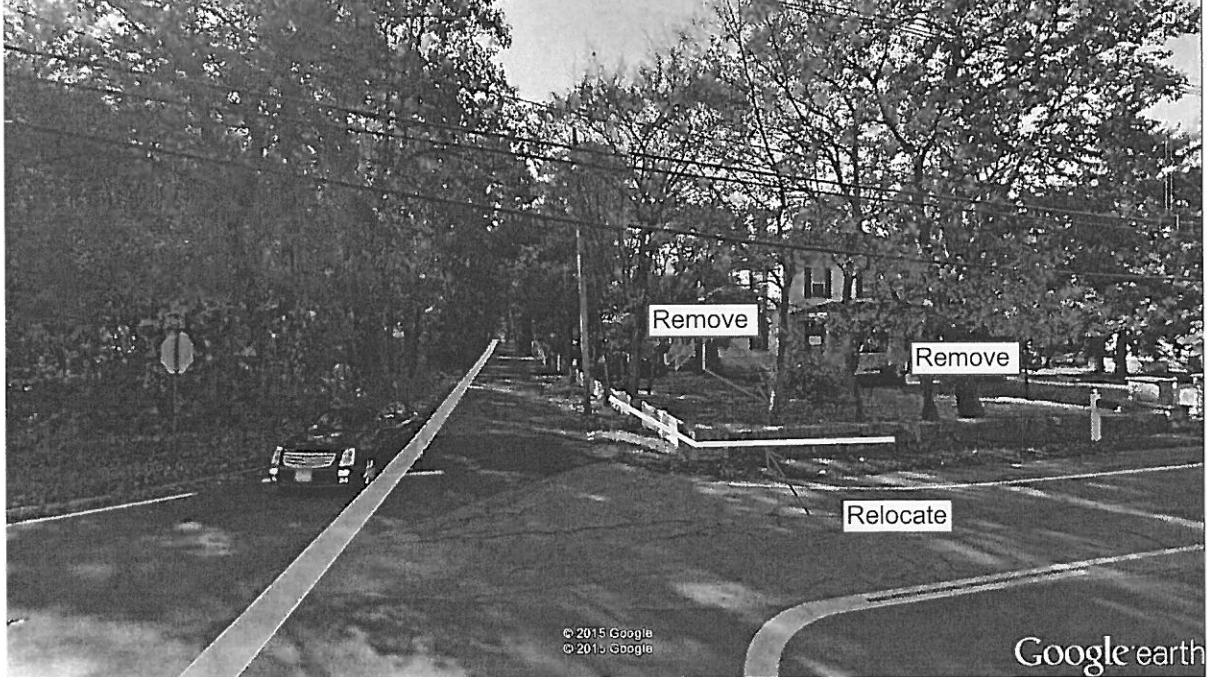
Franklin Street will have trees removed as indicated on the plans at the west side of the intersection with Main Street. Elm Street requires additional work due to its poor geometry. Again the west side is impacted. An existing stone wall will be curved to the south to allow for the change in approach. This will also require removal of trees in this location.

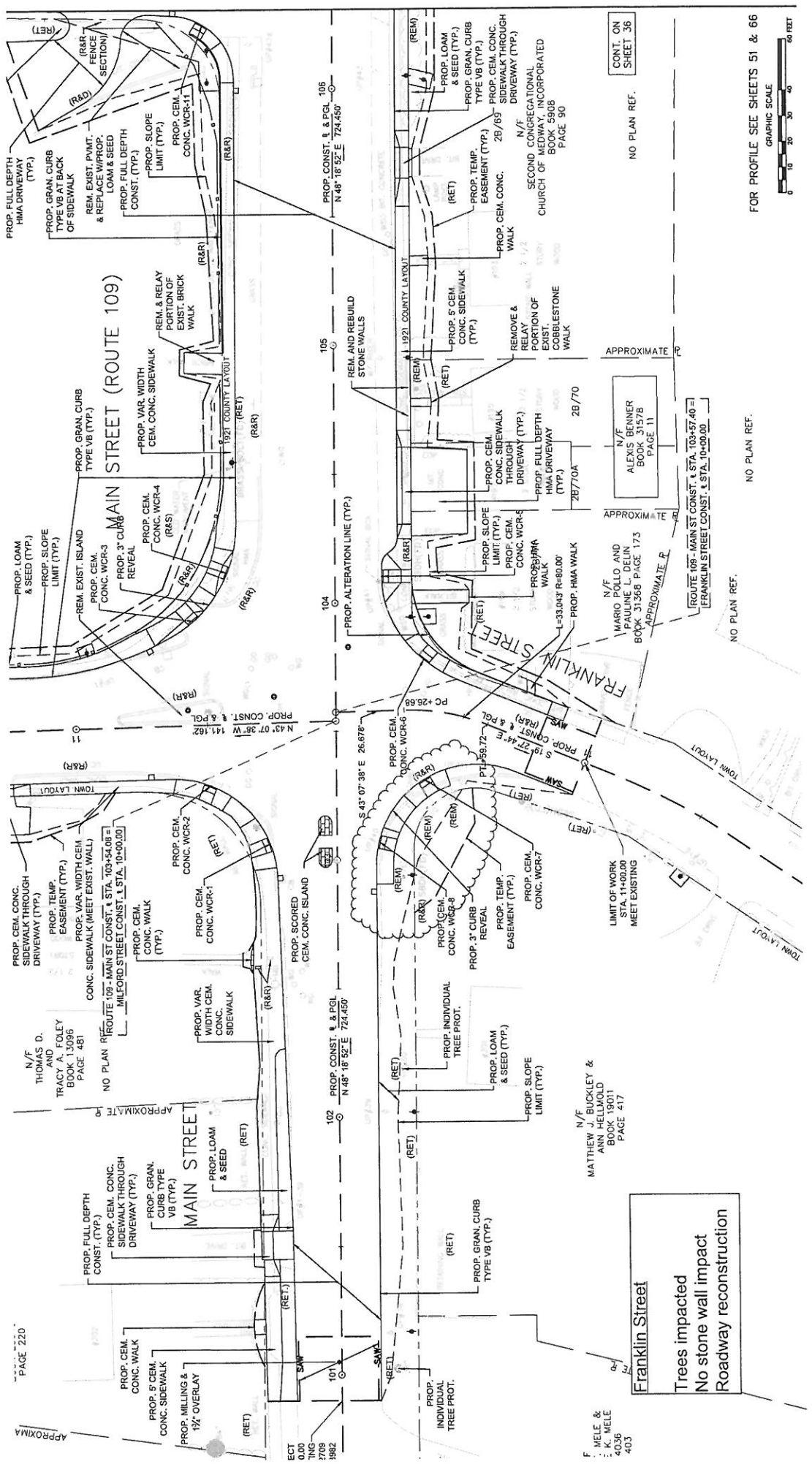
- C) MassDOT governs the design as it relates to vertical curves and intersections in accordance with best safety practices. Waivers can be granted in some cases, however Medway DPS believes that the changes as proposed are in the best interests of the community. Since the impacts are at the intersection of Main Street, the actual impact to the scenic nature of the roadways is negligible. Main Street will be gaining cement sidewalks on both sides with granite curbing, ornamental streetlights, added street trees, a new Choate Park/Thayer House entrance, and more. The proposed work will more than compensate for the tree removal and stone wall relocation required.

D) Franklin Street Impacted Area



Elm Street Impacted Area





PAGE 220

APPROXIMATE

ECT
0.00
TNS
7/09
1982

F
MELE &
K. MELE
4036
403

Franklin Street
Trees impacted
No stone wall impact
Roadway reconstruction

N/F
MATTHEW J. BUCKLEY &
ANN HELLGOLD
BOOK 1901
PAGE 417

N/F
MARIO POLLO AND
PAULINE L. DELIN
BOOK 31368 PAGE 173

N/F
ALEXIS BENNER
BOOK 31578
PAGE 11

N/F
SECOND CONGREGATIONAL
CHURCH OF
BOOK 5908
PAGE 90

CONT. ON
SHEET 36

FOR PROFILE SEE SHEETS 51 & 66

NO PLAN REF.

NO PLAN REF.

NO PLAN REF.

NO PLAN REF.

NO PLAN REF.

NO PLAN REF.

NO PLAN REF.

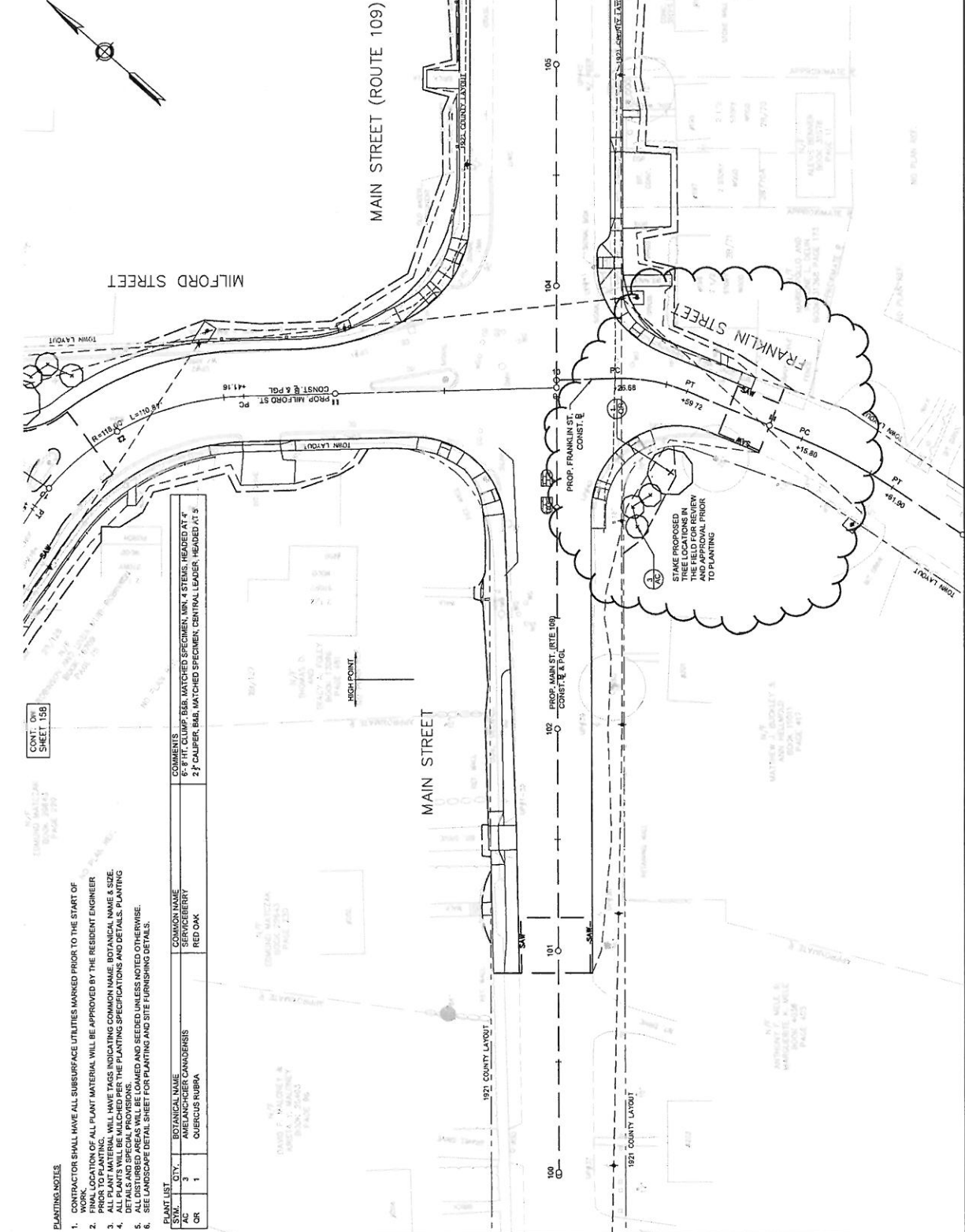
NO PLAN REF.



MAIN STREET (ROUTE 109)

DATE	ISSUED FOR	SHEET NO.	TOTAL SHEETS
10/1/2018	FOR PERMITS	137	234
PROJECT FILE NO. 88987			

LANDSCAPE PLAN



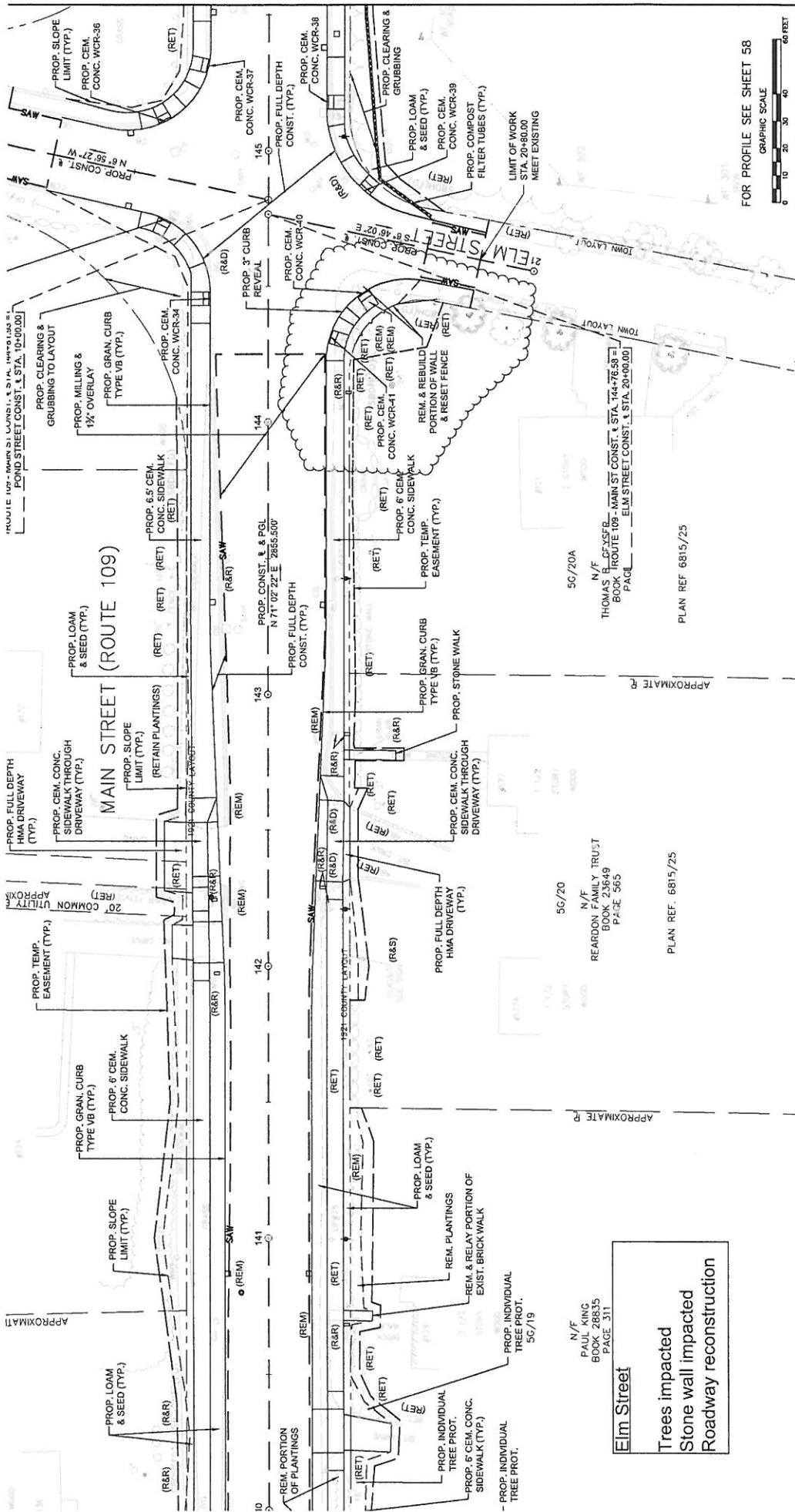
CONT. OF SHEET 136

- PLANTING NOTES**
- CONTRACTOR SHALL HAVE ALL SUBSURFACE UTILITIES MARKED PRIOR TO THE START OF WORK.
 - LOCATION OF ALL PLANT MATERIAL WILL BE APPROVED BY THE RESIDENT ENGINEER PRIOR TO PLANTING.
 - ALL PLANT MATERIAL WILL HAVE TAGS INDICATING COMMON NAME, BOTANICAL NAME & SIZE. ALL PLANTS WILL BE MATCHED PER THE PLANTING SPECIFICATIONS AND DETAILS, PLANTING AREAS WILL BE LOANED AND SEEDED UNLESS NOTED OTHERWISE.
 - ALL DISTURBED AREAS WILL BE LOANED AND SEEDED UNLESS NOTED OTHERWISE.
 - SEE LANDSCAPE DETAIL SHEET FOR PLANTING AND SITE FURNISHING DETAILS.

PLANT LIST	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS
AC	3	AMELANCHIER CANNABENSIS	SERVICEBERRY	8'-8" H.T. CLUMP, B&B, MATCHED SPECIMEN, MIN. 4 STEMS, HEADED AT 4'	
OR	1	QUERCUS RUBRA	RED OAK	2 1/2" CALIPER, B&B, MATCHED SPECIMEN, CENTRAL LEADER, HEADED AT 5'	

CONT. ON SHEET 137





FOR PROFILE SEE SHEET 58



Elm Street
 Trees impacted
 Stone wall impacted
 Roadway reconstruction

N/F
 PAUL KING
 BOOK 28835
 PAGE 311

PLAN REF. 6815/25

PLAN REF. 6815/25

PLAN REF. 6815/25

PLAN REF. 6815/25

PLAN REF. 6815/25

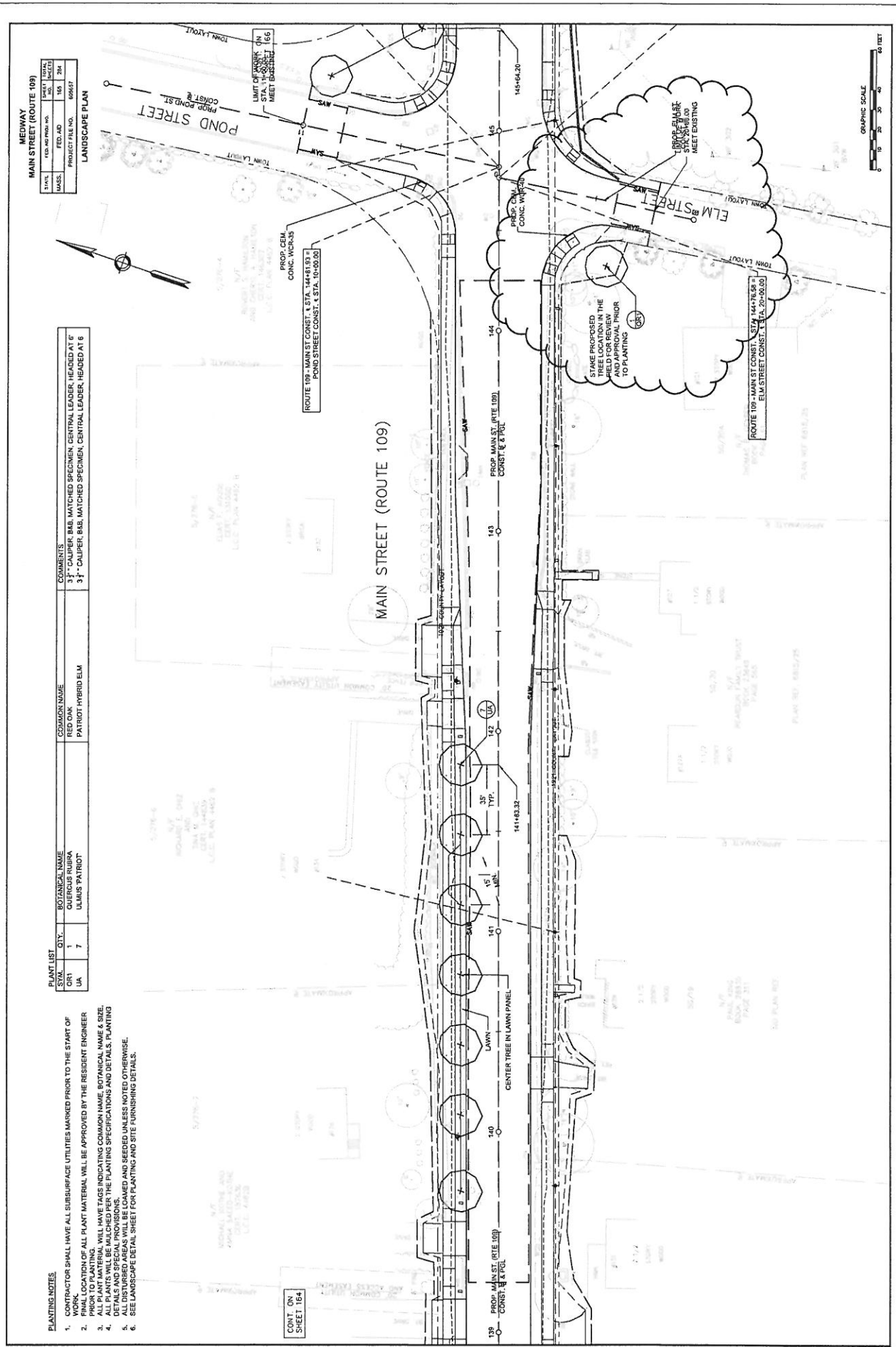
MAIN STREET (ROUTE 109)
LANDSCAPE PLAN

DATE	ISSUED FOR	NO.	SHEET
M.A.S.S.	FED. AID	155	204
PROJECT FILE NO.		600617	

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS
○	1	QUERCUS RUBRA	RED OAK	3" CALIPER, B&B, MATCHED SPECIMEN, CENTRAL LEADER, HEADED AT 6'
○	7	ULMUS PATRIOT	PATRIOT-HYBRID ELM	3" CALIPER, B&B, MATCHED SPECIMEN, CENTRAL LEADER, HEADED AT 6'

- PLANTING NOTES**
- CONTRACTOR SHALL HAVE ALL SUBSURFACE UTILITIES MARKED PRIOR TO THE START OF WORK.
 - FINAL LOCATION OF ALL PLANT MATERIAL WILL BE APPROVED BY THE RESIDENT ENGINEER PRIOR TO PLANTING.
 - ALL PLANTS WILL HAVE TAGS INDICATING COMMON NAME, BOTANICAL NAME & SIZE.
 - ALL PLANTS WILL BE MATCHED PER THE PLANTING SPECIFICATIONS AND DETAILS. PLANTING DETAILS AND SPECIAL PROVISIONS.
 - PLANTS TO BE PLANTED AND SIZES AS NOTED OTHERWISE.
 - SEE LANDSCAPE DETAIL SHEET FOR PLANTING AND SITE FURNISHING DETAILS.



CONT. ON SHEET 164

139 PROP. MAIN ST. (RTE 109) CONST. & P&I

ROUTE 109 - MAIN ST. CONST. STA. 144+76.88 - ELM STREET CONST. STA. 142+20.00

PROP. CEM. CONC. W/CR-38 ROUTE 109 - MAIN ST. CONST. STA. 143+15.13 POND STREET CONST. STA. 140+00.00

PLANTING PROPOSED TREE LOCATION IN THE FIELD FOR REVIEW AND APPROVAL PRIOR TO PLANTING

PROP. MARK STATIONING MEET EXISTING

144 PROP. MAIN ST. (RTE 109) CONST. & P&I

143 PROP. MAIN ST. (RTE 109) CONST. & P&I

142 PROP. MAIN ST. (RTE 109) CONST. & P&I

141 PROP. MAIN ST. (RTE 109) CONST. & P&I

140 PROP. MAIN ST. (RTE 109) CONST. & P&I

139 PROP. MAIN ST. (RTE 109) CONST. & P&I

138 PROP. MAIN ST. (RTE 109) CONST. & P&I

137 PROP. MAIN ST. (RTE 109) CONST. & P&I

136 PROP. MAIN ST. (RTE 109) CONST. & P&I

135 PROP. MAIN ST. (RTE 109) CONST. & P&I

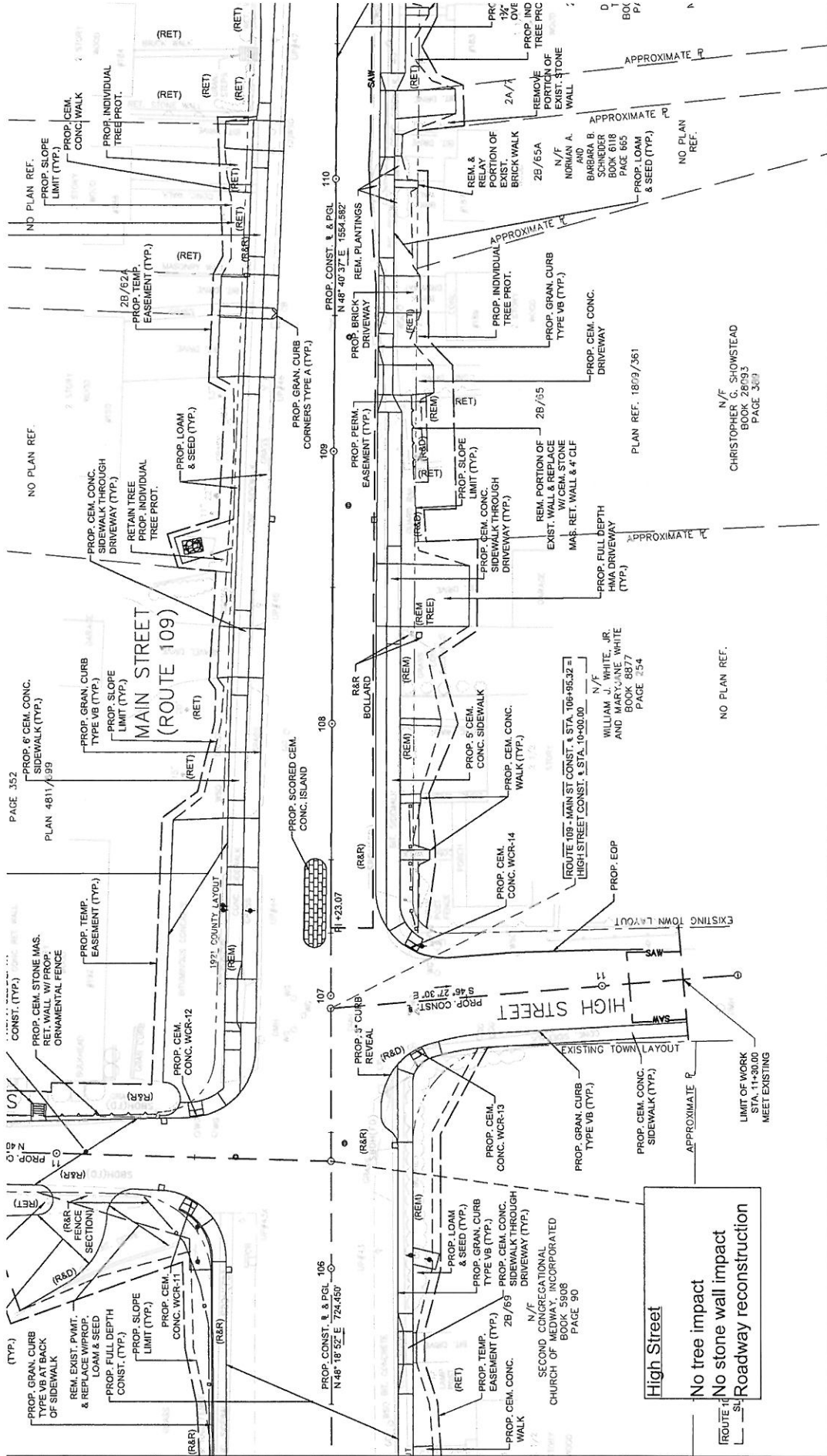
134 PROP. MAIN ST. (RTE 109) CONST. & P&I

133 PROP. MAIN ST. (RTE 109) CONST. & P&I

132 PROP. MAIN ST. (RTE 109) CONST. & P&I

131 PROP. MAIN ST. (RTE 109) CONST. & P&I

130 PROP. MAIN ST. (RTE 109) CONST. & P&I



PAGE 352

PLAN 4811/1899

PLAN 4811/1899

PLAN 4811/1899

PLAN 4811/1899

PLAN 4811/1899

MAIN STREET (ROUTE 109)

HIGH STREET

High Street
 No tree impact
 No stone wall impact
 Roadway reconstruction

N/F
 CHRISTOPHER G. SHOWSTEAD
 BOOK 28793
 PAGE 303

N/F
 WILLIAM J. WHITE, JR.
 AND MARTYNE WHITE
 BOOK 587
 PAGE 354

LIMIT OF WORK
 STA. 11+30.00
 MEET EXISTING

PLAN REF. 1879/361

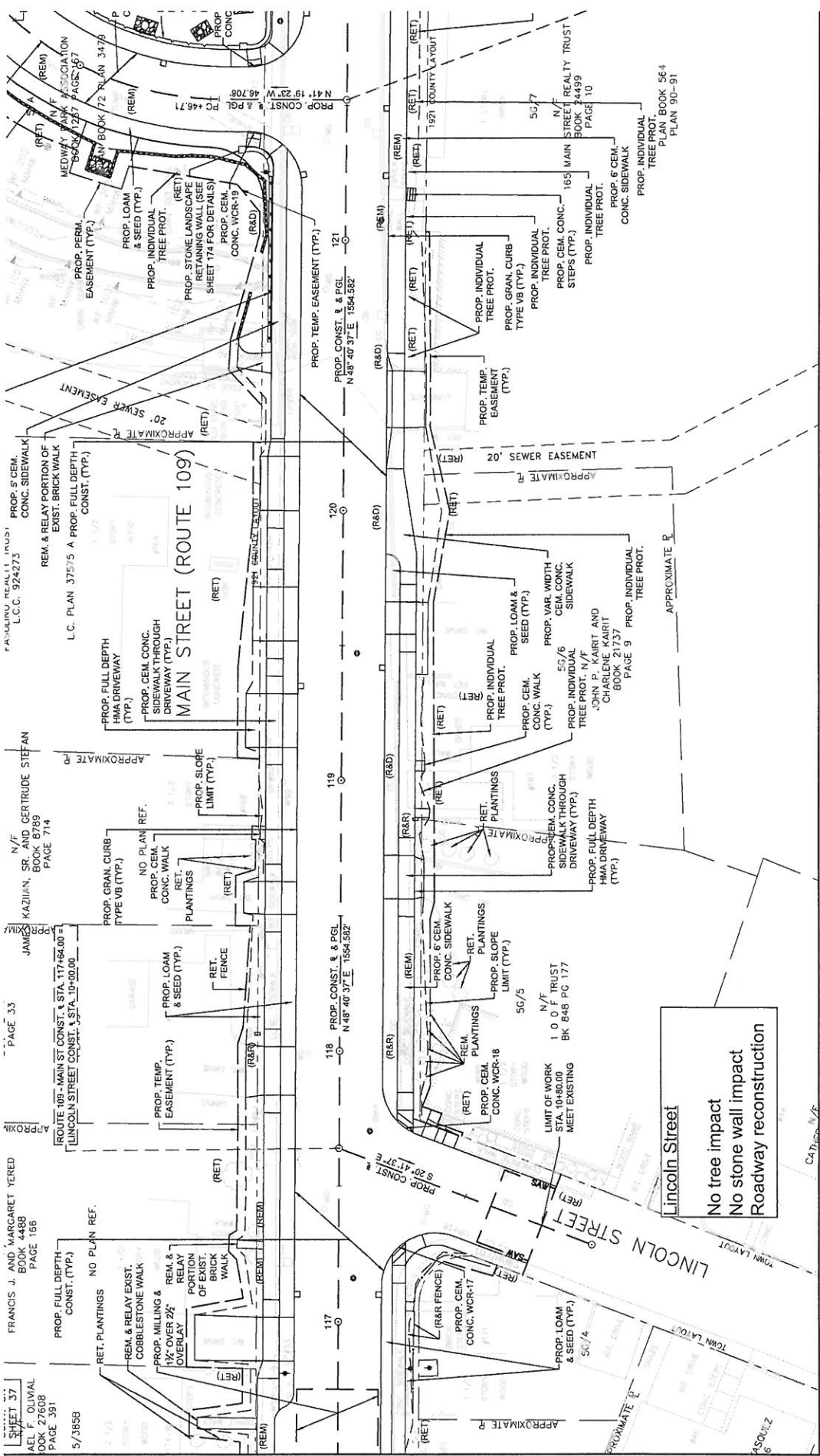
NO PLAN REF.

NO PLAN REF.

NO PLAN REF.

NO PLAN REF.

NO PLAN REF.



SHEET 37
AEL F. OLIVAL
BOOK 27508
PAGE 391
5/28589

FRANCIS J. AND MARGARET YERED
BOOK 188
PAGE 156

JAMES KAZIMAN, SR. AND GERTRUDE STEFAN
BOOK 8789
PAGE 714

FAYOLINO REALTY TRUST
L.C.C. 924273

PROP. 5 CEM. CONC. SIDEWALK
EXIST. BRICK WALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 5 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

PROP. 6 CEM. CONC. SIDEWALK
CONST. (TYP.)

Lincoln Street
No tree impact
No stone wall impact
Roadway reconstruction

JUL SHEET 102

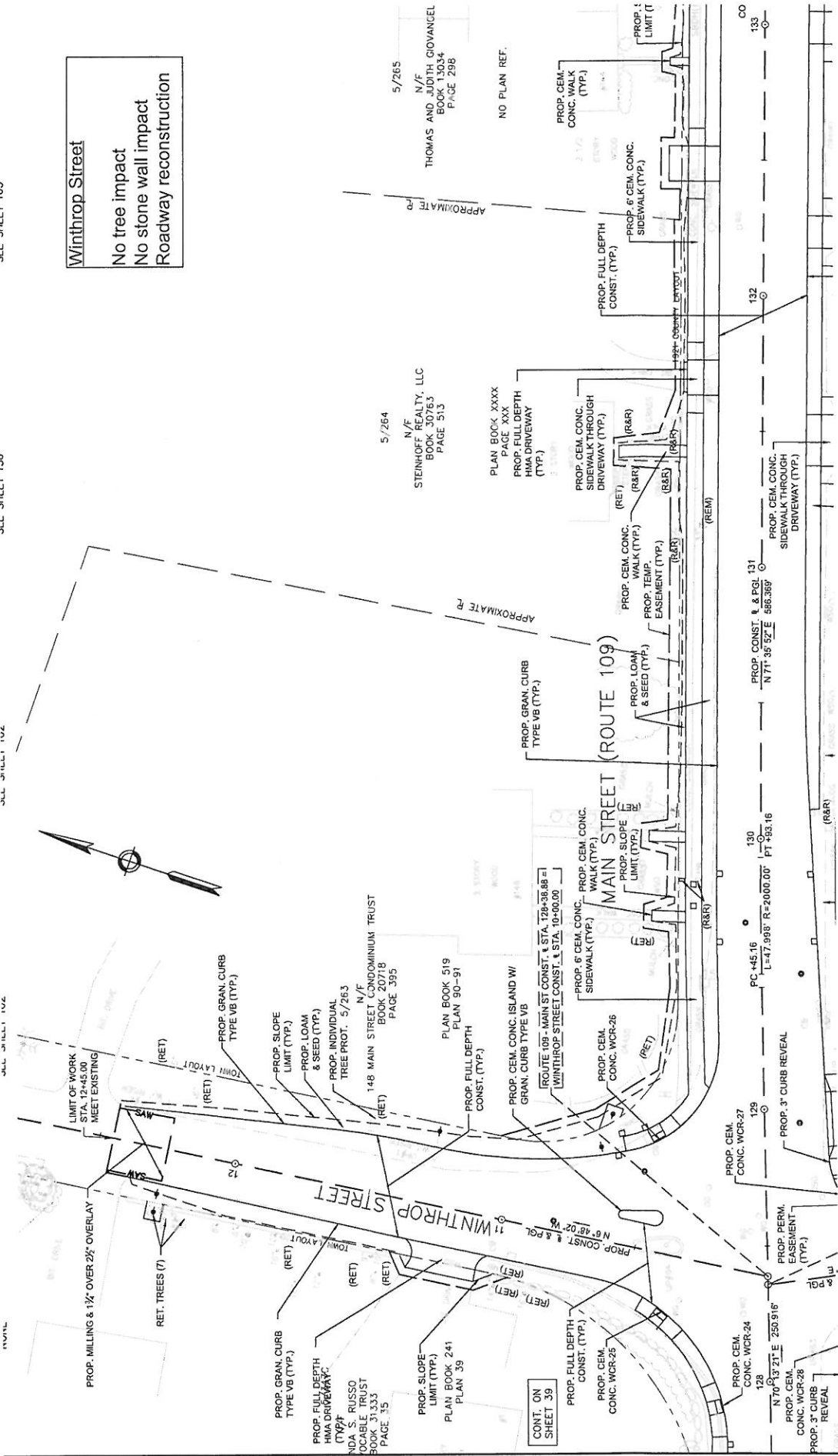
JUL SHEET 103

JUL SHEET 104

JUL SHEET 105

JUL SHEET 106

Winthrop Street
 No tree impact
 No stone wall impact
 Roadway reconstruction



5/265
 N/F
 THOMAS AND JUDITH GIOVANIELI
 BOOK 13034
 PAGE 298

5/264
 N/F
 STEINHOFF REALTY, LLC
 BOOK 30763
 PAGE 513

PLAN BOOK XXXX
 PAGE XXX
 PROP. FULL DEPTH
 HMA DRIVEWAY
 (TYP.)

PROP. CEM. CONC.
 SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC.
 WALK (TYP.)

PROP. CEM. CONC.
 SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC.
 SIDEWALK THROUGH
 DRIVEWAY (TYP.)

148 MAIN STREET CONDOMINIUM TRUST
 BOOK 20718
 PAGE 395

PLAN BOOK 519
 PLAN 90-91
 PROP. FULL DEPTH
 CONST. (TYP.)

PROP. CEM. CONC. ISLAND W/
 GRAN. CURB TYPE VB

ROUTE 109 - MAIN ST CONST. & STA. 128+36.88 =
 [WINTHROP STREET CONST. & STA. 10+00.00]

PROP. CEM. CONC. SIDEWALK (TYP.)

PROP. CEM. CONC. WCR-26
 (RET.)

PROP. CEM. CONC. WCR-27
 (RET.)

PROP. CEM. CONC. WCR-24
 (RET.)

PROP. CEM. CONC. WCR-25
 (RET.)

PROP. CEM. CONC. WCR-28
 (RET.)

PROP. CEM. CONC. WCR-29
 (RET.)

PROP. MILLING & 1/2" OVERLAY
 STA. 12+45.00
 MEET EXISTING

RET. TREES (7)

PROP. GRAN. CURB
 TYPE VB (TYP.)

PROP. SLOPE
 LIMIT (TYP.)

PROP. LOAM
 & SEED (TYP.)

PROP. INDIVIDUAL
 TREE PROT. 5/263

PROP. SLOPE
 LIMIT (TYP.)

PROP. GRAN. CURB
 TYPE VB (TYP.)

PROP. SLOPE
 LIMIT (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. WALK (TYP.)

PROP. TEMP.
 EASEMENT (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)

PROP. CEM. CONC. SIDEWALK THROUGH
 DRIVEWAY (TYP.)



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

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

DRAFT – August 17, 2015

SCENIC ROAD WORK PERMIT

Main/Franklin and Main/Elm Streets - Route 109 Reconstruction Project

APPLICANT – Town of Medway Department of Public Services

LOCATION – Southwest corners of Main/Franklin Streets and Main/Elm Streets. Elm and Franklin Street are designated *Medway Scenic Roads*.

PROJECT DESCRIPTION – Continuing Care Management LLC proposes to construct a senior living community to be known as The Willows and Whitney Place on a 58 acre site at the above noted addresses. The proposed development includes a mixture of cottage style homes, and a variety of apartments for independent, assisted and memory care living. The Planning and Economic Development Board is currently reviewing an application for an adult retirement community planned unit development (ARCPUD) special permit for this site.

One of the two proposed roadways into the development requires the cutting and removal of one thirty inch (30”) ash tree that is located within the Town’s right-of-way adjacent to 263 Village Street.

DATE OF PUBLIC HEARING – Pursuant to Section 15C of Chapter 40 (*the Scenic Roads Act*) and Chapter 87 (*Shade Trees Act*) of M.G.L., the Medway Planning and Economic Development Board and the Tree Warden held a public hearing on August 25, 2015.

ADVERTISEMENT – The public hearing notice was published in the *Milford Daily News* on August 11 and 17, 2015.

POSTED NOTICE

- The public hearing notice was posted with the Medway Town Clerk and to the Town of Medway web page on August 6, 2015
- Tree Warden Fred Sibley posted the public hearing notice on the applicable tree(s) at least seven (7) days prior to the public hearing.

ABUTTER NOTICE - The public hearing notice was sent by first class mail to all abutters on August 10, 2015.

PUBLIC HEARING-

[Type here]

DECISION CRITERIA - Pursuant to s. 405 – 7 of the Scenic Road Rules and Regulations, the Planning Board shall consider the following in making its determination on an application for a Scenic Road Work Permit:

- A. Public safety;
- B. Scenic and aesthetic characteristics and quality of the area;
- C. Quality and extent of shade and *tree* canopy;
- D. Accident history within five hundred (500) feet of *tree(s)* and *stone walls* at issue;
- E. Commentary contributed by the Tree Warden, town agencies, *abutters* and other interested parties;
- F. Preservation of natural resources and environmental systems;
- G. Preservation of historical and cultural resources values;
- H. Compatibility with surrounding neighborhood;
- I. Recreational uses of the proposed Scenic Road, taking into account the nature and extent of such uses;
- J. Relationship of the *road* design to the standards of the Planning Board's *Subdivision Rules and Regulations* but recognizing that a variance from the standards should be allowed when a way has been designated as a Scenic Road by the Town Meeting;
- K. Adequacy and value of compensatory actions proposed, such as replacement of *trees* or *stone walls* or restoration of the same;
- L. Traffic patterns, volume, congestion and posted speed limit;
- M. Consistency with articulated Town policies and the Medway Master Plan;
- N. Feasibility for avoiding disturbance to *trees* or *stone walls* by proposing a safe location for a walkway, driveway or *road* elsewhere; and
- O. Other sound planning principles and considerations.

FINDINGS

Main and Franklin Streets

1. There are three trees located in the Town's right-of-way adjacent to 201 Main Street that are planned for removal – one 16" diameter tree and two 10" diameter trees. See attached Scenic Road Permit Application dated June 10, 2015 with attached photos. No stone walls in the Town's right-of-way are affected.

[Type here]

- Section 405-8 B of the *Scenic Road Rules and Regulations* provides for tree replacement on a 1 sq. inch per 2 sq. inch replacement basis as follows:

Radius of tree² x 3.14 ÷ 2 = total sq. in. of replacement tree diameters

3 Trees	18 x 18 = 324 sq. inches
	x 3.14
	1017.36 sq. inches
	÷ 2
	508.68 sq. inches of replacement tree diameters
	÷ 7
	73 three-inch (3") caliper replacement trees

Total Tree Replacement = 73 three-inch (3") caliper trees

- The trees to be removed are (description) _____
- Section 405 - 8 B. of the *Scenic Road Rules and Regulations* authorizes the Planning Board to waive full compliance with the tree restoration provisions and authorizes the Tree Warden to determine an appropriate compensatory value.
- Tree Warden Fred Sibley has recommended _____

Main and Elm Streets

- There are two trees located in the Town's right-of-way adjacent to 121 Main Street that are planned for removal – one 9" diameter tree and one 11" diameter tree. There is also _____ linear feet of existing stone wall/fence that needs to be removed, relocated and reconstructed to reconfigure the roadway intersection.
- Section 405-8 B of the *Scenic Road Rules and Regulations* provides for tree replacement on a 1 sq. inch per 2 sq. inch replacement basis as follows:

Radius of tree² x 3.14 ÷ 2 = total sq. in. of replacement tree diameters

2 Trees	10 x 10 = 100 sq. inches
	x 3.14
	314 sq. inches
	÷ 2
	157 sq. inches
	÷ 7
	23 three-inch (3") caliper replacement trees

DECISION – On August 25, 2015, the Planning and Economic Development Board and Tree Warden Fred Sibley voted to _____ a Scenic Road Work Permit allowing removal of the three trees in the right-of-way at Franklin and Main Streets subject to the following conditions:

-
-

[Type here]

The provisions of this Permit shall apply and be binding upon the Applicant and all successors and assigns in interest. Failure to comply with all conditions stated herein shall be deemed cause to revoke or modify this Permit. This Permit does not relieve the Applicant or any other person of complying with all other applicable federal, state or local statutes, by-laws or regulations.

VOTING THIS 25th day of August, 2015 IN FAVOR:

Planning and Economic Development Board Members:

Andy Rodenhiser
Robert K. Tucker
Thomas A. Gay
Matthew J. Hayes
Richard Di Iulio

Tree Warden: Fred Sibley

ATTEST _____

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

A copy of this permit is filed in the Office of the Medway Town Clerk:

cc: Michael Boynton, Town Administrator
Fred Sibley, Tree Warden
David D'Amico, Department of Public Services
Jack Mee, Inspector of Buildings

[Type here]



August 25, 2015

**Medway Planning & Economic Development Board
Meeting**

The Willows ARCPUD

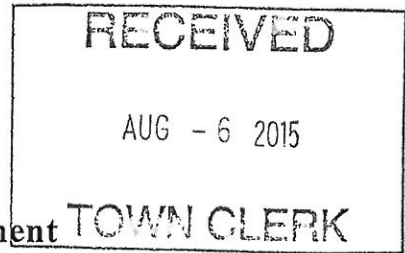
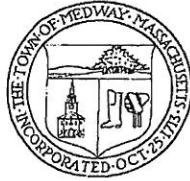
Scenic Road Work Permit Public Hearing

- Scenic Road Public Hearing Notice
- Scenic Road Work Permit Application from Continuing Care Management, LLC
- Draft *Scenic Road Work Permit* decision dated 8-17-15

REMINDER – Fred Sibley, acting Tree Warden, will participate with the PEDB in this public hearing.

The proposed ARCPUD entails the removal of one 30" ash tree in the Village Street right-of-way to construct the main roadway into the development.

Per the tree replacement formula included in the *Scenic Road Rules and Regulations*, the removal of this one large tree results in a mitigation of fifty 3" caliper replacement trees.



TOWN OF MEDWAY
Planning & Economic Development
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 Julio

August 6, 2015

NOTICE OF SCENIC ROAD PUBLIC HEARING
257, 261, 261R & 263 Village Street – River Bend Village

In accordance with the provisions of Massachusetts General Law, Chapter 40, Section 15C (*the Scenic Roads Act*) and Chapter 87, Section 3 (*the Public Shade Tree Act*), and the Town of Medway *Rules and Regulations for the Review and Issuance of Scenic Road Work Permits*, notice is hereby given that the Medway Tree Warden (*or the Town's designated representative*) and the Planning and Economic Development Board will conduct a public hearing on Tuesday, August 25, 2015 at 7:30 p.m. in the Sanford Room of Town Hall, 155 Village Street, Medway, MA to consider the application of Continuing Care Management, LLC of Westborough, MA for a Scenic Road Work Permit.

The planned work in the Town's right-of way on Village Street, a designated Medway Scenic Road, pertains to the proposed development of The Willows and Whitney Place, a senior living community on 58 acres of land at 257, 261, 261R and 263 Village Street, presently owned by Charlotte Realty LLC of Sharon, MA. As part of the construction for this site, the applicant plans to remove one 30" diameter ash tree located on the south side of the Village Street right-of-way to construct the primary driveway for access to and egress from the development.

The scenic road work permit application materials are on file with the Town Clerk and at the Planning and Economic Development office at Medway Town Hall, 155 Village Street and may be inspected during normal business hours, Monday – Thursday from 7:30 am to 4:30 pm and Friday from 7:30 am to 12:30 pm. The information is also posted and may be viewed at the Planning and Economic Development Board's web page as follows:

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

Interested persons or parties may attend the public hearing and express their views at the designated time and place. This notice shall be posted on the affected tree at least seven (7) days before the public hearing. For additional information, please contact the office of the Medway Planning and Economic Development Board at 508-533-3291.

Andy Rodenhiser, Chairman

To be published in the *Milford Daily News* - Tuesday, August 11, 2015 and Monday, August 17, 2015

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



August 25, 2015

**Medway Planning & Economic Development Board
Meeting**

The Willows ARCPUD

Scenic Road Work Permit Public Hearing

- Scenic Road Public Hearing Notice
- Scenic Road Work Permit Application from Continuing Care Management, LLC
- Draft *Scenic Road Work Permit* decision dated 8-17-15

REMINDER – Fred Sibley, acting Tree Warden, will participate with the PEDB in this public hearing.

The proposed ARCPUD entails the removal of one 30" ash tree in the Village Street right-of-way to construct the main roadway into the development.

Per the tree replacement formula included in the *Scenic Road Rules and Regulations*, the removal of this one large tree results in a mitigation of fifty 3" caliper replacement trees.

MEDWAY SCENIC ROAD WORK PERMIT APPLICATION

Medway Planning Board
155 Village Street, Medway, MA 02053 508-533-3291

AUG - 6 2015

CLERK

This application for a Scenic Road Work Permit is made pursuant to the Planning Board's *Rules and Regulations for Review and Issuance of Scenic Road Work Permits* (adopted July 16, 2002). Please refer to the *Rules and Regulations* for specific definitions of all italicized words included in this application.

1. Applicant/Location Information: _____
Date: July 23, 2015
Location/Address on Scenic Road: 259, 261, 261R, and 263 Village Street
Name of Applicant: Confining Care Management, LLC.
Primary Contact: Jeffrey S. Robinson, Managing Partner
Mailing Address: 1 Lyman Street Westborough, MA 01581
Telephone: 508-898-3416 x3773 Email address: jrobinsonCCM@aol.com

2. Describe the *repair, maintenance, paving or reconstruction* work you wish to do in the Town's right-of-way on the Scenic Road: Two proposed paved access roadways from Village Street servicing a proposed retirement community. Removal of a single tree will be required. Existing tree is a 30" diameter ash tree.

3A. Is there a *stone wall(s)*, in the Town's right-of-way of the Scenic Road where you propose to *repair, maintain, reconstruct or pave*? You must contact the Medway Department of Public Services (DPS) at Town Hall, 155 Village Street, 508-533-3275 to answer this question. A representative of the DPS must visit the site to answer Questions 3A and 3B and sign below.

YES - If YES, please answer 3B NO - If NO, skip 3B and go to 4A
Signature of Medway DPS Representative _____ Date 7/23/15

3B. If you answered YES to 3A, does the proposed work to *repair, maintain, reconstruct or pave* in the Town's right-of-way of a Scenic Road involve the *tearing down or destruction of a stone wall or any portion thereof*?

YES _____ NO _____

4A. Are there any *tree(s)* located within the Town's right-of-way of the Scenic Road? You must contact the Medway Tree Warden Brutus Cantoreggi to answer this question. Leave a message for him at 508-533-3275. The Tree Warden must visit the site to answer Questions 4A and 4B and sign below.

YES - If YES, please answer 4B NO - If NO, skip 4B and go to 5
Signature of Medway Tree Warden _____ Date 7/23/15

4B. If you answered YES to 4A, does the proposed work to *repair, maintain, reconstruct or pave* in the Town's right-of-way of a Medway Scenic Road involve the *cutting or removal of a tree(s)*?

YES _____ NO

5A. If question 3B OR 4B was answered YES, a Scenic Road public hearing and Work Permit are required. You must complete the remainder of this application on the reverse side.

5B. If both questions 3B AND 4B were answered NO, a Scenic Road public hearing and Work Permit are NOT required; you do not need to complete the rest of this application. Please sign below and file this application with the Medway Planning Board. No further action is needed on your part.

Signature of Applicant _____ Date _____

MEDWAY SCENIC ROAD WORK PERMIT APPLICATION

Medway Planning Board
155 Village Street, Medway, MA 02053 508-533-3291

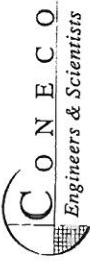
If you answered YES to Question 3B or 4B, a Scenic Road Public Hearing and Work Permit are required. Please complete the rest of this application. Prepare the following items as attachments. Sign below and file this application with all required supplemental materials to the Medway Planning Board, 155 Village Street, Medway, MA 02053. Submit the original application and 8 copies of each item A – E noted below.

- A) Written description and plans/drawings showing the location of the proposed disturbance area (where work is proposed involving the cutting or removal of trees or the tearing down or destruction of stone walls), the location of trees and stone walls, and the boundaries of the Town's right-of-way.
- B) Written statement explaining the purpose and need to cut or remove tree(s) or tear down or destroy stone walls, or portions thereof.
- C) Written statement outlining alternatives, proposed compensatory actions (such as the planting of replacement trees or the reconstruction of stone walls) and mitigation measures (payment in lieu of new tree planting) to the proposed cutting or removal of tree(s) or the tearing down or destruction of stone walls.
- D) Photographs of all stone walls and trees within and adjacent to the proposed disturbance area.
- E) Any other explanatory material that you believe may be useful to the Planning Board in evaluating your project.
- F) A list of abutters, certified by the Board of Assessors. (For purposes of Scenic Roads, abutters are defined as owners of land immediately adjacent to and directly opposite from the proposed disturbance area land on any public or private street or way.)
- G) Scenic Road Permit Application Fee - \$100.00 if the project involves a tree(s) or a stone wall(s); \$200.00 if the project involves trees and stone walls. (Please make check payable to the Town of Medway.)

I hereby submit this application for a Scenic Road Work Permit to the Medway Planning Board. I acknowledge that I have read the Rules and Regulations for Review and Issuance of Scenic Road Work Permits (adopted July 16, 2002). I understand that, in addition to the Scenic Road Work Permit Application Fee, I am responsible for the additional expense of advertising the public hearing as specified in the Rules and Regulations. If my project involves a stone wall, I will post notice of the public hearing at least seven (7) days before by temporarily affixing a ribbon or other flagging material to the stone wall such that it is visible from the road. If my project involves a tree(s), I understand the Tree Warden will post a notice directly on the tree(s) at least seven (7) days before the public hearing. I will abide by the decision of the Medway Planning Board regarding restoration and/or compensatory measures as described in the Rules and Regulations. I understand that I may be fined if I violate these Rules and Regulations.


Signature of Applicant

July 23, 2015
Date



ENVIRONMENTAL
ECOLOGICAL
ENERGY
SURVEY
CIVIL

July 23, 2015

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

Re: Scenic Road Work Permit Application
259, 261, 261R, and 263 Village Street
Medway, Massachusetts

Description

Proposed paved roadway access (two roadways) along Village Street in Medway, Massachusetts is a component of the Salmon Health and Retirement Senior Community proposed development. The Applicant of this project is Continuing Care Management LLC. The proposed development will have two access points along the southeastern side of Village Street. An assessment by Medway Department of Public Services Operation Manager and Assistant Tree Warden, Fred Sibley, was conducted on July 9, 2015. During this meeting a representative from Coneco Engineers and Scientists was on site to address questions Mr. Sibley had during the assessment and give an overview of the project. After the meeting with Mr. Sibley, and considering safety and constructability, it was determined a single tree must be removed from the Town's Right of Way.

The first proposed access is located on the south side of Village Street in the north-west corner of the subject parcel. This access will be a boulevard style entrance approximately one hundred feet wide and will require the removal of one tree which is within the jurisdiction of the Town of Medway's Planning Board Rules and Regulations Chapter 400-Scenic Roads. The tree is an ash tree approximately thirty inches in diameter with all of its branches hanging over the applicants parcel as a result of limb cutting within the Right of Way for power line clearance (Pictures 1-3). This tree lies approximately fourteen feet from the edge of the pavement; placing the tree along the property line. This tree can be seen in figure 1 called out as a 30" Ash Tree.

The second proposed access is located on the south side of Village Street in the north-east corner of the subject parcel (Picture 4). This proposed access will be approximately sixty feet wide along Village Street. There are no trees or rock walls within the Right of Way that will need to be removed or modified per order of the Town of Medway's Planning Board Rules and Regulations Chapter 400-Scenic Roads.

Purpose and Need to Cut Down Trees

The existing ash tree which falls within the jurisdiction of Town of Medway's Planning Board Rules and Regulations Chapter 400-Scenic Roads must be removed not only for roadway construction, but to provide vehicles entering and exiting the community adequate sight distance to safely traverse the intersection. Additionally, the tree has minimal aesthetic value to the roadway corridor since it no longer has any branches on the street side due to previous maintenance. As shown in the pictures, currently it is very difficult to see the tree from the roadway due to maintenance and the existing setback from Village Street.

Alternatives, Compensatory Actions, and Mitigations Measures

The only way to preserve the existing tree would be to limit access to one point on Village Street. However, this would result in negative impacts to public safety access for emergency services. Also, one access would impact traffic flow patterns and create larger concentrated volumes at a single point of access. Following the Town of Medway's Planning Board Rules and Regulations Chapter 400-Scenic Roads, the compensatory actions to be taken will begin with a determination of the square footage of the tree one foot above grade. Within one year of the permit being issued, trees must be planted which equal half of that square area of the tree taken down. The tree warden will specify what type of trees will be planted and any additional compensation that may be required.

If you have any questions or concerns regarding the information provided in this letter or require additional information please feel free call me at 508-697-3191 x110.

Sincerely,
Concco engineers & Scientists



Shane M. Oates
Senior Project Manager – Engineering



Photo 1 (looking south)
30" diameter Ash Tree to be removed

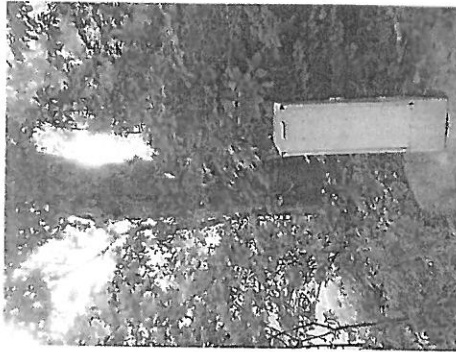


Photo 2 (looking northeast)
30" diameter Ash Tree to be removed

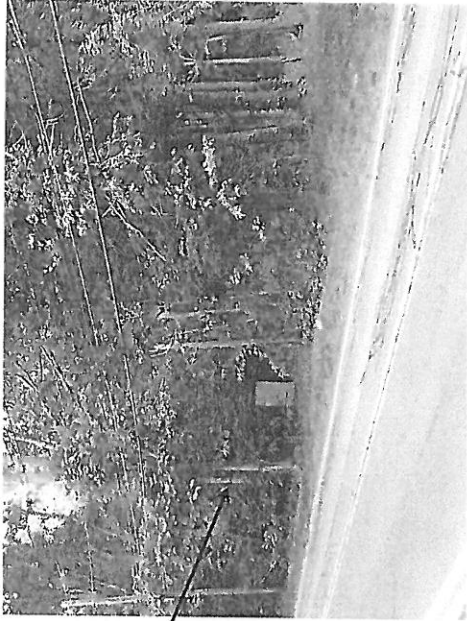
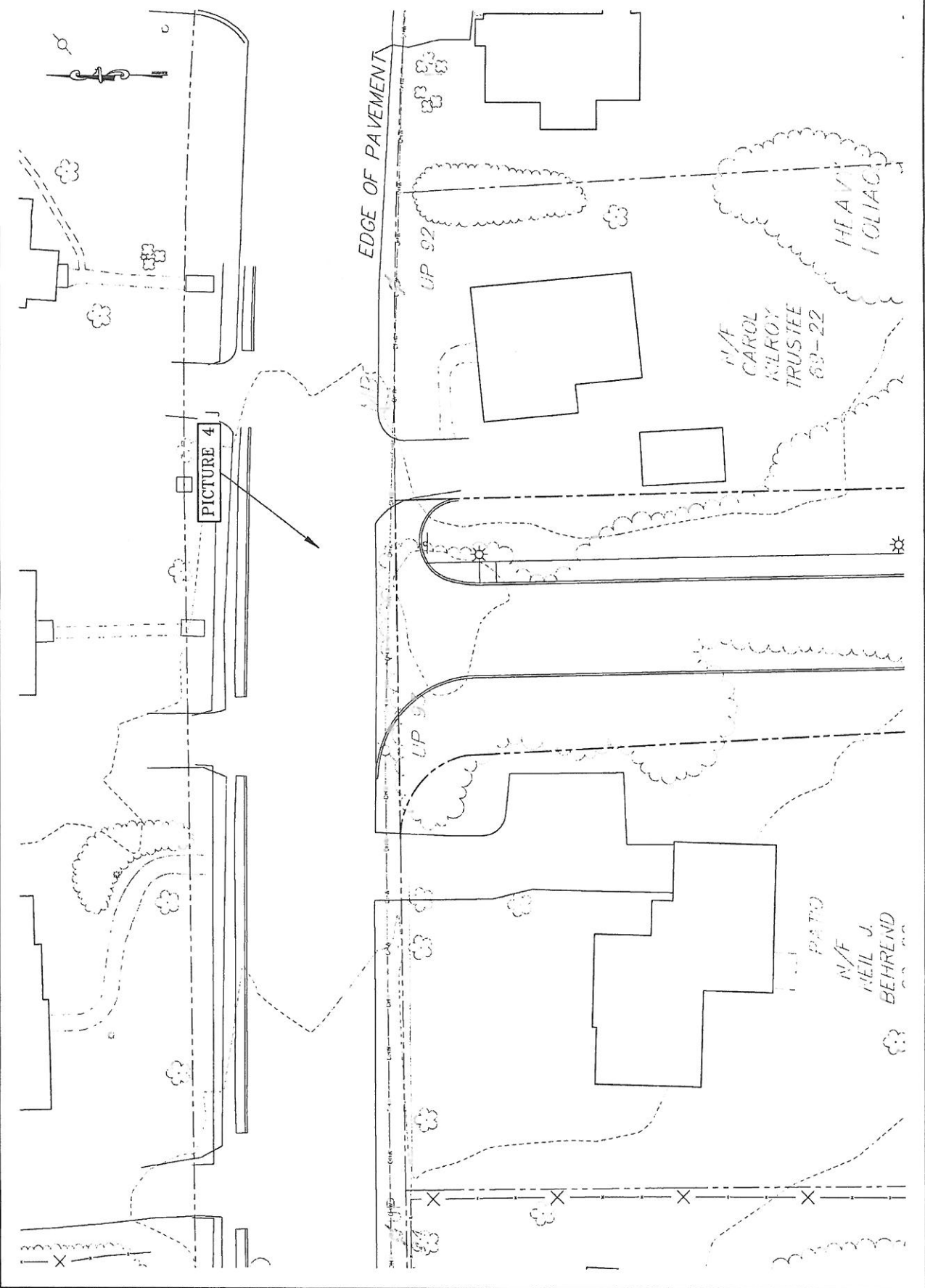


Photo 3 (looking southeast)
30" diameter Ash tree to be removed



Photo 4 (looking southwest)
Proposed eastern entrance to the development





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

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

DRAFT – August 17, 2015

SCENIC ROAD WORK PERMIT
263 Village Street - The Willows Senior Living Community

APPLICANT – Continuing Care Management, LLC

LOCATION – South side of Village Street (*a designated Medway Scenic Road*) in the area where the proposed Willows ARCPUD is located (257, 261, 261R and 263 Village Street).

PROJECT DESCRIPTION – Continuing Care Management LLC proposes to construct a senior living community to be known as The Willows and Whitney Place on a 58 acre site at the above noted addresses. The proposed development includes a mixture of cottage style homes, and a variety of apartments for independent, assisted and memory care living. The Planning and Economic Development Board is currently reviewing an application for an adult retirement community planned unit development (ARCPUD) special permit for this site.

One of the two proposed roadways into the development requires the cutting and removal of one thirty inch (30”) ash tree that is located within the Town’s right-of-way adjacent to 263 Village Street.

DATE OF PUBLIC HEARING – Pursuant to Section 15C of Chapter 40 (*the Scenic Roads Act*) and Chapter 87 (*Shade Trees Act*) of M.G.L., the Medway Planning and Economic Development Board and the Tree Warden held a public hearing on August 25, 2015.

ADVERTISEMENT – The public hearing notice was published in the *Milford Daily News* on August 11 and 17, 2015.

POSTED NOTICE

- The public hearing notice was posted with the Medway Town Clerk and to the Town of Medway web page on August 6, 2015
- Tree Warden Fred Sibley posted the public hearing notice on the applicable tree(s) at least seven (7) days prior to the public hearing.

ABUTTER NOTICE - The public hearing notice was sent by first class mail to all abutters on August 10, 2015.

[Type here]

PUBLIC HEARING -

DECISION CRITERIA - Pursuant to s. 405 – 7 of the Scenic Road Rules and Regulations, the Planning Board shall consider the following in making its determination on an application for a Scenic Road Work Permit:

- A. Public safety;
- B. Scenic and aesthetic characteristics and quality of the area;
- C. Quality and extent of shade and *tree* canopy;
- D. Accident history within five hundred (500) feet of *tree(s)* and *stone walls* at issue;
- E. Commentary contributed by the Tree Warden, town agencies, *abutters* and other interested parties;
- F. Preservation of natural resources and environmental systems;
- G. Preservation of historical and cultural resources values;
- H. Compatibility with surrounding neighborhood;
- I. Recreational uses of the proposed Scenic Road, taking into account the nature and extent of such uses;
- J. Relationship of the *road* design to the standards of the Planning Board's *Subdivision Rules and Regulations* but recognizing that a variance from the standards should be allowed when a way has been designated as a Scenic Road by the Town Meeting;
- K. Adequacy and value of compensatory actions proposed, such as replacement of *trees* or *stone walls* or restoration of the same;
- L. Traffic patterns, volume, congestion and posted speed limit;
- M. Consistency with articulated Town policies and the Medway Master Plan;
- N. Feasibility for avoiding disturbance to *trees* or *stone walls* by proposing a safe location for a walkway, driveway or *road* elsewhere; and
- O. Other sound planning principles and considerations.

FINDINGS

1. The proposed Willows/Whitney Place ARCPUD has approximately _____ (430) linear feet of frontage along Village Street, a Medway scenic road.
2. There is one tree located in the Town's right-of-way adjacent to 263 Village Street that is proposed for removal. It is a 30 inch ash tree. It is located exactly where the primary
[Type here]

ATTEST

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

A copy of this permit is filed in the Office of the Medway Town Clerk:

cc: Michael Boynton, Town Administrator
Fred Sibley, Tree Warden
David D'Amico, Department of Public Services
Jack Mee, Inspector of Buildings
Jeff Robinson, Continuing Care Management
Shane Oates, Coneco Engineering and Scientists

DRAFT

[Type here]



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 17, 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

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
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 January 21, 2015 prepared by Merrikin Engineering and DeSimone & Associates. The plan was endorsed by the Planning Board on June 22, 2006 but neither the decision nor the endorsed plan were ever recorded, nor did construction commence.

In early 2015, the applicant's representative contacted the Planning and Economic Development Board 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 and Colonial Engineering of Medway, 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, August 11 and August 25, 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 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 six 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, LLP

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.
Mullins Rule certification from Thomas Gay for the August 11, 2015 PEDB meeting
Certificate of Action dated March 1, 2005 – The Haven Definitive Subdivision Plan

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 any curbing at the intersection roundings of Sorrento Lane with Fisher Street. The Board concluded that such a design will be consistent with the character of Fisher Street, a Medway Scenic Road. 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 the driveway for each house lot on Sorrento Lane.
4. As agreed by the Applicant, the applicant shall install a solid 6' high wood or PVC stockade face in the following location: a) approximately 98 linear feet along the northerly side of Parcel A starting at the point of curvature of the lot line, and b) assuming the adjacent property owner approves the work on their land, approximately 100 linear feet along the westerly side of the adjacent Masterson property starting at the corner of Parcel A and extending northerly. The fence shall be installed before the Board releases house lots from the Subdivision Covenant.

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 Robert Tucker and seconded by Matthew Hayes to approve the above noted Waiver Findings. The motion was approved by a vote of four in favor and none opposed.

ACTION ON WAIVERS - 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 Robert Tucker and seconded by Matthew Hayes to approve the above noted waivers from the *Subdivision Rules and Regulations*. The motion was approved by a vote of four in favor and none opposed.

ACTION ON MITIGATION PLAN - At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on August 25, 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.

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 Robert Tucker and seconded by Matthew Hayes to approve the Project Evaluation Findings noted below. The motion was approved by a vote of four in favor and none 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 25, 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.
 - Addresses for the 3 new house lots
4. *Fence* - As agreed by the Applicant, the subdivision plan shall be revised prior to endorsement to depict the installation of a solid 6' high wood or PVC stockade fence in the following location: 1) approximately 98 linear feet along the northerly side of Parcel A starting at the

point of curvature of the lot line, and 2) assuming the adjacent property owner approves the work on their land, approximately 100 linear feet along the westerly side of the adjacent Masterson property starting at the corner of Parcel A and extending northerly. The fence shall be installed before the Board releases house lots from the Subdivision Covenant.

5. *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.
6. *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.
7. 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.
8. 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.
9. *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.

10. *Lot Deeds* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with copies of the proposed deed to convey or transfer each subdivision lot for review, comment, amendment and approval by Town Council. 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*.
11. *Road Deed & Easements* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with a copy of the proposed deed to convey Sorrento Lane and all drainage easements shown on the plan to The Haven Homeowner’s Association for review, comment, amendment and approval by Town Council.
12. *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 Council. 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. Parcel A shall be conveyed to the abutting property owner before the Board releases house lots from the Subdivision Covenant.
13. *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.
14. *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 79 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 \$ 4,746. This amount is based on an estimate dated August 6, 2015 by Tetra Tech, the Town’s consulting engineer which is 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 in the community.
15. *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.

16. *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.

###

**THE HAVEN DEFINITIVE SUBDIVISION PLAN
CERTIFICATE OF ACTION
MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD**

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

AYE:

NAY:

Date Signed: _____

Attest:

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Date

Copies To: Louis Cheschi, applicant
Dan Merrikin, Merrikin Engineering
Stephanie Bacon, Health Agent
David D'Amico, Public Services
Jack Mee, Building Commissioner
Thomas Holder, Public Services
Michael Boynton Town Administrator
Jeff Lynch, Fire Chief
Donna Greenwood, Assessor
Melanie Phillips, Treasurer/Collector
Barbara Saint Andre, Town Counsel
Bridget Graziano, Conservation Agent
Sergeant Jeffrey Watson, Police Safety Officer
Gino Carlucci, PGC Associates
Steve Bouley, Tetra Tech

Town of Medway, Massachusetts

RECEIVED
AUG 27 2015
TOWN CLERK

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

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

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

1. I am a member of PLANNING & ECONOMIC DEV. BOARD
2. I missed a public hearing session on the matter of
THE HAVEN DEFINITIVE SUBDIVISION PLAN
which was held on AUGUST 11, 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 25TH day of AUGUST, 2015.

Thomas A. Gay
Signature of Board Member

Received as part of the record of the above matter:

Date: 8-25-15

By: Susan E. Offord-Cutler

Position: Planning & Economic Development
Coordinator

Town of Medway, Massachusetts

RECEIVED
AUG 27 2015
TOWN CLERK

CERTIFICATION
PURSUANT TO G. L. c. 39, SECTION 23D
OF PARTICIPATION IN A SESSION OF AN
ADJUDICATORY 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, MATTHEW J. HAYES (name), hereby certify under the pains and penalties of perjury as follows:

- 1. I am a member of PLANNING + ECONOMIC DEVELOPMENT BOARD
- 2. I missed a public hearing session on the matter of
THE WILLOWS ATCPUD
which was held on JULY 14, 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 25 day of AUGUST, 2015

[Signature]
Signature of Board Member

Received as part of the record of the above matter:

Date: 8-25-15
By: [Signature]
Position: Planning + Economic Development Coordinator

RECEIVED

Town of Medway, Massachusetts

AUG 27 2015

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

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

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

1. I am a member of PLANNING & ECONOMIC DEV. BOARD

2. I missed a public hearing session on the matter of

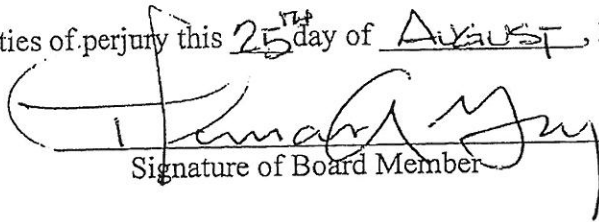
THE WILLOWS AT MEDWAY ADULT RETIREMENT
COMMUNITY SPECIAL PERMIT
 which was held on AUGUST 11, 2015

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 25th day of AUGUST, 2015



 Signature of Board Member

Received as part of the record of the above matter:

Date: 8-25-15

By: Suzanne A. Pichon

Position: Planning & Economic Development
Coordinator

LEGEND

- PROPERTY LINE
- 50' PARCEL LINE SETBACK
- WETLAND PER ANRAD
- 25' NO DISTURB WETLAND BUFFER
- WETLAND BUFFER
- STREAMS, VERNAL POOLS AND RIVERBANK
- RIVERFRONT BUFFER
- RIVERFRONT BUFFER
- VERNAL POOL SETBACK
- FLOOD PLAN

TOTAL SITE ACREAGE
2,480,800 (+/-) S.F.
= 56.9 ACRES

(A) NORTHERN EDGE = 1,356 FEET

(B) EASTERN EDGE = 1,920 FEET

(C) RIVERFRONT = 4,329 FEET

PLANNING BOARD APPROVAL REQUIRED UNDER THE MEDICAL, RETIREMENT AND SENIORS BY-LAW.
INTERIM PLANNING BOARD.
DATE OF APPROVAL:
DATE OF SUBMISSION:



PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY
258, 261, 261R & 263 VILLAGE ST, MEDWAY MA 02053

ARCHITECT: DARIO DESIGNS
CONSULTANT: LEVI WONG DESIGN ASSOCIATES
LANDSCAPE ARCHITECT: CHA

DATE: 7/23/20
SCALE: 1" = 50'

PROJECT NO.: 1509

SHEET NO.: G1.01

SALMON HEALTH and RETIREMENT

CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

RENDERED SITE PLAN WITH ZONING INFORMATION

REVISIONS		
NO.	DATE	DESCRIPTION

REGISTERED ARCHITECT
STATE OF MASSACHUSETTS
LEVI WONG
DESIGN ASSOCIATES

4" VINYL LAP SIDING

WHITE	PEARL	SAGEBROOK	WEDGEWOOD
GRAY	CREAM	PALM	HAMPTON RED
FLINT			THISTLE

7" EXPOSURE VINYL BOARD & BATTEN

WHITE	PEARL	SAGEBROOK	WEDGEWOOD
		PALM	HAMPTON RED

9" HAND SPLIT SHINGLES

REDWOOD			
---------	--	--	--

ASPHALT SHINGLES

CHARCOAL	OYSTER GRAY	MISSION BROWN	HUNTER GREEN
----------	-------------	---------------	--------------

All roof areas on the Medical Office Building and Main Building not above the red siding.

All roofs on Attached and Detached Cottages. All roof areas directly above red siding on the Main Building and on the Medical Office Building.

All roof areas on the Pavilion.

At the Porte Cochere and at the 2nd Floor AL Terrace.

PAINT

NEW LONDON BURGUNDY HC-91	TARRANTOWN GREEN HC-134	JAMESTOWN BLUE HC-148	COVENTRY GRAY HC-169	HAWTHORNE YELLOW HC-4	CASTLETON MIST HC-1
---------------------------	-------------------------	-----------------------	----------------------	-----------------------	---------------------

NOTE:
Painting of doors and trim work on Cottages to complement siding colors selected

STONE



SHERWOOD

Custom w/ Red Jones Minimized

VINYL COLOR LEGEND

MAIN RESIDENCE	
LAP SIDING	BOARD & BATTEN
Pearl	Sagebrook
Hampton Red	Hampton Red
Palm	Palm
Gray	Gray
Sagebrook	Sagebrook
Flint	Flint

ATTACHED COTTAGES

LAP SIDING	WedgeWood	Hampton Red	Gray	White	Sagebrook	Flint	Palm	Cream
------------	-----------	-------------	------	-------	-----------	-------	------	-------

MEDICAL OFFICE BUILDING

LAP SIDING	Hampton Red	Pearl
BOARD & BATTEN	White	

PAVILION

9" HAND SPLIT SHINGLES	Redwood
------------------------	---------

DETACHED COTTAGES

LAP SIDING	BOARD & BATTEN
Sagebrook	Sagebrook
White	Palm
Cream	Gray
Pearl	Hampton Red
Hampton Red	WedgeWood
Thistle	Thistle



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY
259, 261, 261R & 263 Village Street, Medway MA 02053
SHEET TITLE: COLOR PALETTE

ARCHITECT: DARIO DESIGNS
LANDSCAPE ARCHITECT: LEVI WONG DESIGN ASSOCIATES
CHA

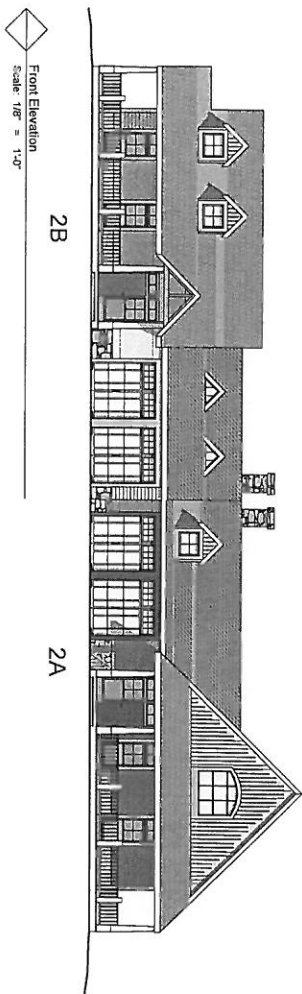
SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

DATE: 11/11/11
SCALE: AS SHOWN
SHEET NO: 00.02

PLANNING BOARD APPROVAL REQUIRED UNDER THE STATE PLANNING ACT AND ZONING ORDINANCE.
MEDIAN PLANNING BOARD:
DATE OF APPROVAL: _____
DATE OF RECONSTRUCTION: _____

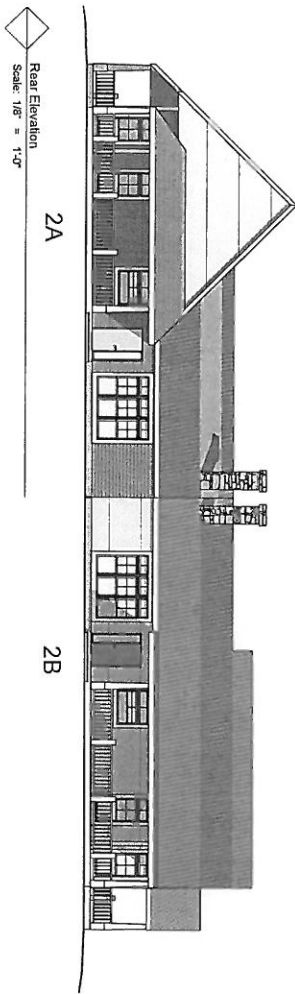
DETACHED COTTAGE - UNIT TYPE LEGEND

- | | | | | | |
|---|-------------------|---|------------|----|-------------------|
| 1 | 2 Bedroom - 1 Car | A | Gable Roof | .1 | Color Variation 1 |
| 2 | 2 Bedroom - 2 Car | B | Cape Roof | .2 | Color Variation 2 |
| 3 | 3 Bedroom - 2 Car | C | Hip Roof | .3 | Color Variation 3 |
-
- | | |
|----|--------------------------------|
| 1A | 2 Bedroom - 1 Car (Gable Roof) |
| 1B | 2 Bedroom - 1 Car (Cape Roof) |
| 1C | 2 Bedroom - 1 Car (Hip Roof) |
| 2A | 2 Bedroom - 2 Car (Gable Roof) |
| 2B | 2 Bedroom - 2 Car (Cape Roof) |
| 2C | 2 Bedroom - 2 Car (Hip Roof) |
| 3A | 3 Bedroom - 2 Car (Gable Roof) |
| 3B | 3 Bedroom - 2 Car (Cape Roof) |
| 3C | 3 Bedroom - 2 Car (Hip Roof) |



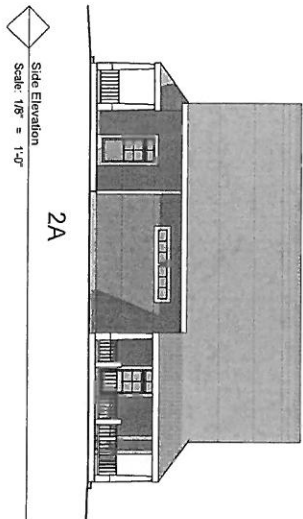
2B

2A

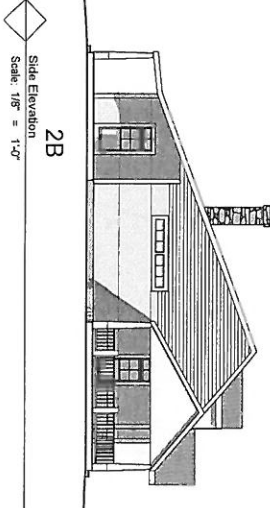


2A

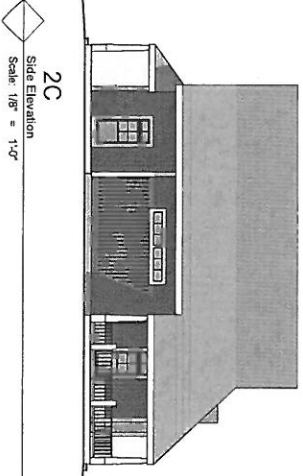
2B



2A



2B



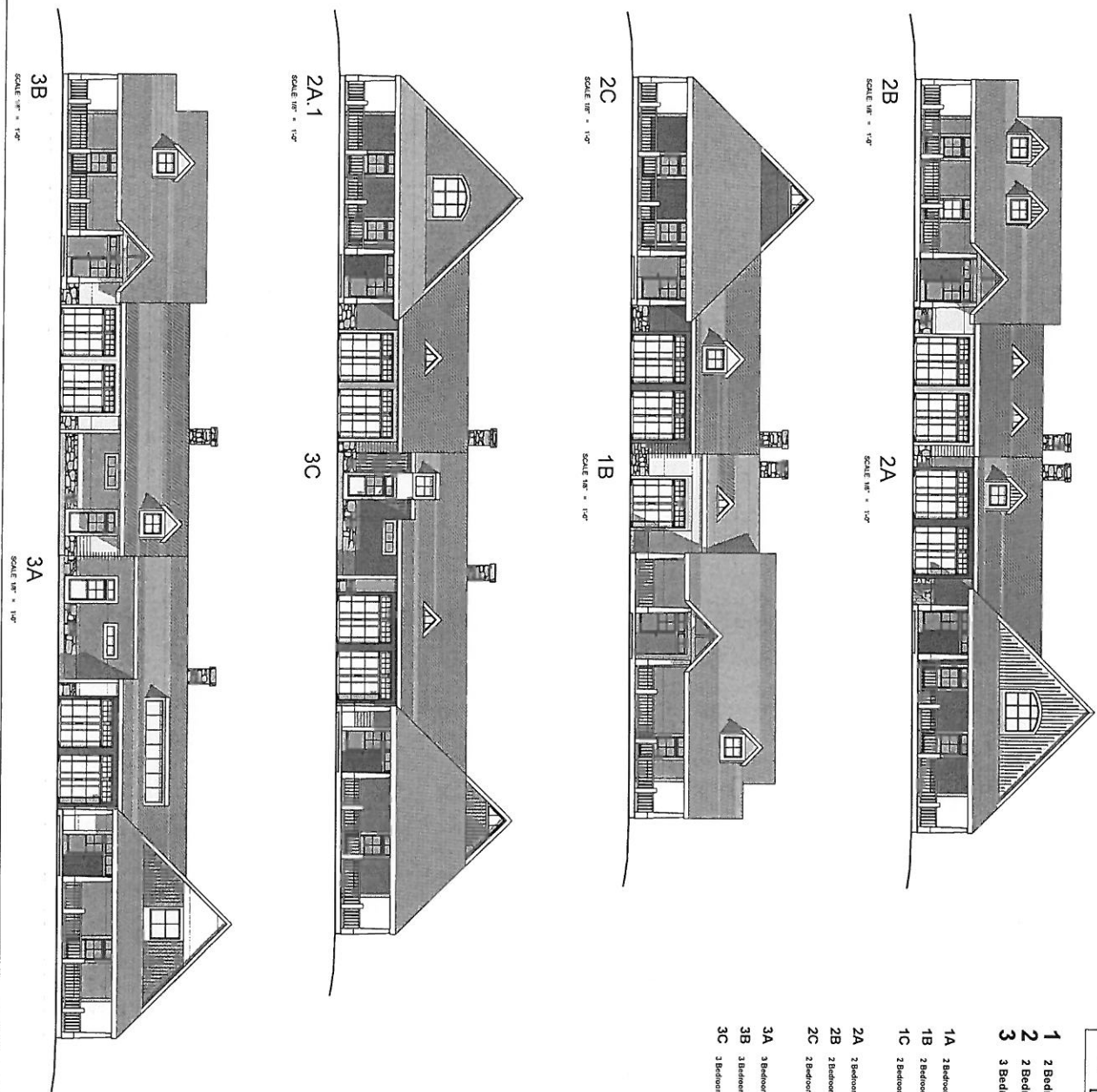
2C

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT AND MINOR PLANNING BOARD DATE OF APPROVAL:

<p>SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 896-3416</p>	<p>DARIO DESIGNS ARCHITECT</p>	<p>LEVI WONG DESIGN ASSOCIATES LANDSCAPE ARCHITECT</p>	<p>CHA COMMUNITY HOUSING ASSOCIATION</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION	BY								
				NO.	DATE	DESCRIPTION	BY										
<p>DATE: 11/15/2017</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO: A2.01DC</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION	BY												
NO.	DATE	DESCRIPTION	BY														

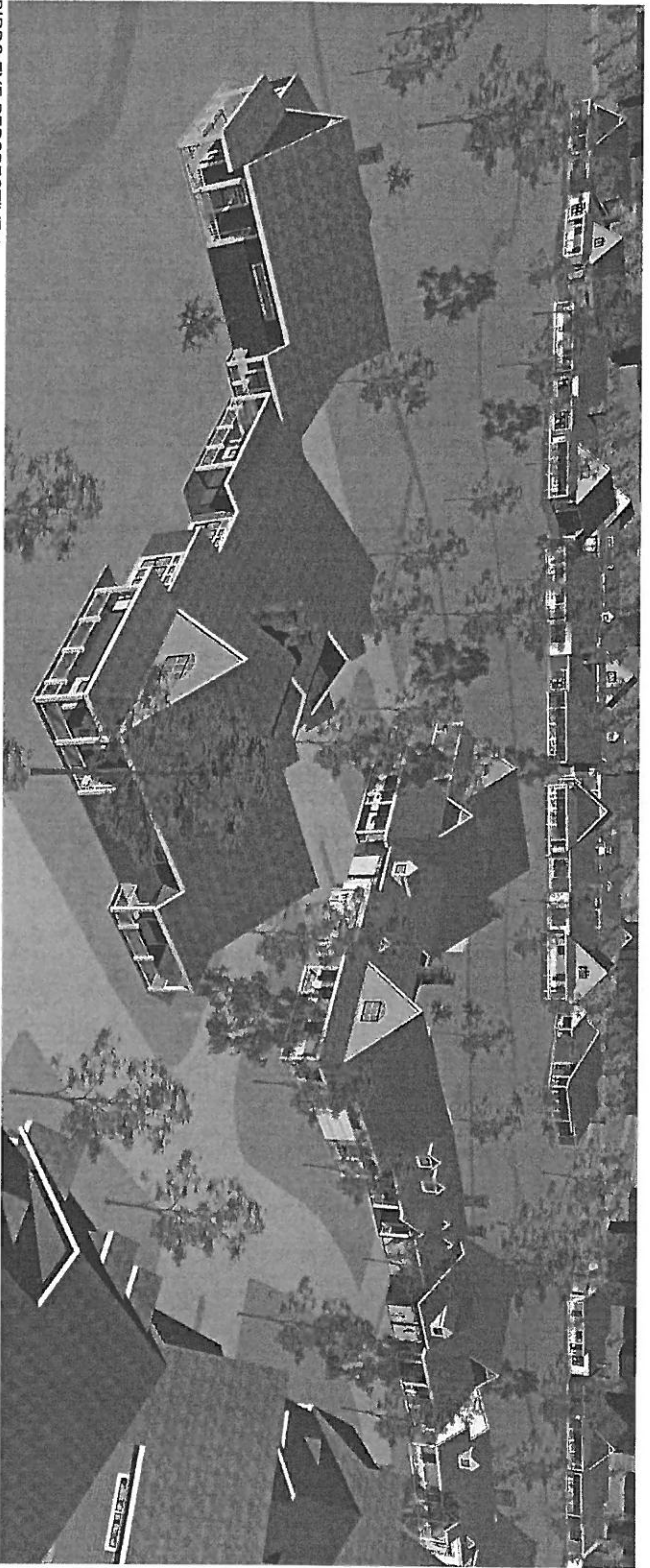
DETACHED COTTAGE - UNIT TYPE LEGEND

- | | | | | | |
|---|-------------------|---|------------|----|-------------------|
| 1 | 2 Bedroom - 1 Car | A | Gable Roof | .1 | Color Variation 1 |
| 2 | 2 Bedroom - 2 Car | B | Cape Roof | .2 | Color Variation 2 |
| 3 | 3 Bedroom - 2 Car | C | Hip Roof | .3 | Color Variation 3 |
-
- | | |
|----|--------------------------------|
| 1A | 2 Bedroom - 1 Car (Gable Roof) |
| 1B | 2 Bedroom - 1 Car (Cape Roof) |
| 1C | 2 Bedroom - 1 Car (Hip Roof) |
| 2A | 2 Bedroom - 2 Car (Gable Roof) |
| 2B | 2 Bedroom - 2 Car (Cape Roof) |
| 2C | 2 Bedroom - 2 Car (Hip Roof) |
| 3A | 3 Bedroom - 2 Car (Gable Roof) |
| 3B | 3 Bedroom - 2 Car (Cape Roof) |
| 3C | 3 Bedroom - 2 Car (Hip Roof) |

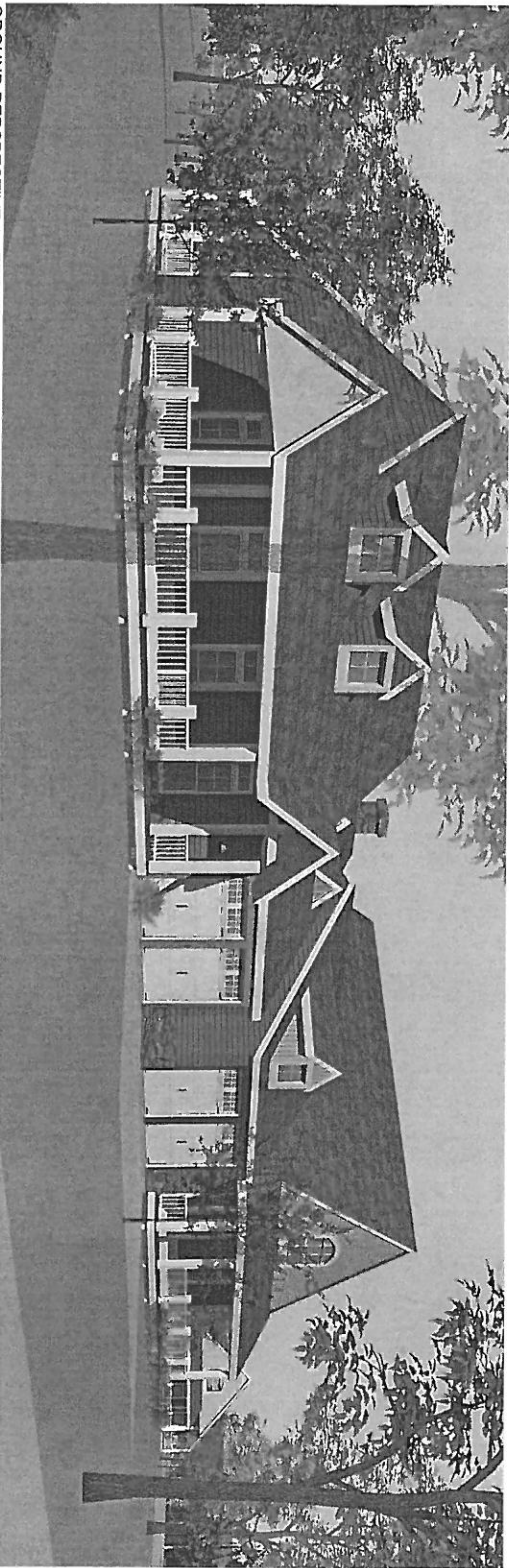


PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT AND METROWEST PLANNING BOARD. DATE OF APPROVAL: _____

<p>SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416</p>	<p>DARIO DESIGNS CONCEPT DESIGN LEVI WONG DESIGN ASSOCIATES ARCHITECTURE</p>	<p>LWDA LANDSCAPE ARCHITECTURE</p>	<p>CHA COMMUNITY HOUSING ASSOCIATION</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053 STREET #11X</p> <p>EXTERIOR ELEVATIONS 2 - DETACHED COTTAGES DUPLEX</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION									
					NO.	DATE	DESCRIPTION												
<p>DATE: _____</p> <p>SCALE: _____</p> <p>DATE OF APPROVAL: _____</p> <p>DATE OF REVISION: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>DATE OF APPROVAL: _____</p> <p>DATE OF REVISION: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>DATE OF APPROVAL: _____</p> <p>DATE OF REVISION: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>DATE OF APPROVAL: _____</p> <p>DATE OF REVISION: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>DATE OF APPROVAL: _____</p> <p>DATE OF REVISION: _____</p>															



BIRDS EYE PERSPECTIVE 1
NOT TO SCALE



GROUND PERSPECTIVE 1 - FRONT
NOT TO SCALE

PLANNING BOARD APPROVAL, REQUIRED UNDER THE ZONING, PERMIT AND LAND USE BY-LAW.
MAYNARD PLANNING BOARD.
DATE OF APPROVAL:
DATE OF SUBMISSION:

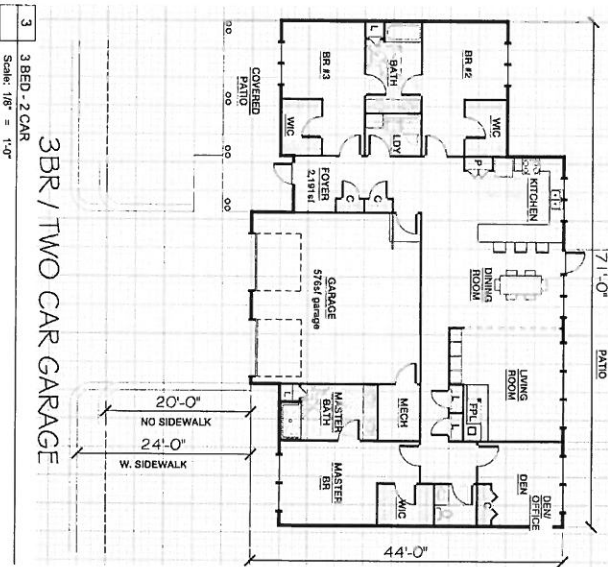
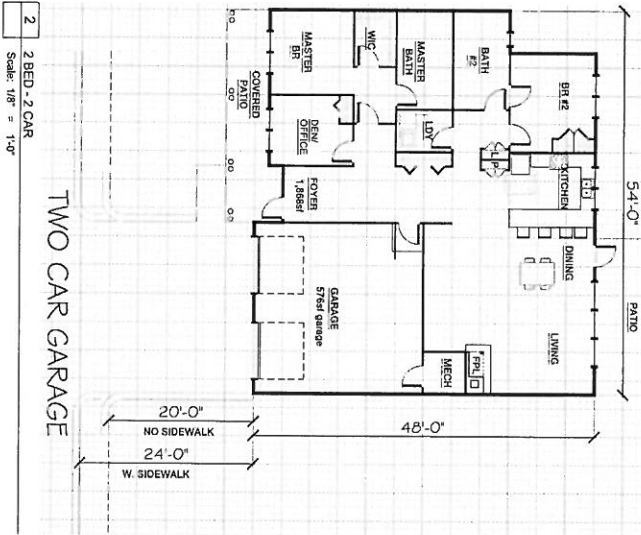
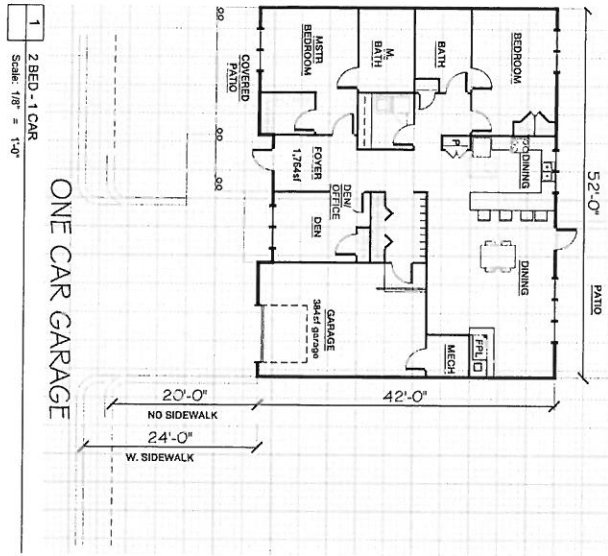
SALMON HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 698-3416

ARCHITECT: **DARIO DESIGNS**
 20-24 Park St., Westborough, MA 01581
 (508) 336-1111

ARCHITECT: **LEVI WONG DESIGN ASSOCIATES**
 LEVWDA
 LANDSCAPE ARCHITECT: **CHA**

PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
 259, 261, 261R & 263 Village Street, Medway MA 02053
 SHEET TITLE: **EXTERIOR PERSPECTIVE - DETACHED COTTAGES DUPLEX**

REVISIONS			
NO.	DATE	DESCRIPTION	BY/CHK



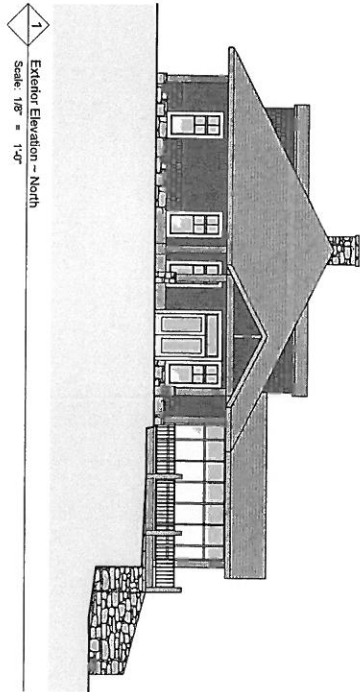
PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT AND MEDWAY PLANNING BOARD DATE OF APPROVAL DATE OF SUBMISSION

SALMON HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

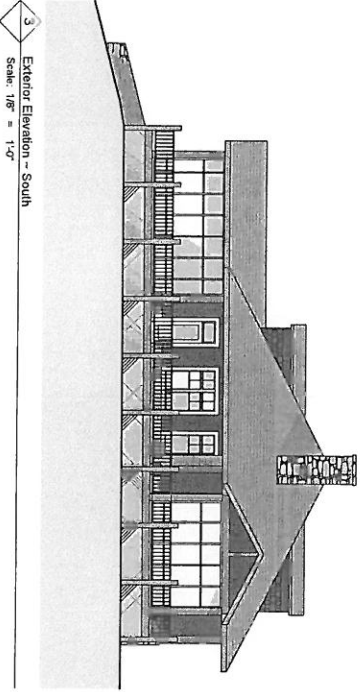
DARIO DESIGNS
LEVI WONG DESIGN ASSOCIATES
 LANDSCAPE ARCHITECTS
CIA

SALMON HEALTH AND RETIREMENT COMMUNITY
 259, 261, 261R & 263 Village Street, Medway MA 02053
 SHEET 11 OF 12
 FLOOR PLANS - DETACHED COTTAGES

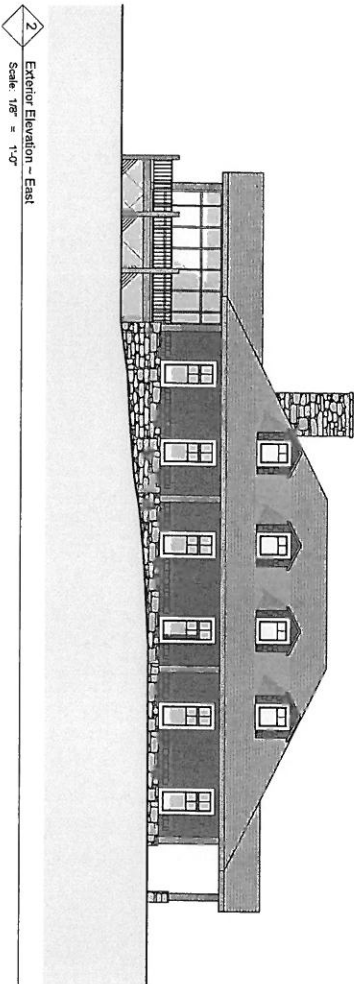
REVISIONS		
NO.	DATE	DESCRIPTION



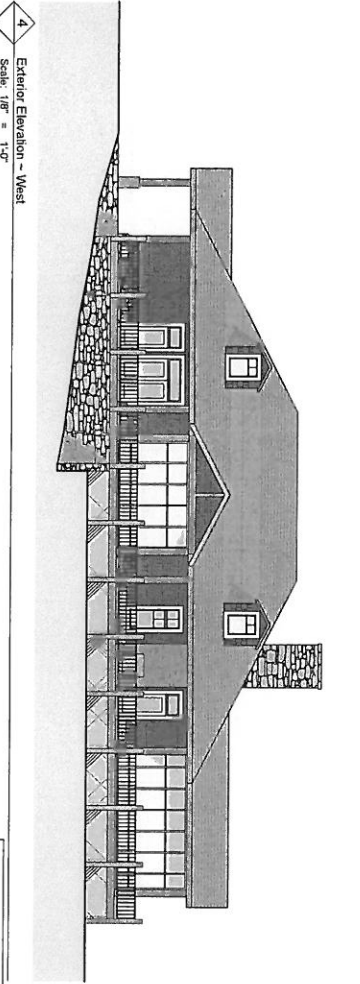
1 Exterior Elevation - North
Scale: 1/8" = 1'-0"



3 Exterior Elevation - South
Scale: 1/8" = 1'-0"



2 Exterior Elevation - East
Scale: 1/8" = 1'-0"



4 Exterior Elevation - West
Scale: 1/8" = 1'-0"

PLANNING BOARD APPROVAL, SECURED
UNDER THE SPECIAL RETIREMENT ARCHITECT
ZONING BY-PLAN.
MEDWAY PLANNING BOARD:
DATE OF APPROVAL:
DATE OF SUBMISSION:

DATE: 04/13/16
SCALE: 1/8" = 1'-0"
PROJECT: A2.01P

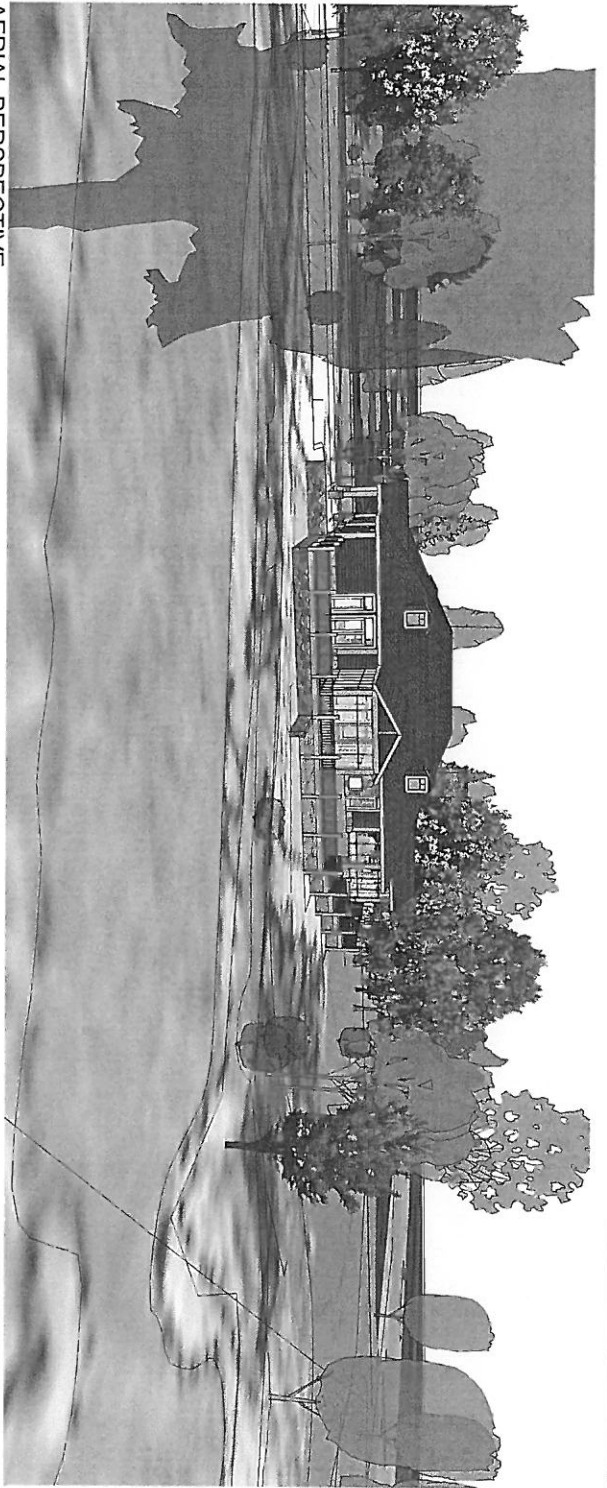
SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

ARCHITECT: **DARIO DESIGNS**
CONTRIBUTOR: **LEVI WONG DESIGN ASSOCIATES**
LANDSCAPE ARCHITECT: **CLA**

PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
259, 261, 261R & 263 Village Street, Medway MA 02053
SHEET TITLE: **EXTERIOR ELEVATIONS - PAVILION**

REVISIONS		
NO.	DATE	DESCRIPTION





AERIAL PERSPECTIVE
NOT TO SCALE

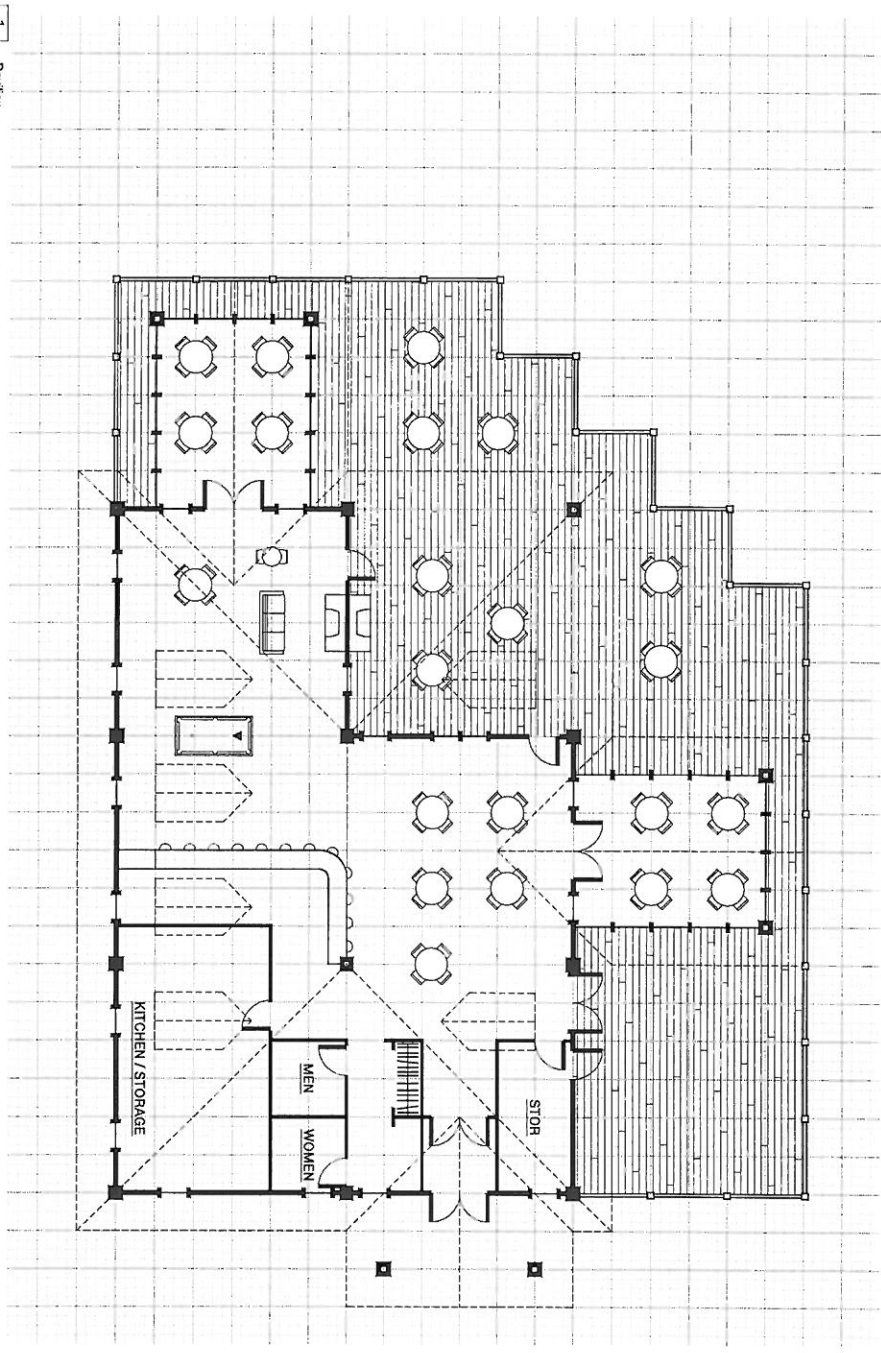


GROUND PERSPECTIVE
NOT TO SCALE

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT AND METROWAY PLANNING BOARD.
DATE OF APPROVAL: _____
DATE OF REVISION: _____

<p>SALMON HEALTH and RETIREMENT</p> <p>CONTINUING CARE MANAGEMENT, LLC</p> <p>1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 888-3416</p>	<p>ARCHITECT: DARIO DESIGNS</p> <p>CONTRACTOR: LEVI WONG DESIGN ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: CHA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY</p> <p>259, 261, 261R & 263 Village Street, Medway MA 02053</p> <p>SHEET TITLE: EXTERIOR PERSPECTIVES - PAVILION</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			NO.	DATE	DESCRIPTION	BY																													
			NO.	DATE	DESCRIPTION	BY																																
<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>SHEET: A2.02P</p>																																						

1 - Pavilion
 Scale 1/8" = 1'-0"



PLANNING BOARD APPROVAL REQUIRED
 UNDER THE SPECIAL PERMIT ACT/ORD.
 PERMIT PLAN NO. _____
 URBAN PLANNING BOARD:
 DATE OF APPROVAL: _____
 DATE OF EXPIRATION: _____

OWNER: CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

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

PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY

ARCHITECT: DARIO DESIGNS
 CONSULTANT: LEVI WONG DESIGN ASSOCIATES (LWDA)
 LABORATORY ARCHITECTURE: CHA

PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY
 259, 261, 261R & 263 Village Street, Medway MA 02053
 SHEET TITLE: FLOOR PLAN - PAVILION

REVISIONS			
NO.	DATE	DESCRIPTION	DRAWN

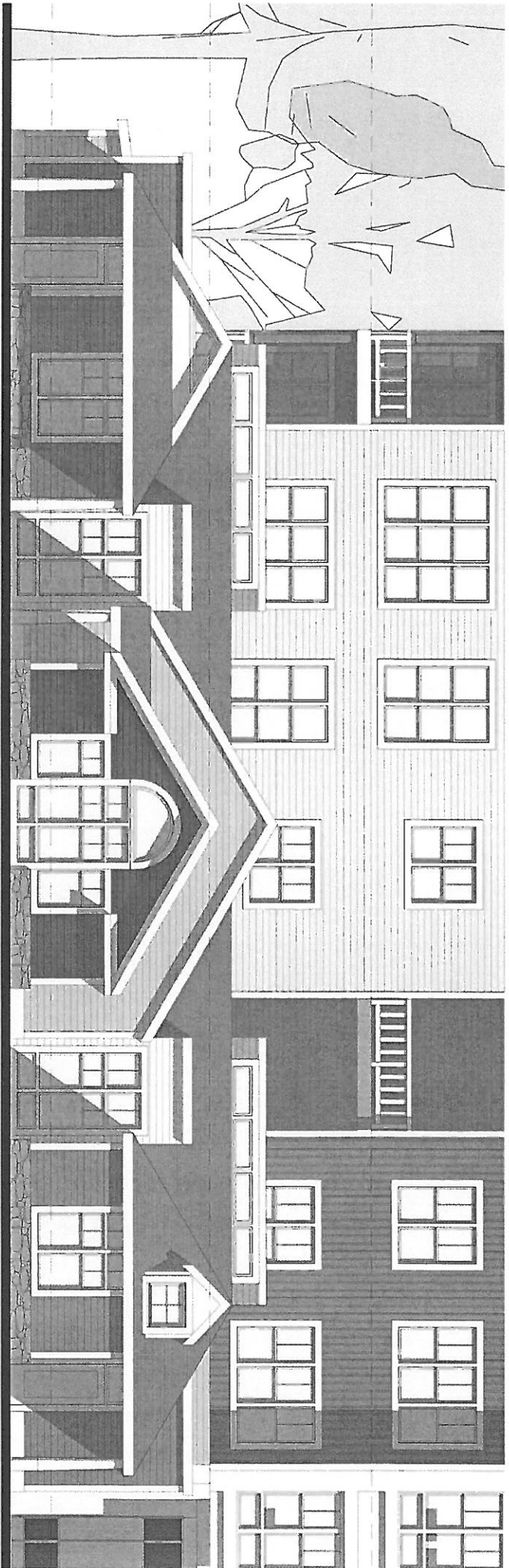
SALMON HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

ARCHITECT: **DARIO DESIGNS**
 CONSULTANT: **LEVI WONG DESIGN ASSOCIATES (LWDA)**
 LABORATORY ARCHITECTURE: **CHA**

PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
 259, 261, 261R & 263 Village Street, Medway MA 02053
 SHEET TITLE: **FLOOR PLAN - PAVILION**

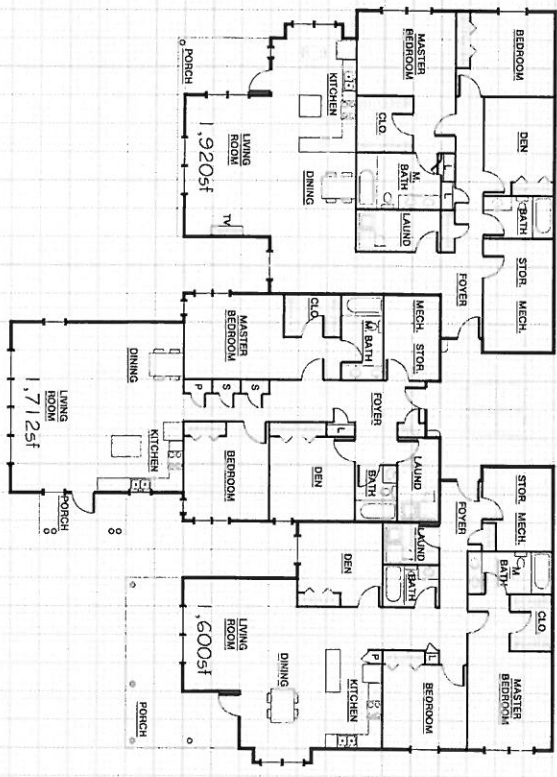
REVISIONS			
NO.	DATE	DESCRIPTION	DRAWN



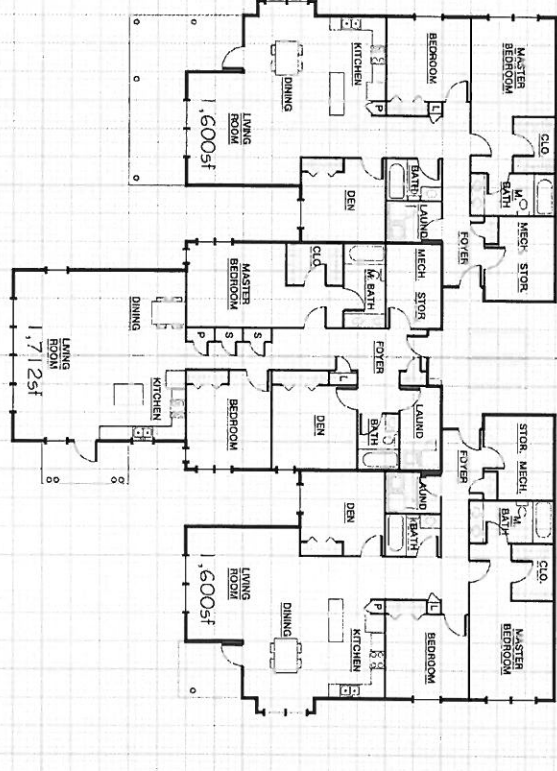


Elevation 1 - Attached Cottages - South (Enlarged)

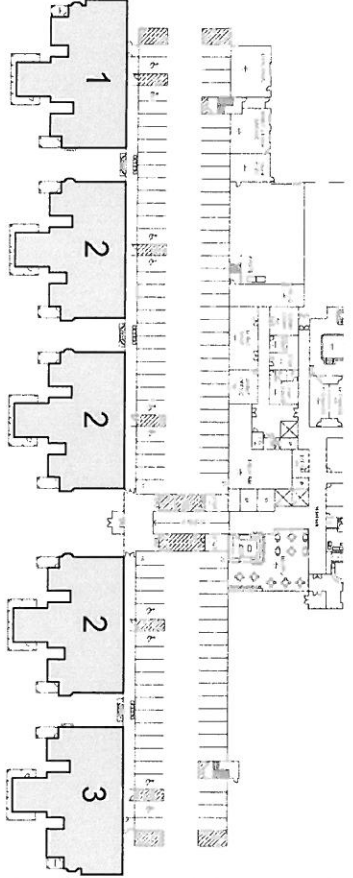
Scale: 1/8" = 1'-0"



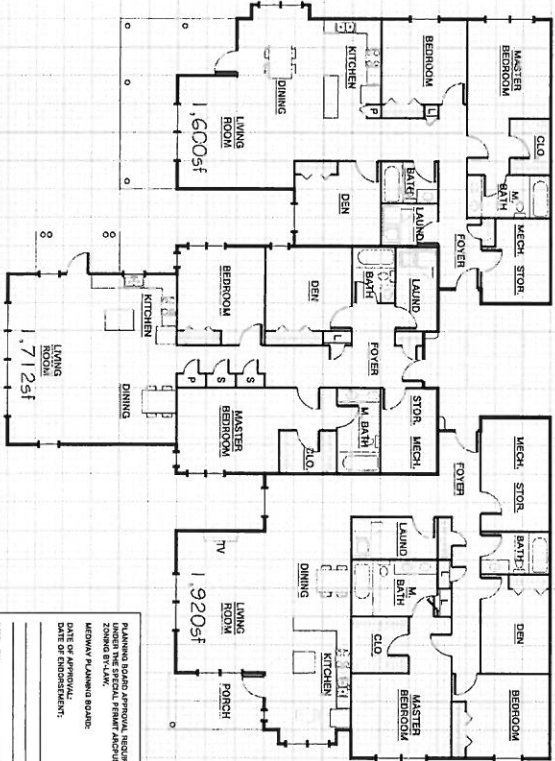
1 ATTACHED COTTAGE - CLUSTER 1
Scale: 1/8" = 1'-0"



2 ATTACHED COTTAGE - CLUSTER 2
Scale: 1/8" = 1'-0"

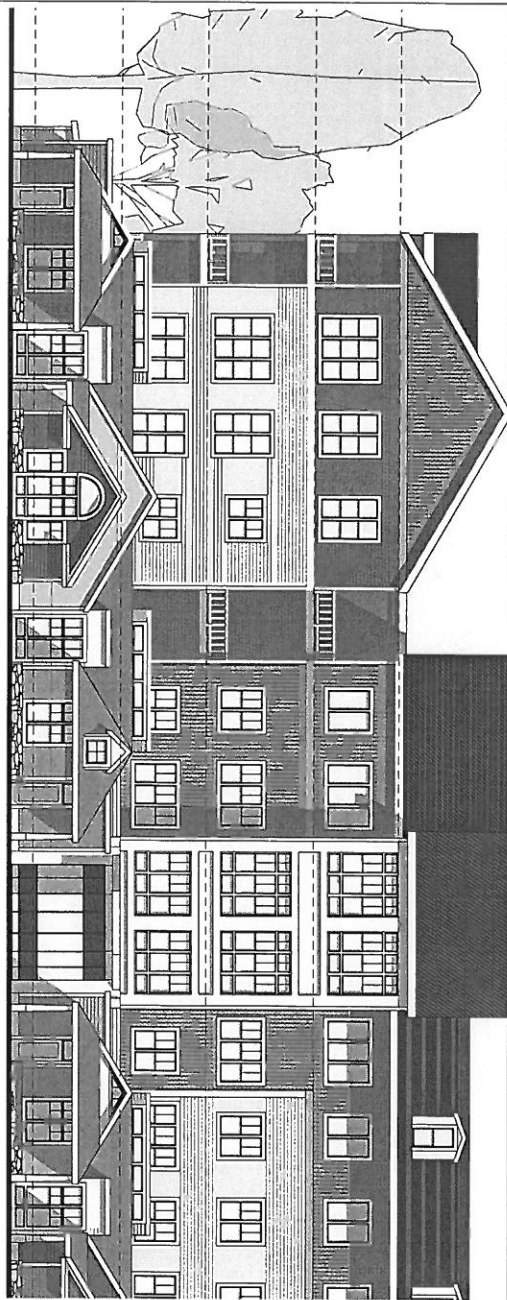


3 ATTACHED COTTAGE - CLUSTER 3
Scale: 1/8" = 1'-0"

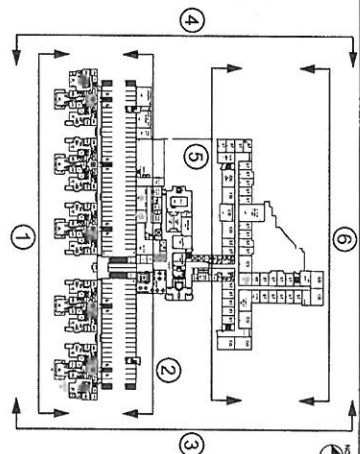


PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT AND ZONING BY-LAW.
DATE OF APPROVAL: _____
DATE OF DISCONTINUANCE: _____
MEDWAY PLANNING BOARD

			SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416	DARIO DESIGNS CONSULTANT LEVI WONG DESIGN ASSOCIATES LANDSCAPE ARCHITECT 	PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053 SHEET TITLE: FLOOR PLAN - LEVEL 1 - ATTACHED COTTAGES	REVISIONS							
						DATE: _____ DRAWN BY: _____ CHECKED BY: _____	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY		
NO.	DATE	DESCRIPTION	BY										

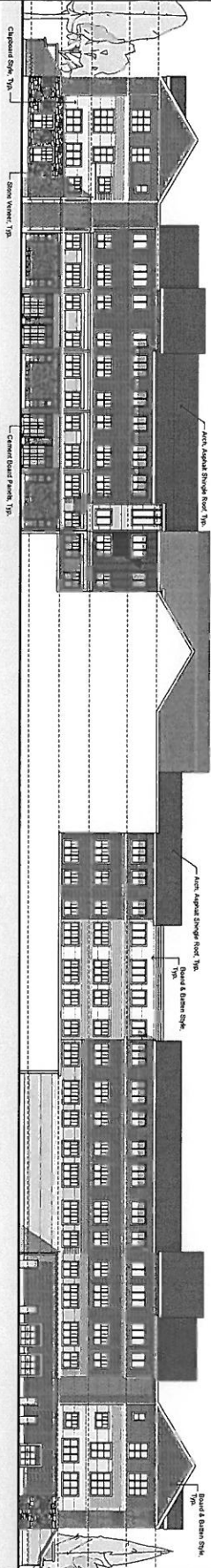


1 Elevation 1 - Attached Cottages - South (Enlarged)
Scale: 1/8" = 1'-0"

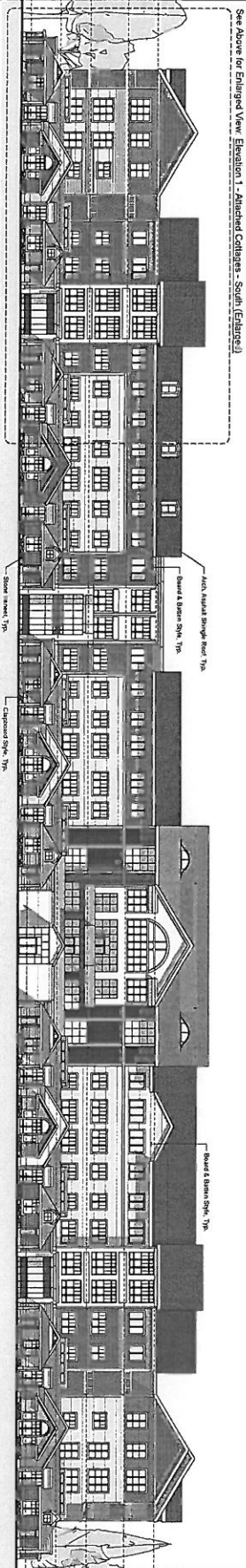


ELEVATION KEY PLAN

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT/CHAPTER 40A.
CONSENT TO PLAN.
MEDWAY PLANNING BOARD.
DATE OF APPROVAL:
SITE OF DEVELOPMENT:

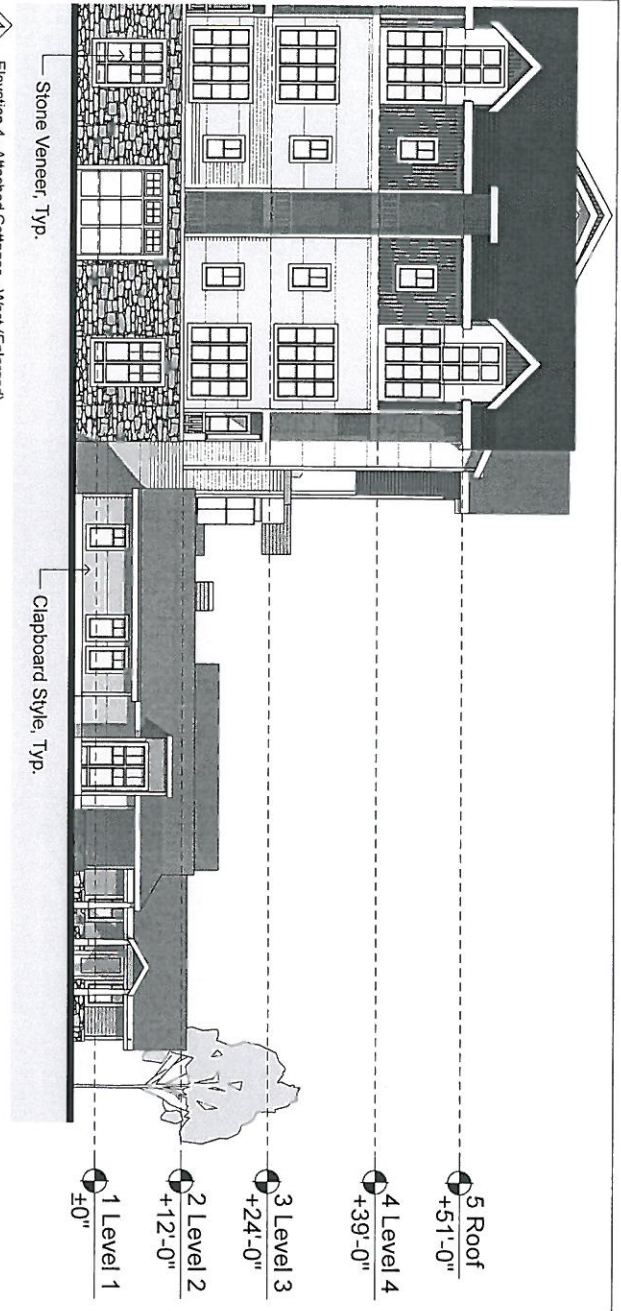


2 Elevation 2 - Main Residence - North
Scale: 1" = 20'

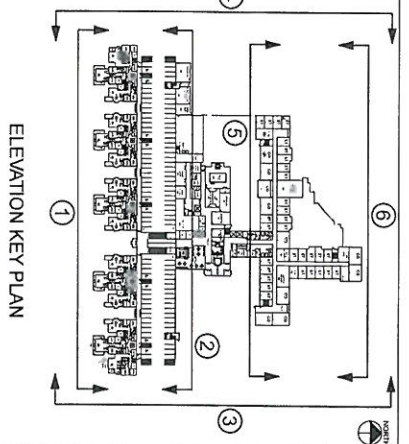


1 Elevation 1 - Main Residence - South
Scale: 1" = 20'

<p>SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416</p>	<p>ARCHITECT: DARIO DESIGNS</p> <p>CONSULTANT: LEVI WONG DESIGN ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: CHA</p>	<p>PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT/CHAPTER 40A. CONSENT TO PLAN. MEDWAY PLANNING BOARD. DATE OF APPROVAL: SITE OF DEVELOPMENT:</p>	<p>OWNER: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION			
				NO.	DATE	DESCRIPTION				
<p>NO. 01217</p> <p>DATE: 05/17/17</p> <p>SCALE: 1" = 20'</p> <p>PROJECT: A2.01 MR</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY</p> <p>DATE: 05/17/17</p> <p>SCALE: 1" = 20'</p> <p>PROJECT: A2.01 MR</p>									

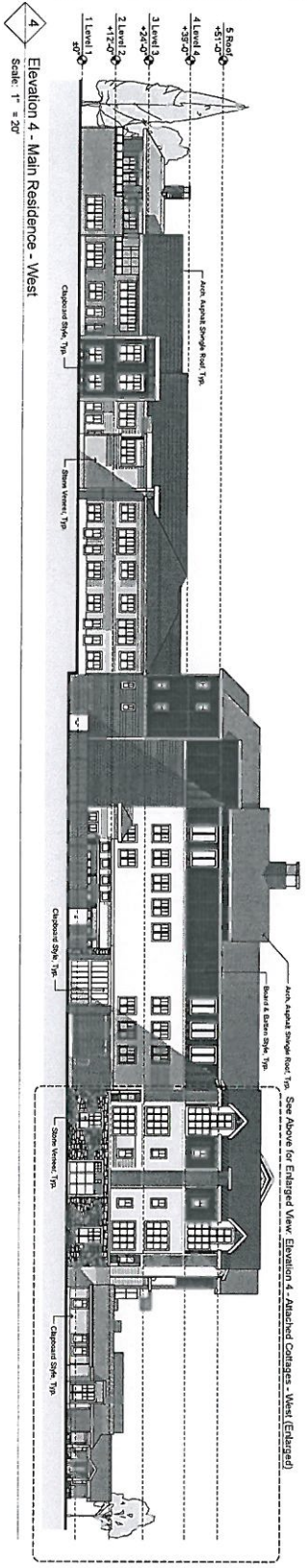


4 Elevation 4 - Attached Cottages - West (Enlarged)
Scale: 1/8" = 1'-0"

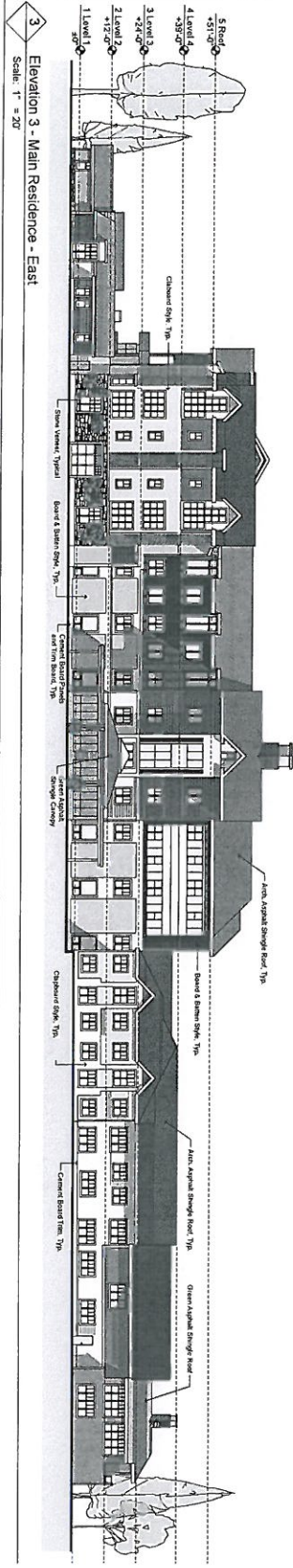


ELEVATION KEY PLAN

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACTING ZONING BY-LAW.
MEDWAY PLANNING BOARD.
DATE OF APPROVAL:
DATE OF EMPOWERMENT:

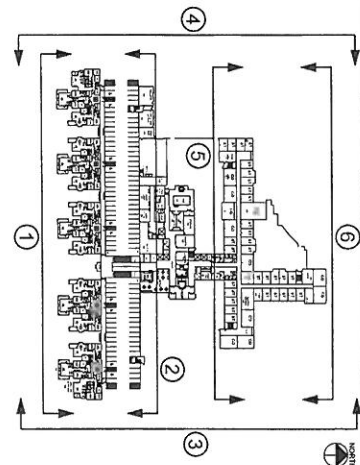


4 Elevation 4 - Main Residence - West
Scale: 1" = 20"

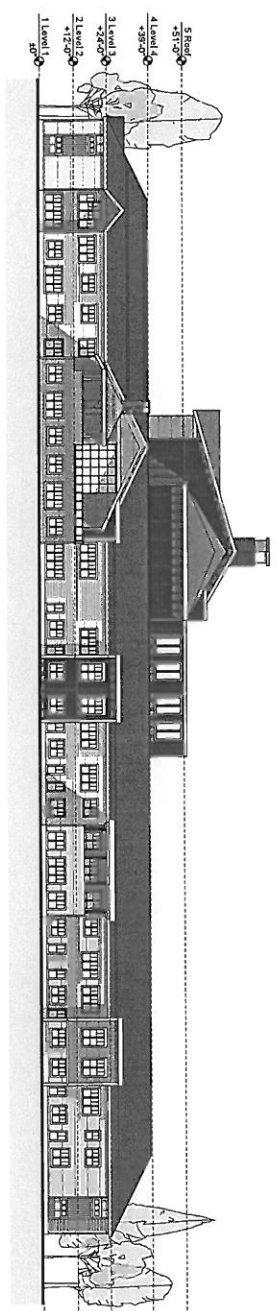


3 Elevation 3 - Main Residence - East
Scale: 1" = 20"

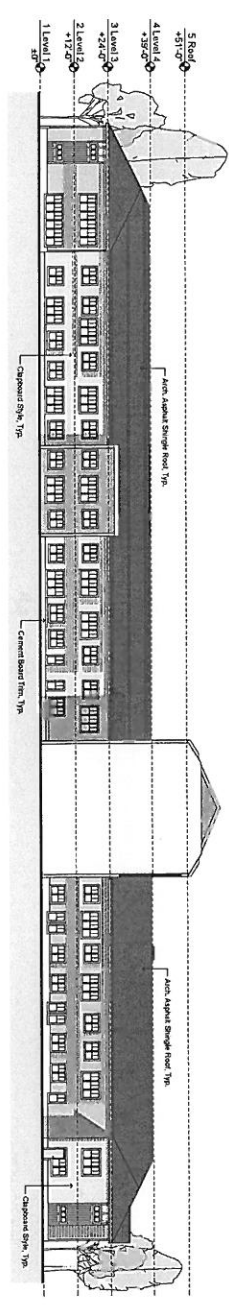
<p>SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 858-3416</p>	<p>ARCHITECT: DARIO DESIGNS CONSULTANT: LEVI WONG DESIGN ASSOCIATES LANDSCAPE ARCHITECT: CHA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053 SHEET 22 OF 24 EXTERIOR ELEVATIONS 2 - MAIN RESIDENCE</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				NO.	DATE	DESCRIPTION	BY	CHKD.																									
			NO.	DATE	DESCRIPTION	BY	CHKD.																													
<p>DATE: 02/11/2020 SCALE: 1" = 20' SHEET NO: A2.02MR PROJECT NO: 19-001</p>	<p>PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACTING ZONING BY-LAW. MEDWAY PLANNING BOARD. DATE OF APPROVAL: DATE OF EMPOWERMENT:</p>																																			



ELEVATION KEY PLAN



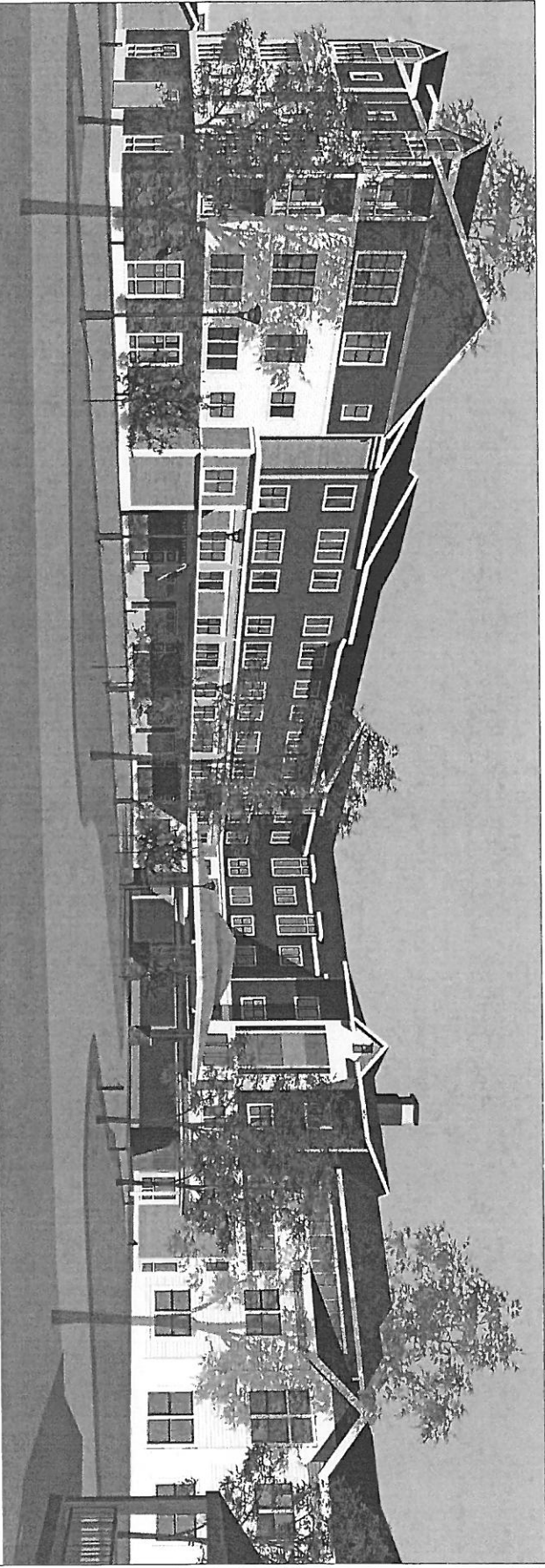
6 Elevation 6 - Memory Care - North
Scale 1" = 20'



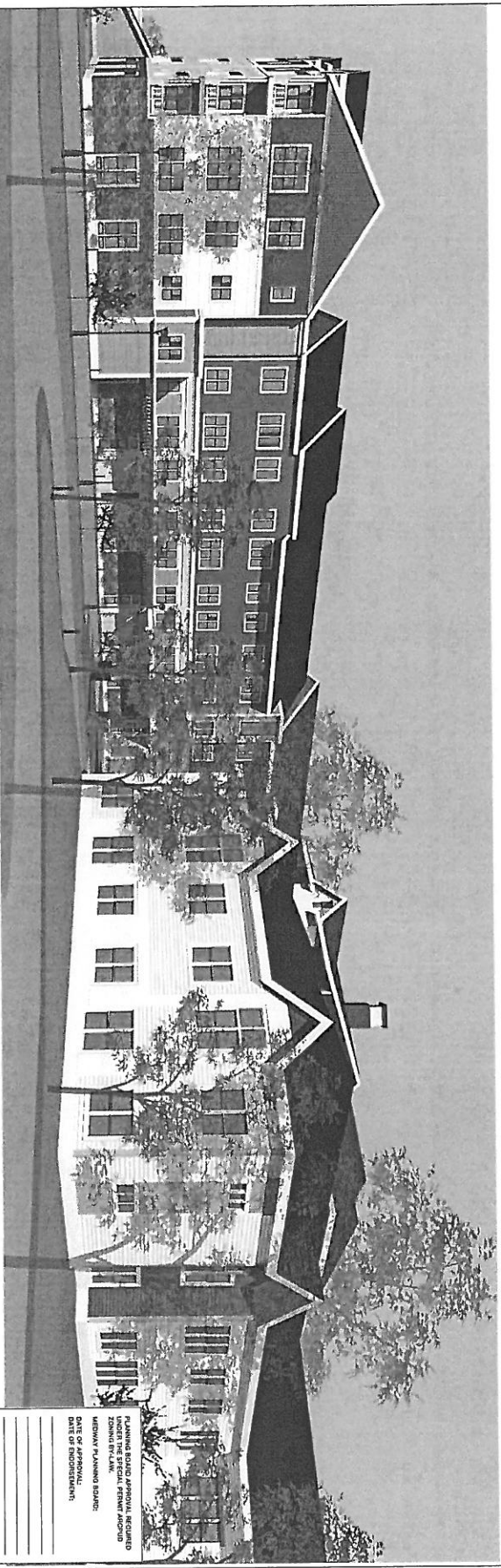
5 Elevation 5 - Memory Care - South
Scale 1" = 20'

PLANNING BOARD APPROVAL, REQUIRED
ZONING BY-LAW, REQUIRED
DATE OF APPROVAL:
DATE OF ENDORSEMENT:

<p>SALMON HEALTH and RETIREMENT</p> <p>CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416</p>	<p>ARCHITECT: DARIO DESIGNS</p> <p>LANDSCAPE ARCHITECT: LEVI WONG DESIGN ASSOCIATES</p> <p>CONSTRUCTION: CHIA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 251R & 263 Village Street, Medway MA 02053</p> <p>SUBJECT: EXTERIOR ELEVATIONS J - MAIN RESIDENCE</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY												
			NO.	DATE	DESCRIPTION	BY														
<p>DATE: 04/17/20</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: A2.03MR</p>																				



2
GROUND PERSPECTIVE 2
NOT TO SCALE



1
GROUND PERSPECTIVE 1
NOT TO SCALE

APPROVED FOR THE APPLICANT'S RECORD
 NUMBER THE SPECIAL PERMIT APPROVED
 ZONING BY-LAW:
 INTERVIEW PLANNING BOARD:
 DATE OF APPROVAL:
 DATE OF ENDORSEMENT:

PROJECT NO: **A2.04MR**
 SHEET NO: **1**
 DATE: **11/11/20**
 SCALE: **1/8" = 1'-0"**
 DRAWN BY: **AM**
 CHECKED BY: **AM**
 DATE: **11/11/20**

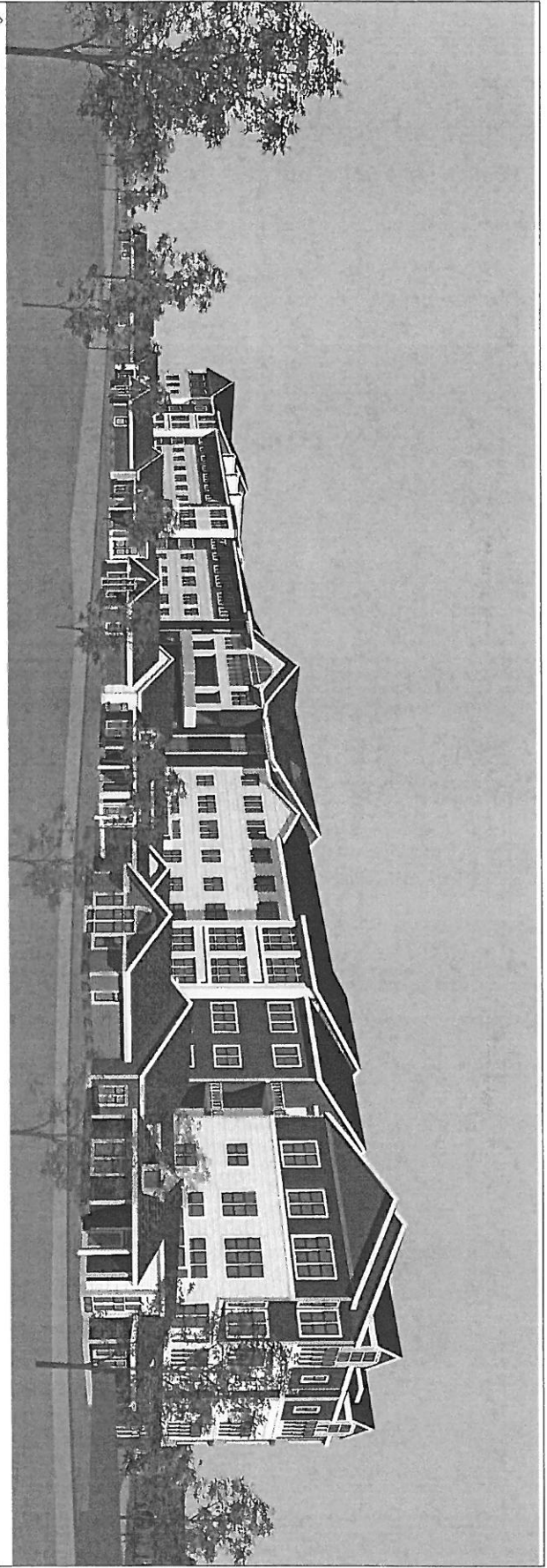
SALMON
 HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

ARCHITECT: **DARIO DESIGNS**
 CONSULTANT: **LEVI WONG DESIGN ASSOCIATES**
 LANDSCAPE ARCHITECT: **CHA**
 REGISTERED ARCHITECT
 REGISTERED LANDSCAPE ARCHITECT

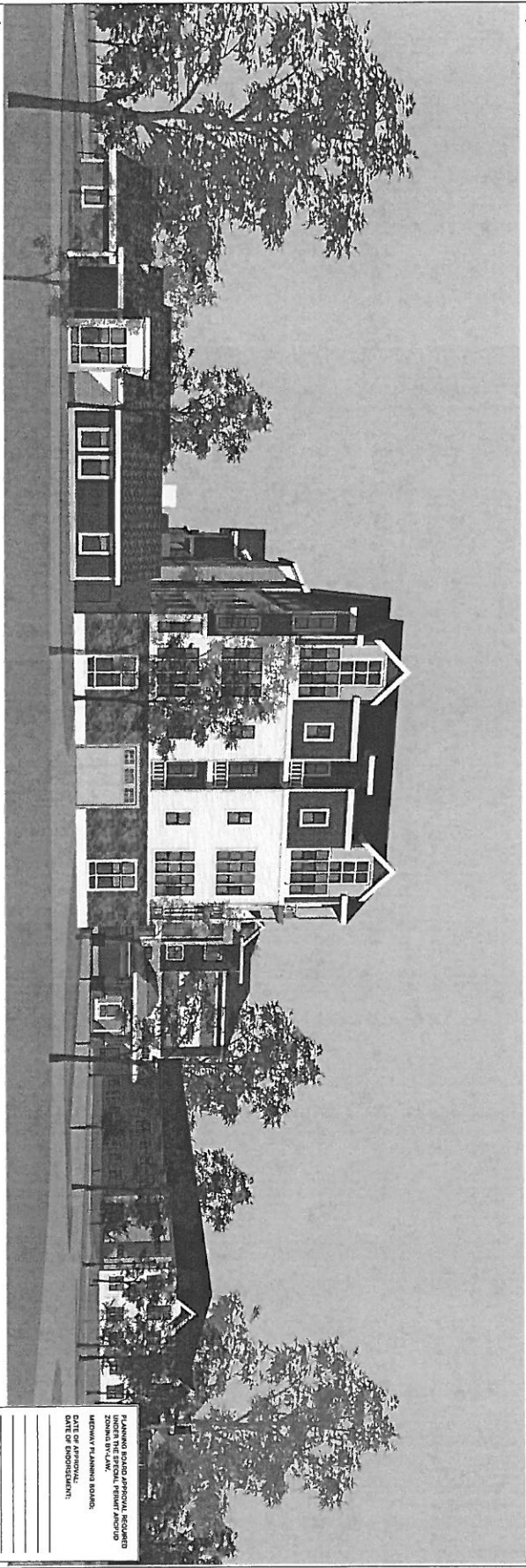
PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
 259, 261, 261R & 263 Village Street, Medway MA 02053
 SHEET TITLE: **EXTERIOR PERSPECTIVES 1 - MAIN RESIDENCE**

REVISIONS			
NO.	DATE	DESCRIPTION	BY





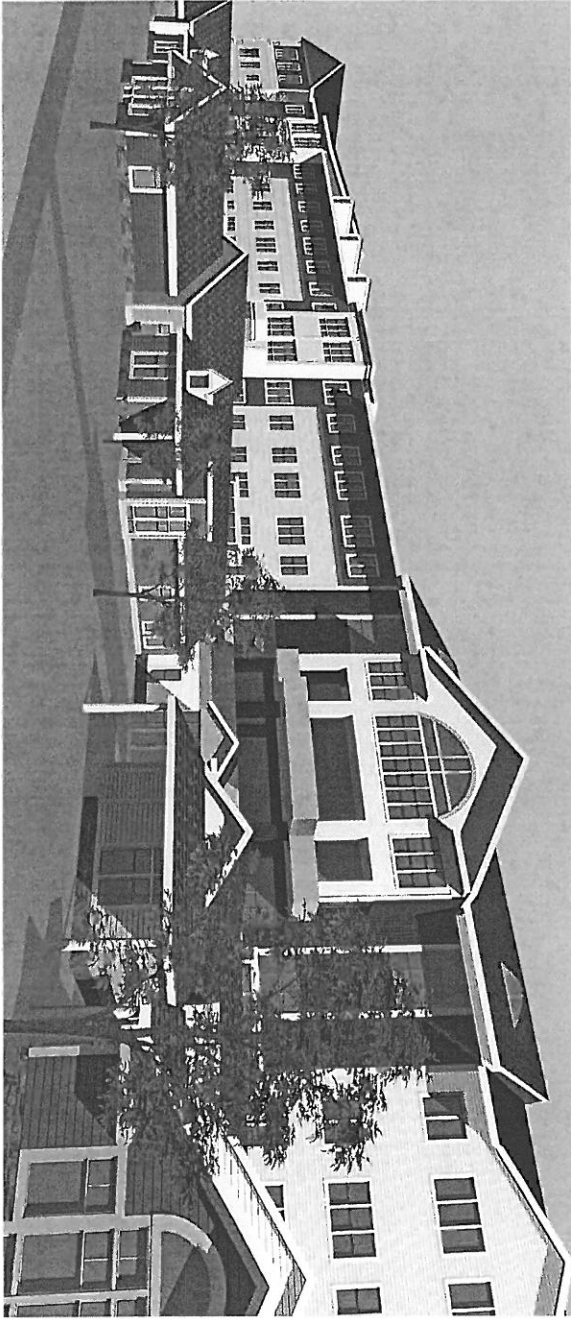
4 GROUND PERSPECTIVE 2
NOT TO SCALE



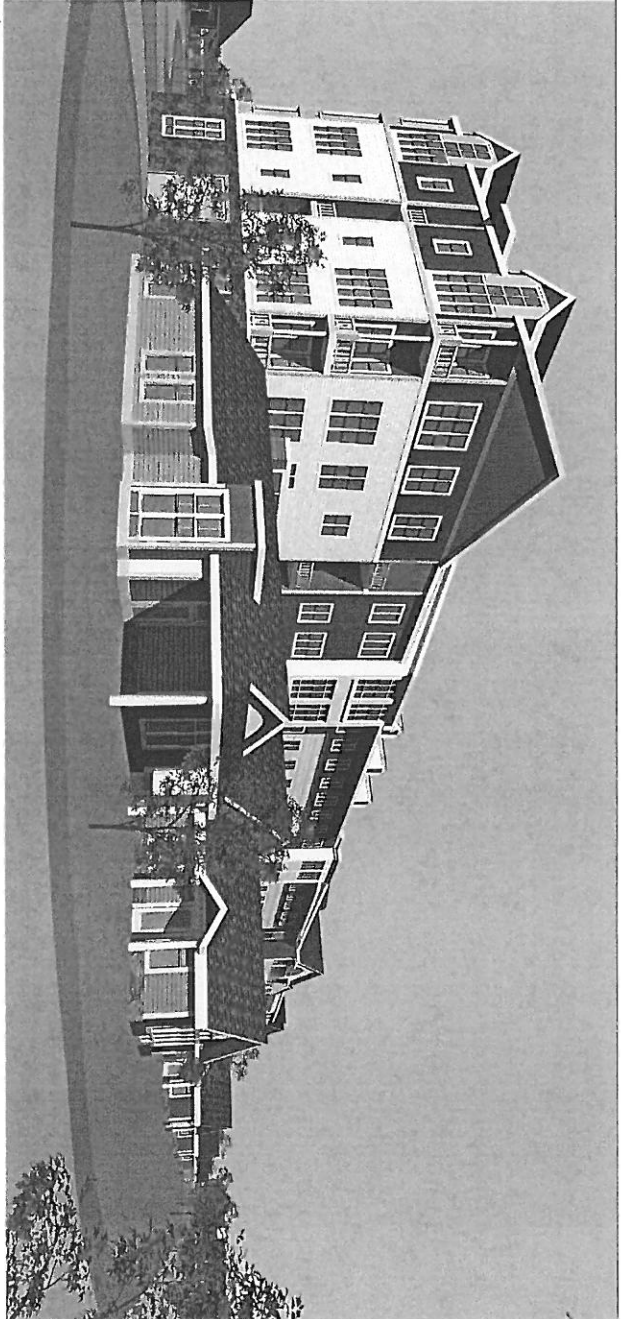
3 GROUND PERSPECTIVE 3
NOT TO SCALE

PLANNING BOARD APPROVAL RECORDED
ZONING BY-LAW # 17-0181
DATE OF APPROVAL: _____
DATE OF SUBMITTAL: _____
MAYOR PLANNING BOARD: _____

<p>SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 896-3416</p>	<p>ARCHITECT: DARIO DESIGNS</p> <p>CONSULTANT: LEVI WONG DESIGN ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: CHA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053</p> <p>SHEET TITLE: EXTERIOR PERSPECTIVES 2 - MAIN RESIDENCE</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY/CL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				NO.	DATE	DESCRIPTION	BY/CL																																				
			NO.	DATE	DESCRIPTION	BY/CL																																								
<p>OWNER: SALMON HEALTH and RETIREMENT</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>DATE OF APPROVAL: _____</p> <p>DATE OF SUBMITTAL: _____</p> <p>APPROVED BY: _____</p>	<p>PROJECT NO: _____</p> <p>SHEET NO: A2.05MR</p>																																													



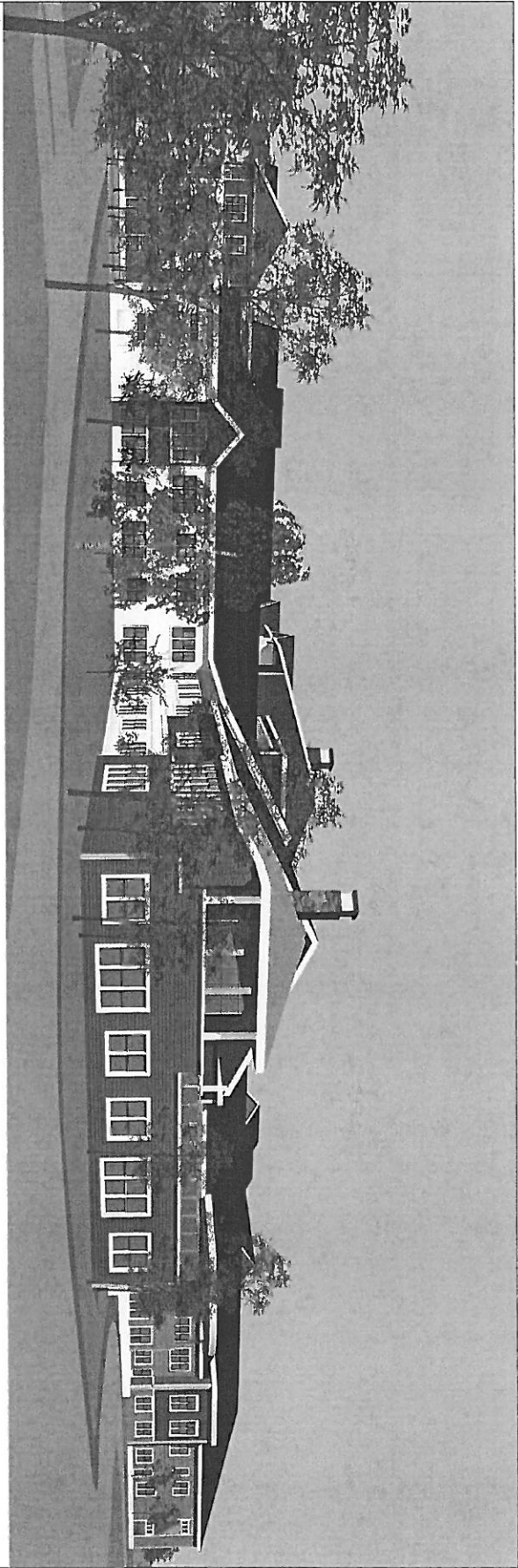
5 GROUND PERSPECTIVE 5
NOT TO SCALE



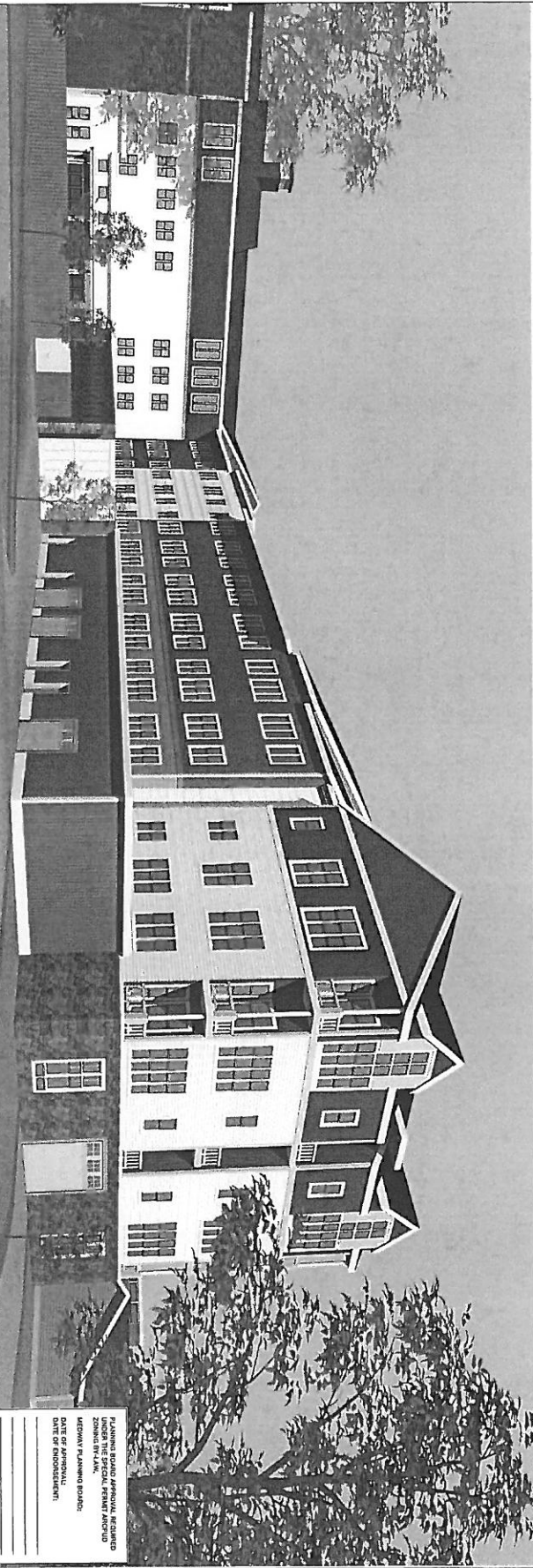
6 GROUND PERSPECTIVE 6
NOT TO SCALE

PLANNING BOARD APPROVAL, REQUIRED	
ZONING BY-LAW, (FORM APPROVED)	
DATE OF APPROVAL:	
APPROVING PLANNING BOARD:	
DATE OF FIDUCIARMENT:	

<p>SALMON HEALTH and RETIREMENT</p> <p>CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 896-3416</p>	<p>ARCHITECT: DARIO DESIGNS</p> <p>CONSULTANT: LEVI WONG DESIGN ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: CHIA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY</p> <p>259, 261, 261R & 263 Village Street, Medway MA 02053</p> <p>SHEET TITLE: EXTERIOR PERSPECTIVES 3 - MAIN RESIDENCE</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRG.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION	DRG.																
			NO.	DATE	DESCRIPTION	DRG.																			
<p>OFFICE: </p> <p>DATE: 04/27/2011</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: A2.004HR</p> <p>DATE: 04/27/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>DATE: 04/27/2011</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY</p> <p>259, 261, 261R & 263 Village Street, Medway MA 02053</p> <p>SHEET TITLE: EXTERIOR PERSPECTIVES 3 - MAIN RESIDENCE</p>																								



8
GROUND PERSPECTIVE 8
NOT TO SCALE

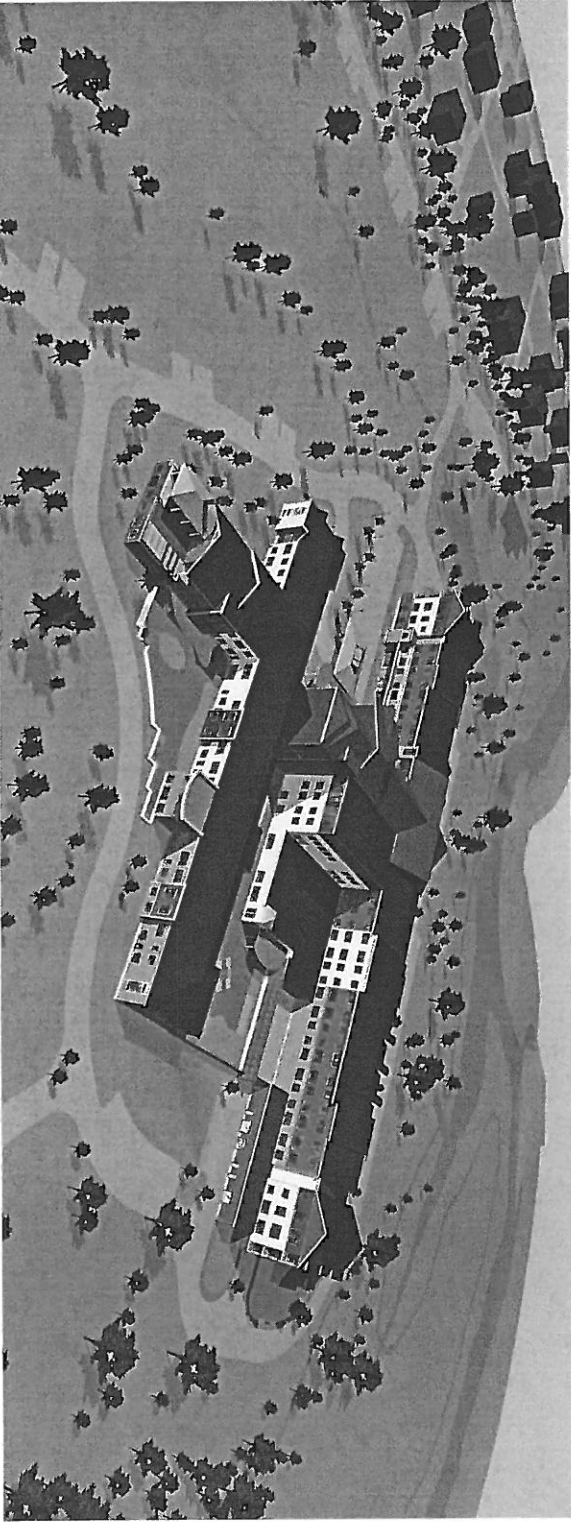


7
GROUND PERSPECTIVE 7
NOT TO SCALE

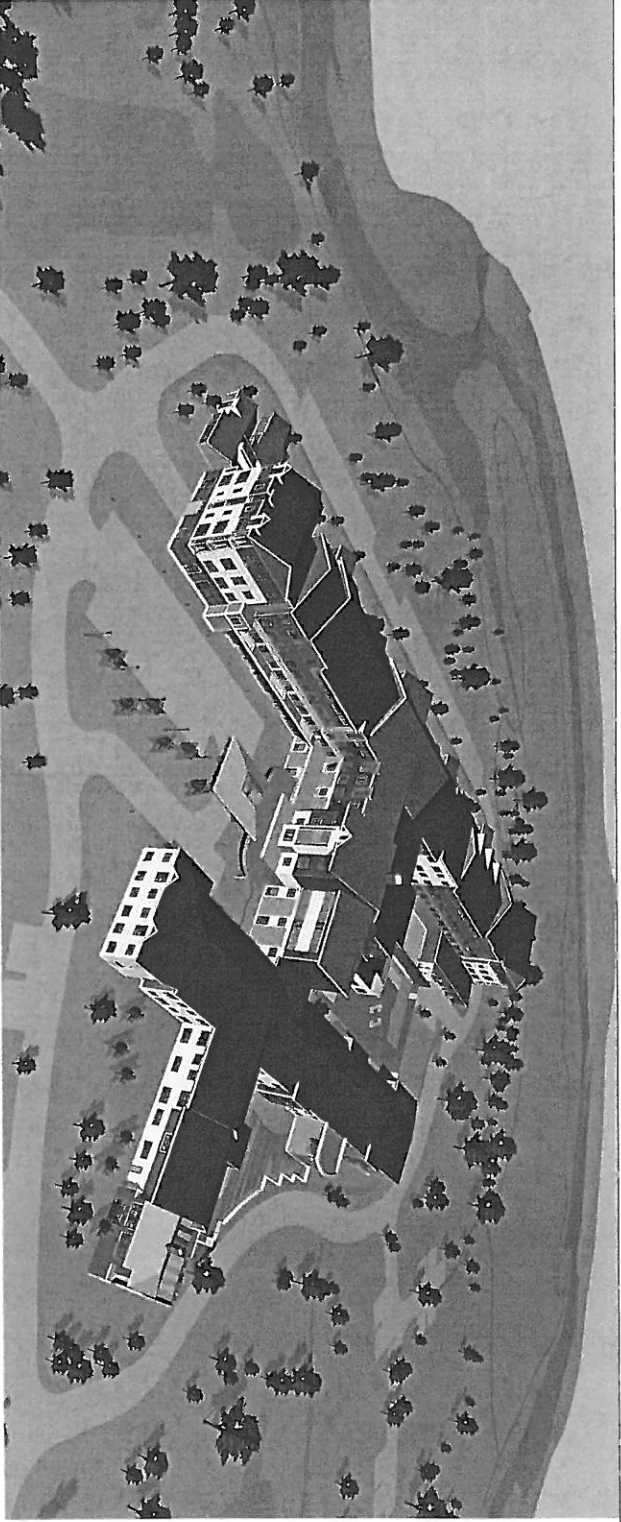
PLANNING BOARD APPROVAL REQUIRED
 ZONING BY PLAN
 REVIEW PLANNING BOARD
 DATE OF APPROVAL
 DATE OF ENDORSEMENT

OFFICE: SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416	ARCHITECT: DARIO DESIGNS CORPUS TANT LEVI WONG DESIGN ASSOCIATES LWDA LANDSCAPE ARCHITECT: CHA	PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053 SHEET TITLE: EXTERIOR PERSPECTIVES 4 - MAIN RESIDENCE	REVISIONS			
			NO.	DATE	DESCRIPTION	DESA
DRAWING NO: A2.07MR						

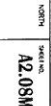

1 AERIAL PERSPECTIVE 1
NOT TO SCALE




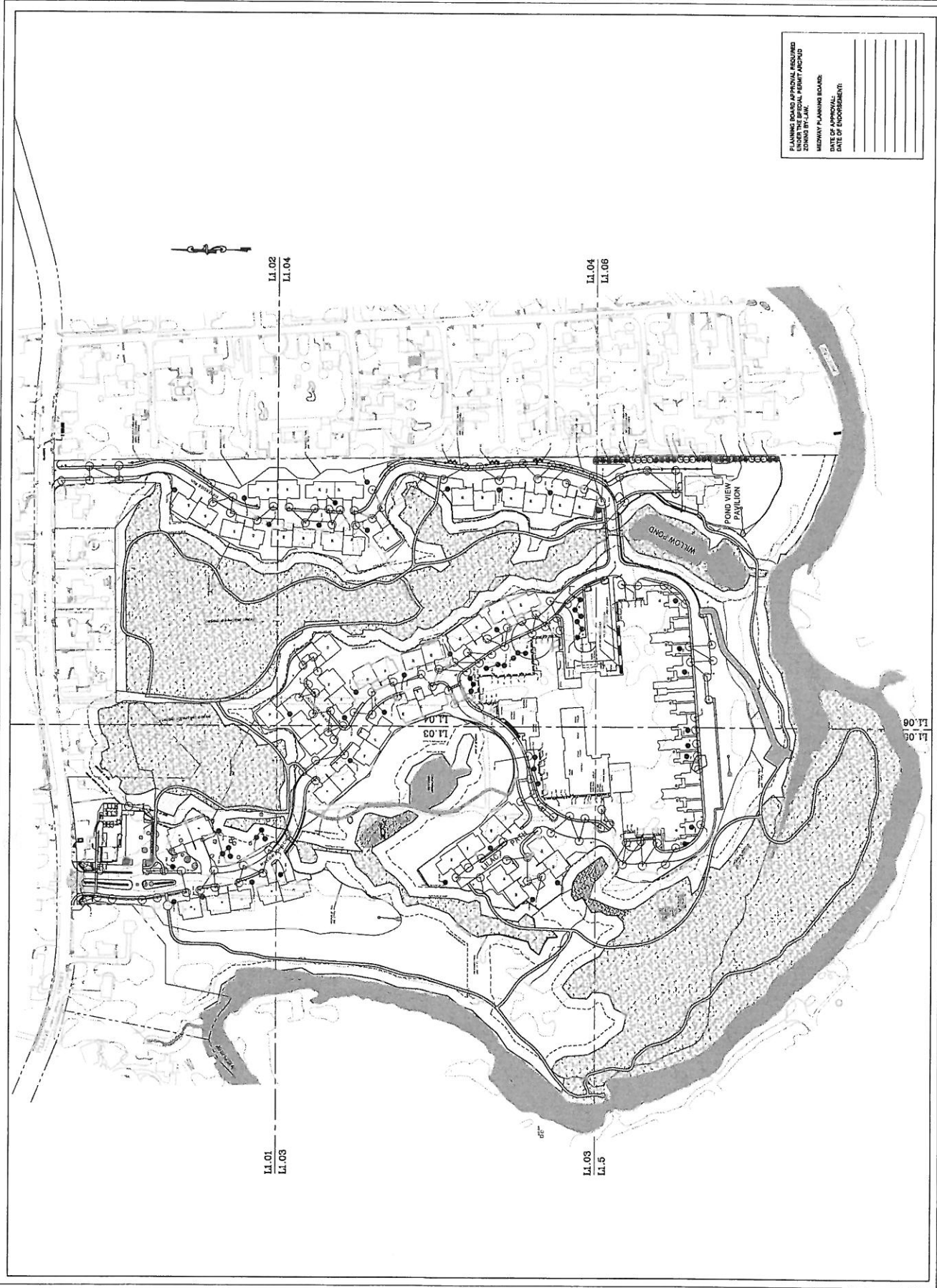
2 AERIAL PERSPECTIVE 2
NOT TO SCALE



PLANNING BOARD APPROVAL RECEIVED	DATE OF APPROVAL:
ZONING BY-LAW APPROVAL RECEIVED	DATE OF APPROVAL:
HEALTH AND RETIREMENT BOARD APPROVAL RECEIVED	DATE OF APPROVAL:
DATE OF ENDORSEMENT:	

 <p>SALMON HEALTH and RETIREMENT</p> <p>CONTINUING CARE MANAGEMENT, LLC</p> <p>1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416</p>	<p>ARCHITECT: DARIO DESIGNS</p> <p>LANDSCAPE ARCHITECT: LEVI WONG DESIGN ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: CHIA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY</p> <p>259, 261, 261R & 263 Village Street, Medway MA 02053</p> <p>DRAWN BY: [Name]</p> <p>DATE: [Date]</p> <p>SCALE: [Scale]</p>	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>ENCL.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS				NO.	DATE	DESCRIPTION	ENCL.																	
	REVISIONS																											
NO.	DATE	DESCRIPTION	ENCL.																									
<p>DATE: 04/27/2015</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: A2.09MR</p>	<p>EXTERIOR PERSPECTIVES 5 - MAIN RESIDENCE</p>																											

	REVISIONS NO. DATE DESCRIPTION 1 07/17/15 rev. to per #2029, add trees 2 07/01/15 add planting to site 3 09/28/15 make planting adjustments 07/01/	PROJECT SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261A & 263 VILLAGE ST. MEDWAY MA 02053	ARCHITECT DARIO DESIGNS CONSULTANT LEVI WONG DESIGN ASSOCIATES LANDSCAPE ARCHITECT GMA 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-9416	CLIENT CONTINUING CARE MANAGEMENT, LLC HEALTH and RETIREMENT	DATE: 11/10/15 SCALE: 1"=100' PROJECT NO: 1507 SHEET NO: L1.00 NORTH
	SHEET TITLE LANDSCAPE PLAN KEY SHEET	PROJECT NO: 1507 SHEET NO: L1.00	ARCHITECT: DARIO DESIGNS CONSULTANT: LEVI WONG DESIGN ASSOCIATES LANDSCAPE ARCHITECT: GMA	CLIENT: CONTINUING CARE MANAGEMENT, LLC HEALTH and RETIREMENT	DATE: 11/10/15 SCALE: 1"=100' PROJECT NO: 1507 SHEET NO: L1.00 NORTH



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS ZONING BY-LAW.
 MEDWAY PLANNING BOARD:
 DATE OF APPROVAL:
 DATE OF ENCOURAGEMENT:



NO.	DATE	DESCRIPTION
1	07/23/15	rev. to per grading and fence
2	07/23/15	add planting to MOB
3	09/29/15	minor printing revisions
	01/10/16	

REVISIONS

PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY

SHEET TITLE: LANDSCAPE PLAN

SHEET 1

299, 281, 281R & 283 VILLAGE ST, MEDWAY MA 02053

ARCHITECT: DARIO DESIGNS

CONSULTANT: LEI WONG LWD&A

LANDSCAPE ARCHITECT: CHA

OWNER: SALMON HEALTH and RETIREMENT

CONTINUING CARE MANAGEMENT, LLC

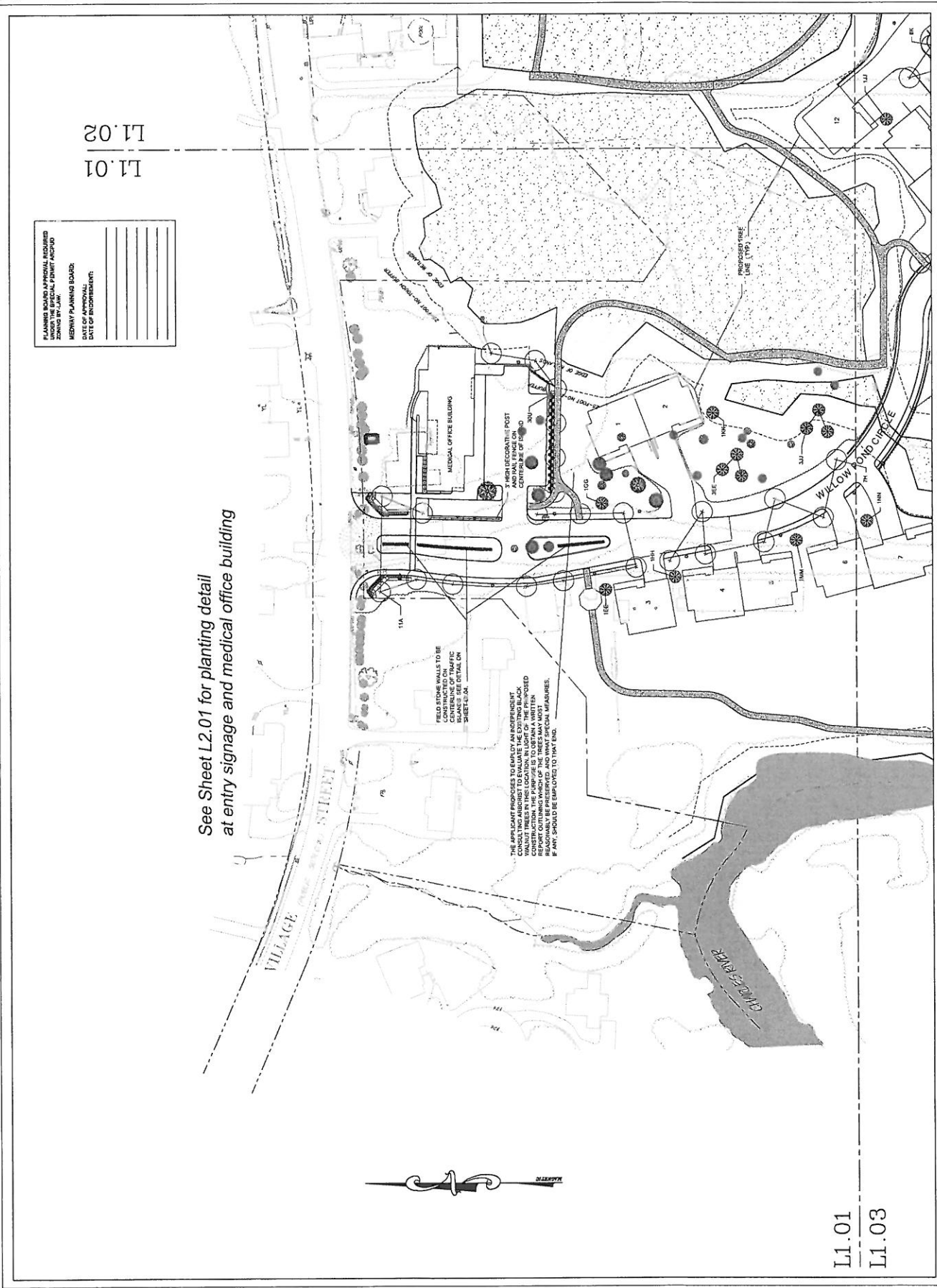
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3418

DATE: 09/12/15

SCALE: 1"=40'

PROJECT NO.: 1507

SHEET NO.: L1.01



PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PRINT ACT AND ZONING BY LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:	
DATE OF SUBMITTAL:	

See Sheet L2.01 for planting detail at entry signage and medical office building

L1.01

L1.02

L1.01

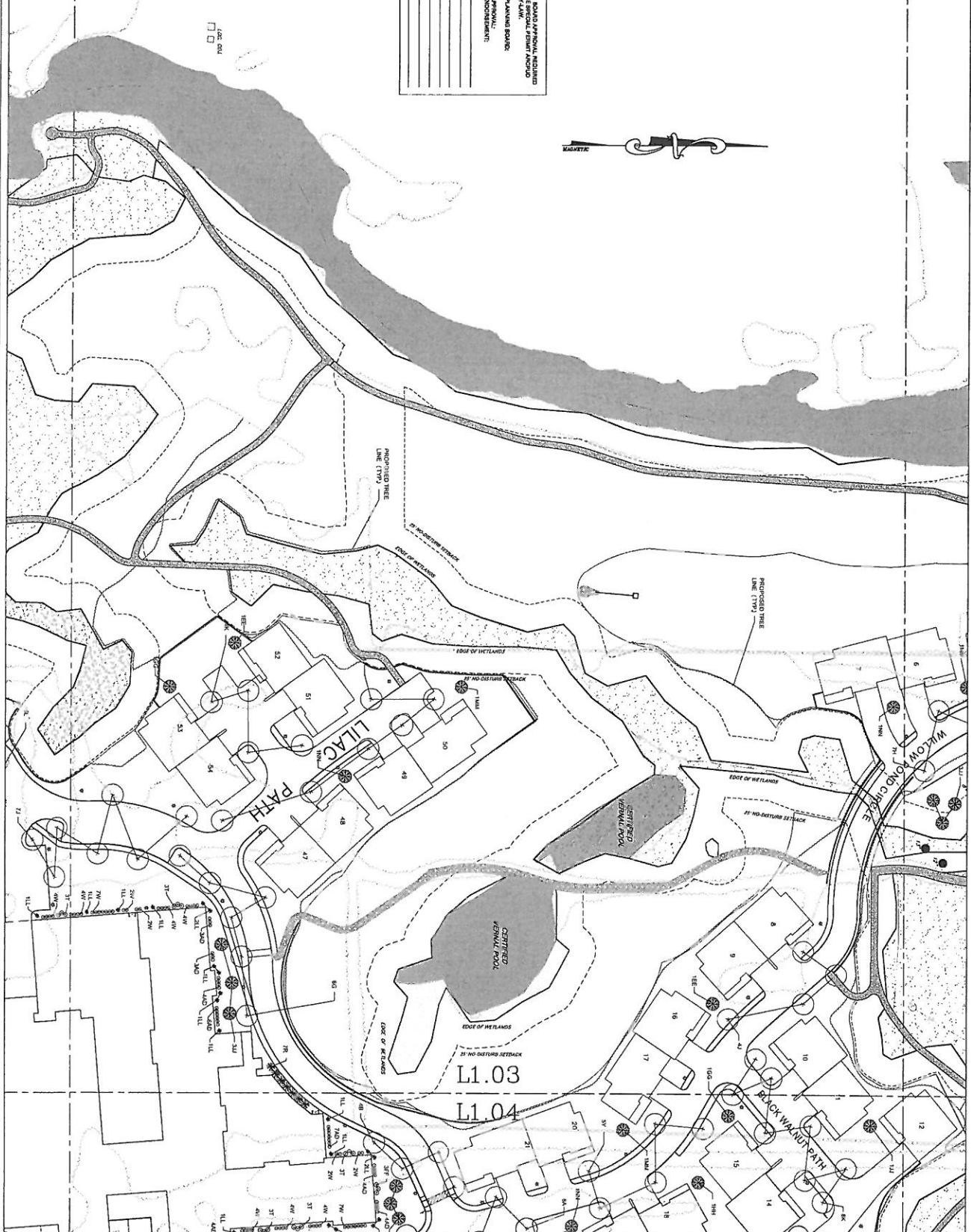
L1.03

L1.01
L1.03

PLANNING BOARD APPROVAL REQUIRED
 UNDER THE SPECIAL ZONING ACT
 ZONING BY-LAW:
 MAZMAN PLANNING BOARD:
 DATE OF APPROVAL:
 DATE OF RECORDATION:



L1.03
L1.5



L1.03

PROJECT NO.
SHEET NO.
DATE
SCALE

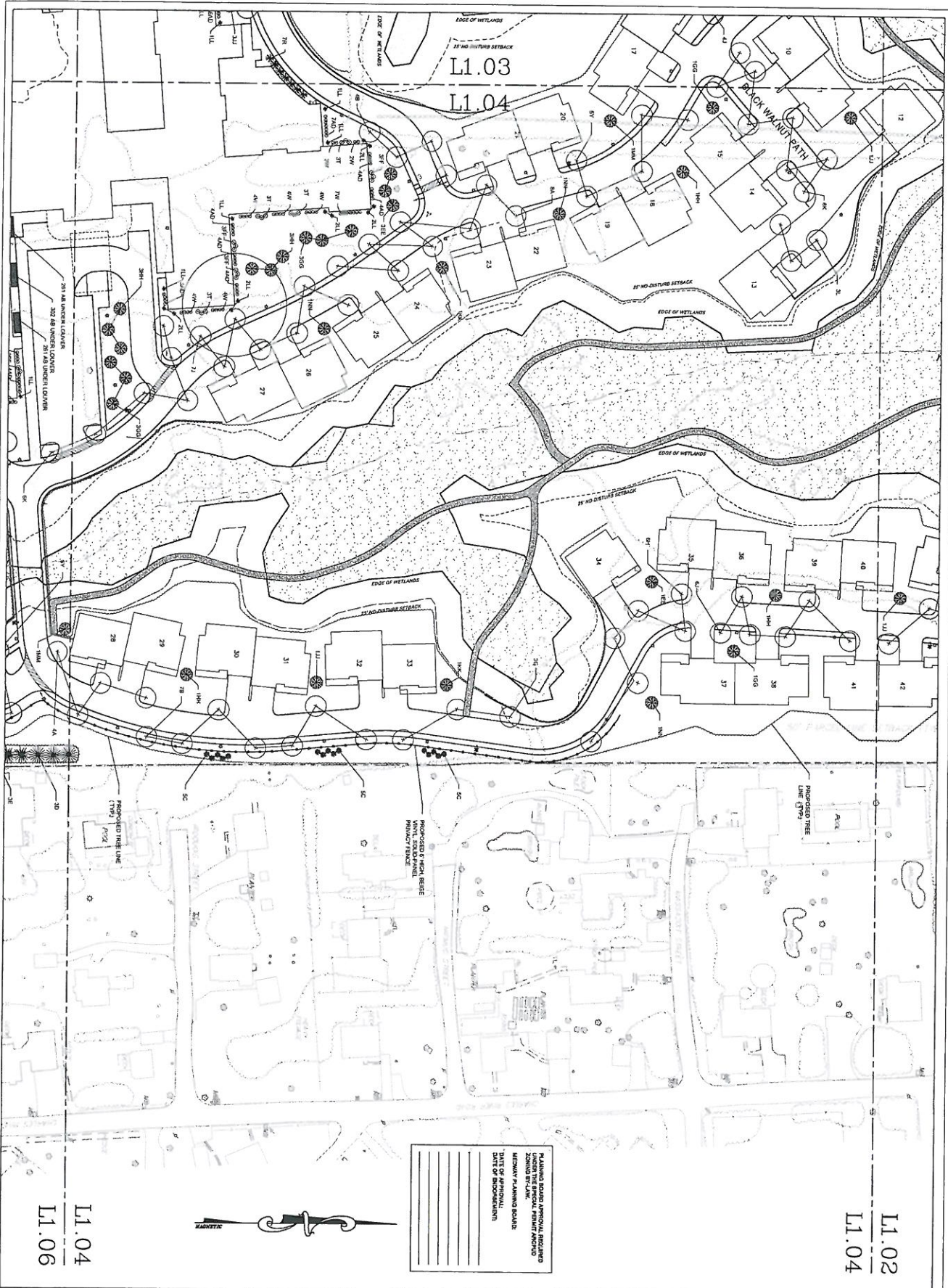
SALMON HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

ARCHITECT: **DARIO DESIGNS**
 CONSULTANT: **LEVI WONG DESIGN ASSOCIATES**
 LANDSCAPE ARCHITECT: **CHA**

PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
 250, 261, 261R & 263 VILLAGE ST, MEDWAY MA 02055
 SHEET TITLE: **LANDSCAPE PLAN SHEET 3**

REVISIONS			
NO.	DATE	DESCRIPTION	DR/OK
1	07/12/15	rev. is per grading, add fence	07/01
2	07/23/15	change street name	07/01
3	09/18/15	minor planting revisions	07/01

MASSACHUSETTS REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 6/12/15



PLANNING BOARD APPROVAL INCLUDING
 ZONING BY-LAW. SEE SHEET 3 FOR
 MINIMUM PLANNING BOARD
 DATE OF APPROVAL
 DATE OF REVISIONS

PROJECT NO. 1389
 SHEET NO. L1.04

SALMON HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

ARCHITECT: **DARIO DESIGN**
 CONSULTANT: **LEVI WONG DESIGN ASSOCIATES**
 LANDSCAPE ARCHITECT: **CHA**

PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
 259, 261, 261R & 263 VILLAGE ST., MEDWAY MA 02055
 SHEET TITLE: **LANDSCAPE PLAN SHEET 4**

REVISIONS		
NO.	DATE	DESCRIPTION
1	07/13/15	rev. in per grading, add fence
2	07/23/15	rev. plantings, street name
3	08/18/15	minor planting revisions

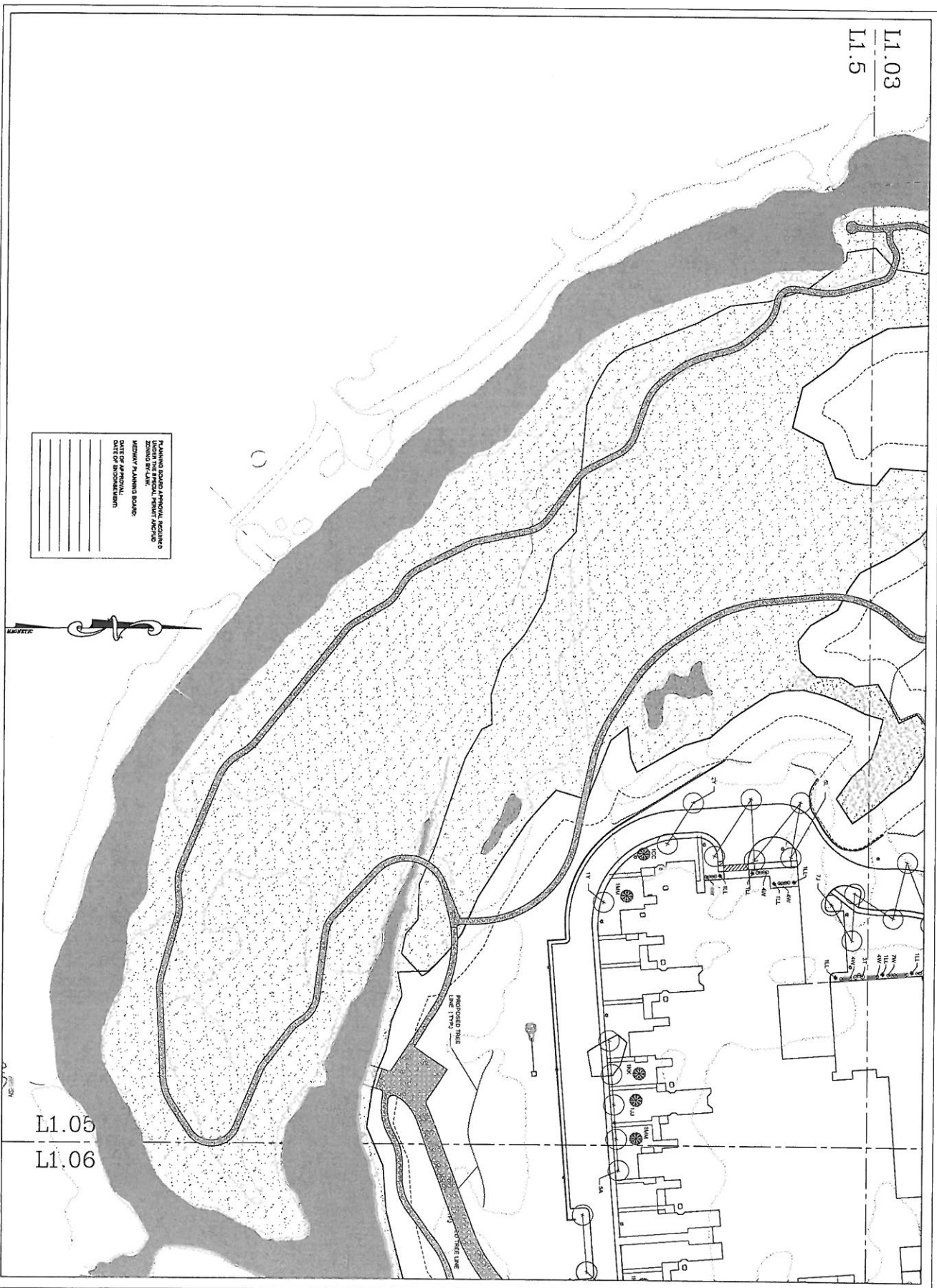
6/12/15

L1.03
L1.5

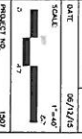
PLANNING BOARD APPROVAL REQUIRED
 WITHIN THE SPECIAL PERMIT AREA
 DESIGN BY LWA
 MEDWAY PLANNING BOARD
 DATE OF APPROVAL
 DATE OF SUBMISSION



L1.05
L1.06



PROJECT NO. 11.05
SHEET NO. 05/07



OWNER
SALMON HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

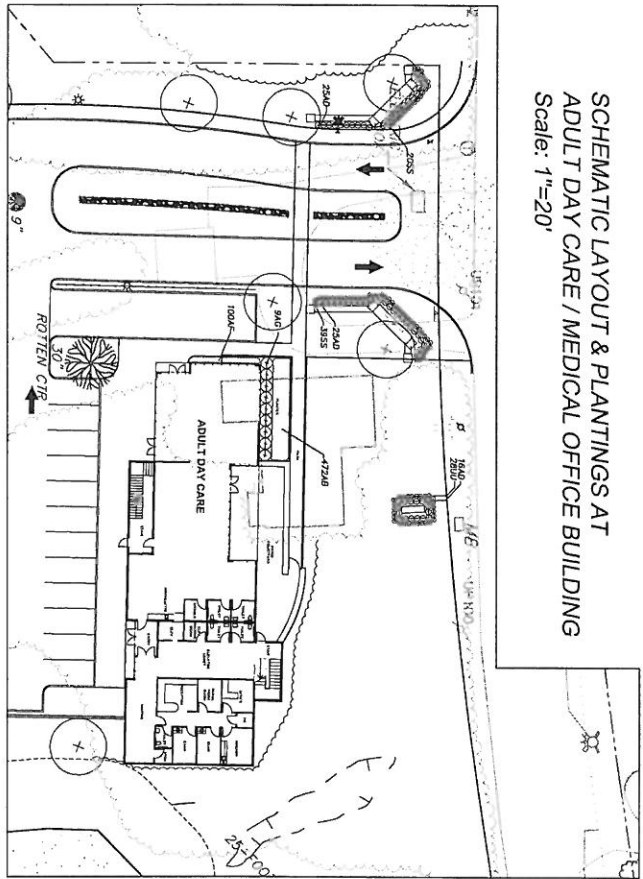
ARCHITECT
DARIO DESIGNS
 CONSULTANT:
LEVI WONG DESIGN ASSOCIATES
 LANDSCAPE ARCHITECT:
CHA

PROJECT
SALMON HEALTH AND RETIREMENT COMMUNITY
 259, 261, 261R & 263 VILLAGE ST, MEDWAY MA 02055
SHEET TITLE
LANDSCAPE PLAN SHEET 5

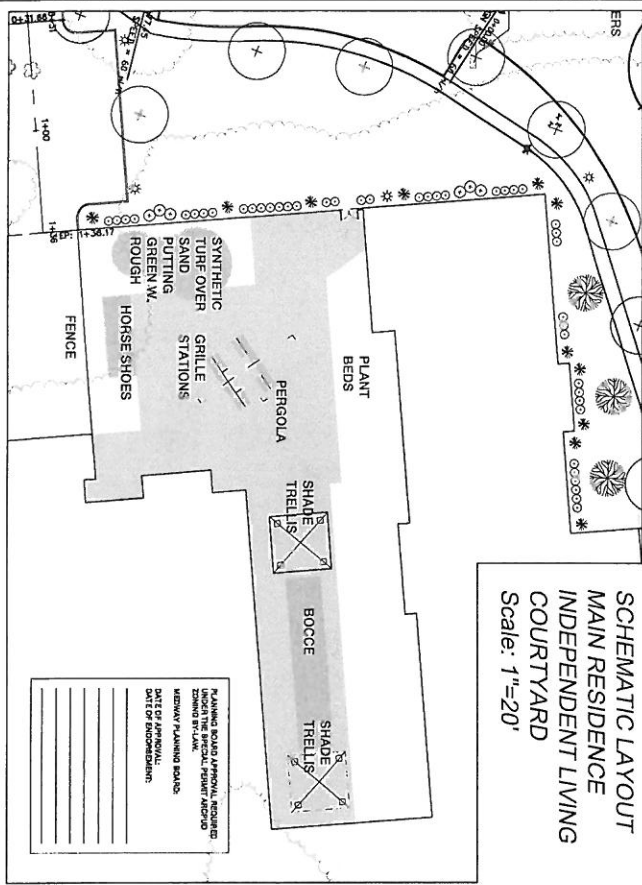
REVISIONS			
NO.	DATE	DESCRIPTION	DR/CHK
1	07/12/15	rev. in per grading, add lines	DT/DT
2	07/23/15	add planting to MCM	DT/DT
3	08/19/15	minor planting revisions	DT/DT



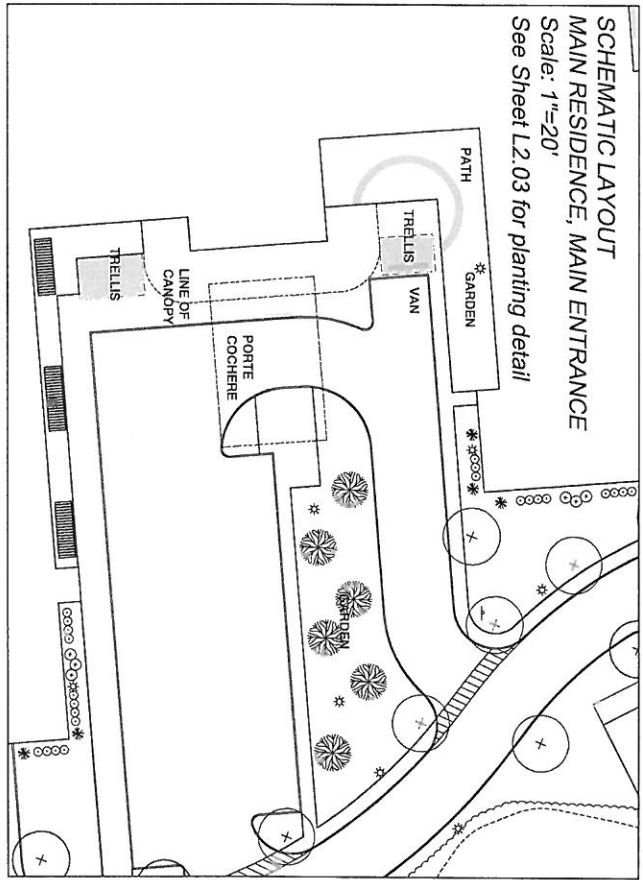
**SCHEMATIC LAYOUT & PLANTINGS AT
ADULT DAY CARE / MEDICAL OFFICE BUILDING**
Scale: 1"=20'



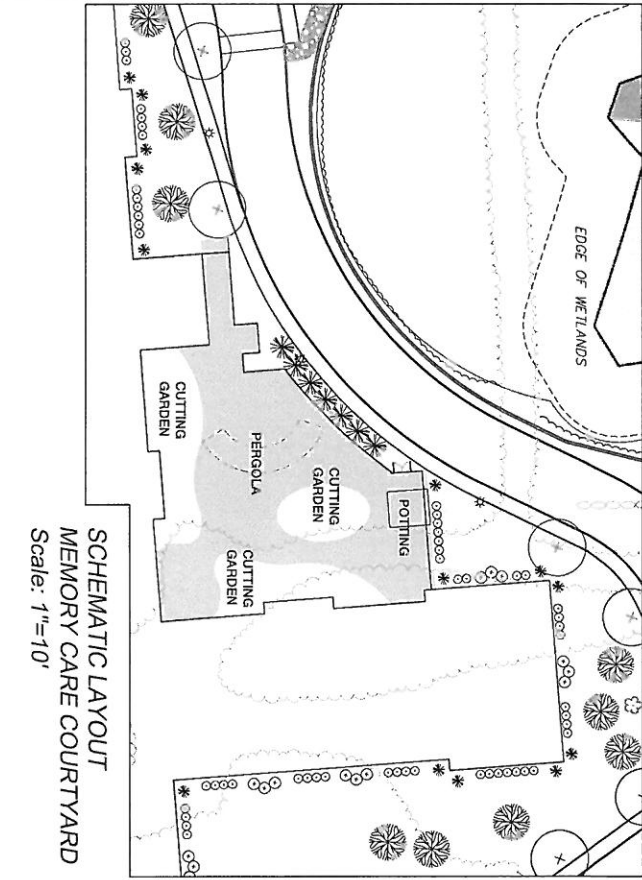
**SCHEMATIC LAYOUT
MAIN RESIDENCE
INDEPENDENT LIVING
COURTYARD**
Scale: 1"=20'



**SCHEMATIC LAYOUT
MAIN RESIDENCE, MAIN ENTRANCE**
Scale: 1"=20'
See Sheet L2.03 for planting detail



**SCHEMATIC LAYOUT
MEMORY CARE COURTYARD**
Scale: 1"=10'



PROJECT NO. 1000
SHEET NO. **L2.01**

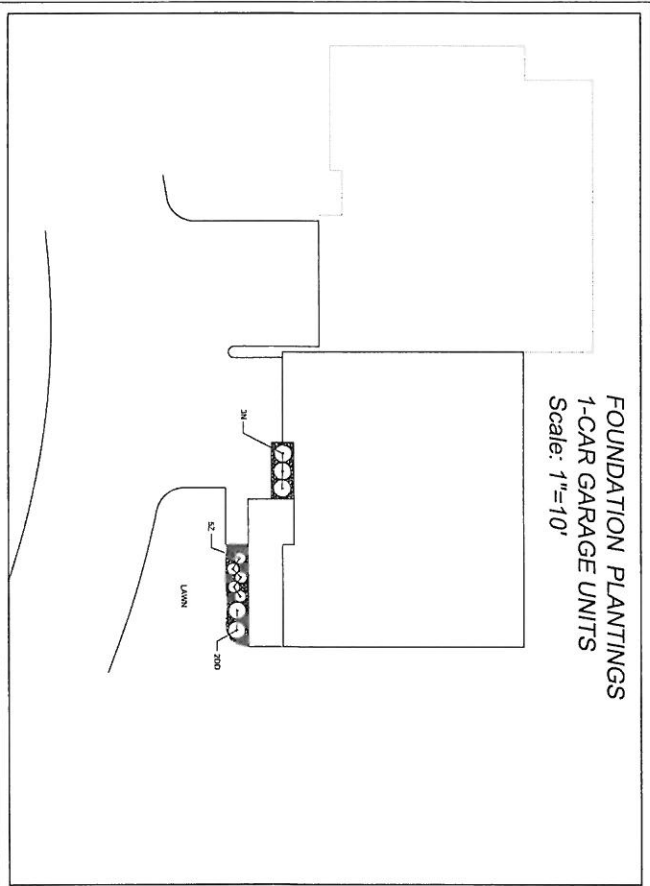
OWNER: **SALMON HEALTH and RETIREMENT**
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

ARCHITECT: **DARIO DESIGNS**
CONSULTANT: **LEVI WONG DESIGN ASSOCIATES**
LANDSCAPE ARCHITECT: **CHA**

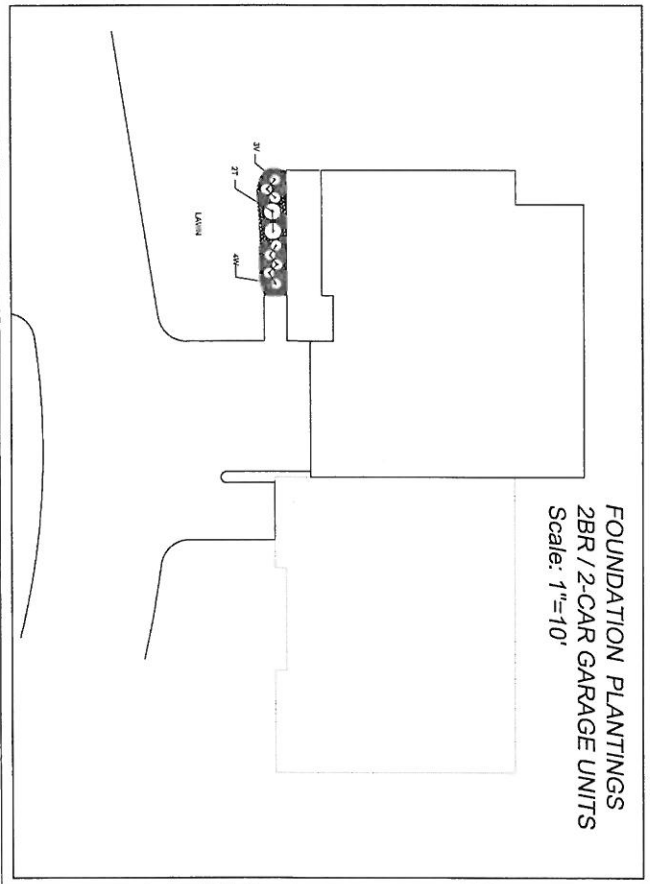
PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
250, 261, 261R & 265 VILLAGE ST., MEDWAY MA 02053
SHEET TITLE: **COURTYARD SCHEMATIC PLANS**

REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	07/12/15	rev. to per grading, add fence	01/01
2	07/23/15	add MOB planting	01/01
3	08/18/15	minor planting revises	01/01

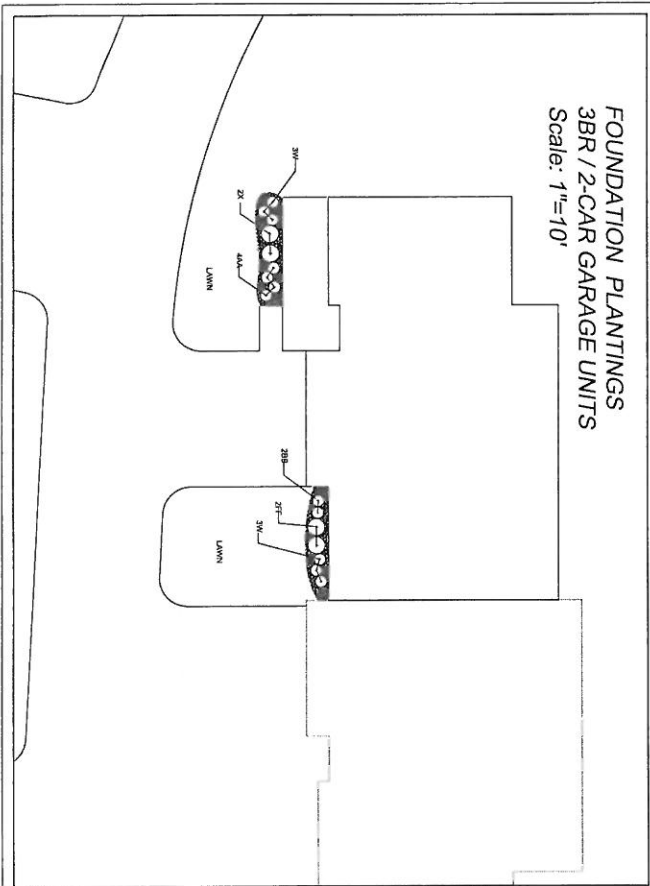
6/12/15



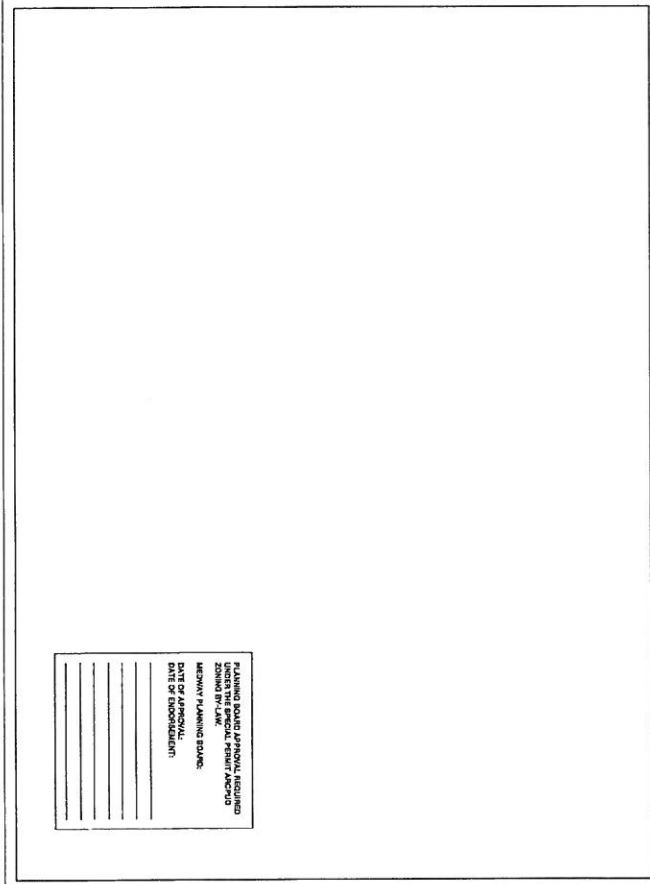
FOUNDATION PLANTINGS
1-CAR GARAGE UNITS
Scale: 1"=10'



FOUNDATION PLANTINGS
2BR / 2-CAR GARAGE UNITS
Scale: 1"=10'



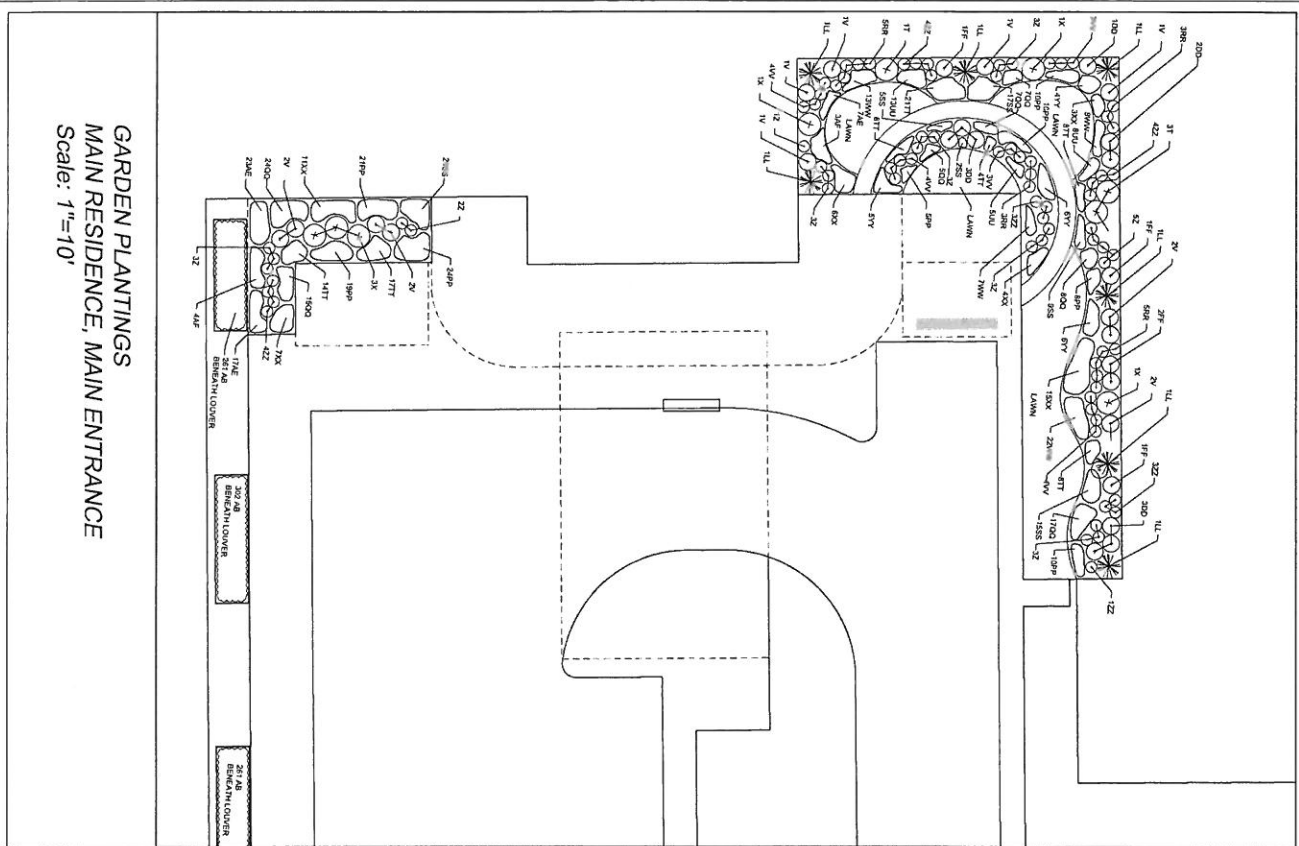
FOUNDATION PLANTINGS
3BR / 2-CAR GARAGE UNITS
Scale: 1"=10'



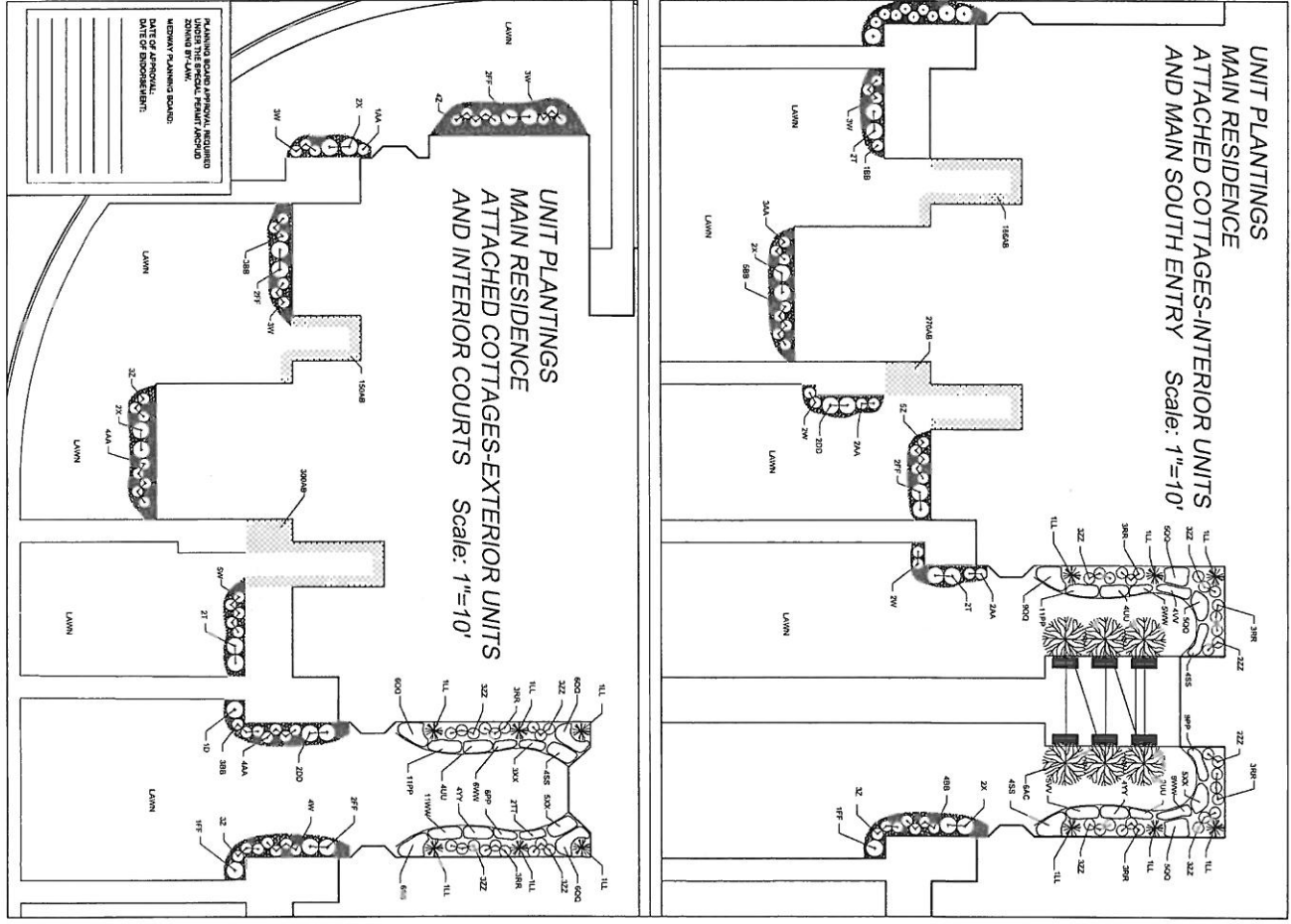
PLANNING BOARD APPROVAL REQUIRED
FOR ALL PLANTINGS PERMITTED AREAS
APPROVED BY PLANNING BOARD
DATE OF APPROVAL:
DATE OF FUNDING:

NORTH SHEET NO. 12.02 PROJECT NO. 1507	SCALE: 1"=10' DATE: 06/12/15	SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416	DARIO DESIGNS ARCHITECT CONSULTANT: LEVI WONG DESIGN ASSOCIATES LANDSCAPE ARCHITECT CHA	PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 VILLAGE ST, MEDWAY MA 02053 SHEET TITLE: DETACHED COTTAGE LANDSCAPE PLANS	REVISIONS		
					NO.	DATE	DESCRIPTION
	1	07/12/15	rev. to per grading, add fence	D1/D1			
	3	08/19/15	minor planting revisions	D1/D1			





GARDEN PLANTINGS
 MAIN RESIDENCE, MAIN ENTRANCE
 Scale: 1"=10'



UNIT PLANTINGS
 MAIN RESIDENCE
 ATTACHED COTTAGES-INTERIOR UNITS
 AND MAIN SOUTH ENTRY Scale: 1"=10'

PLANNING BOARD APPROVAL REQUIRED UNDER THE SPECIAL PERMIT ACT AND MEDWAY PLANNING BOARD DATE OF APPROVAL SITE OF APPROVAL

SALMON HEALTH and RETIREMENT
 CONTINUING CARE MANAGEMENT, LLC
 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

DARIO DESIGNS
 ARCHITECT
 CONSULTANT: **LEVI WONG DESIGN ASSOCIATES**
 LANDSCAPE ARCHITECT
CHA

PROJECT: **SALMON HEALTH AND RETIREMENT COMMUNITY**
 259, 261, 261R & 263 VILLAGE ST, MEDWAY MA 02053
 SHEET TITLE: **ATTACHED COTTAGE AND MAIN BUILDING MAIN ENTRANCE LANDSCAPE PLANS**

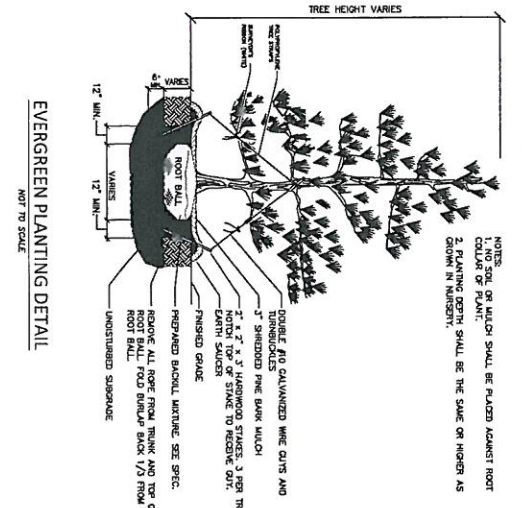
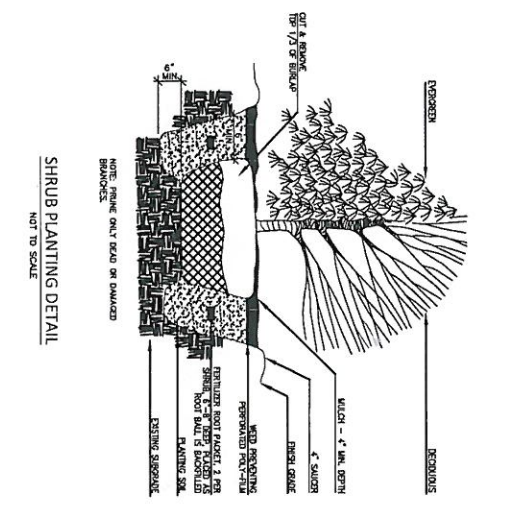
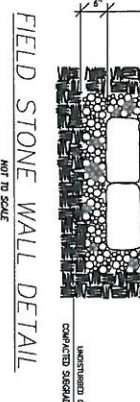
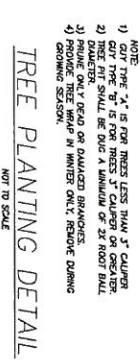
REVISIONS		
NO.	DATE	DESCRIPTION
1	07/12/15	rev. to per grading, add fence
2	07/23/15	add main bldg, main entry plants
3	08/06/15	minor planting revisions

6/12/15

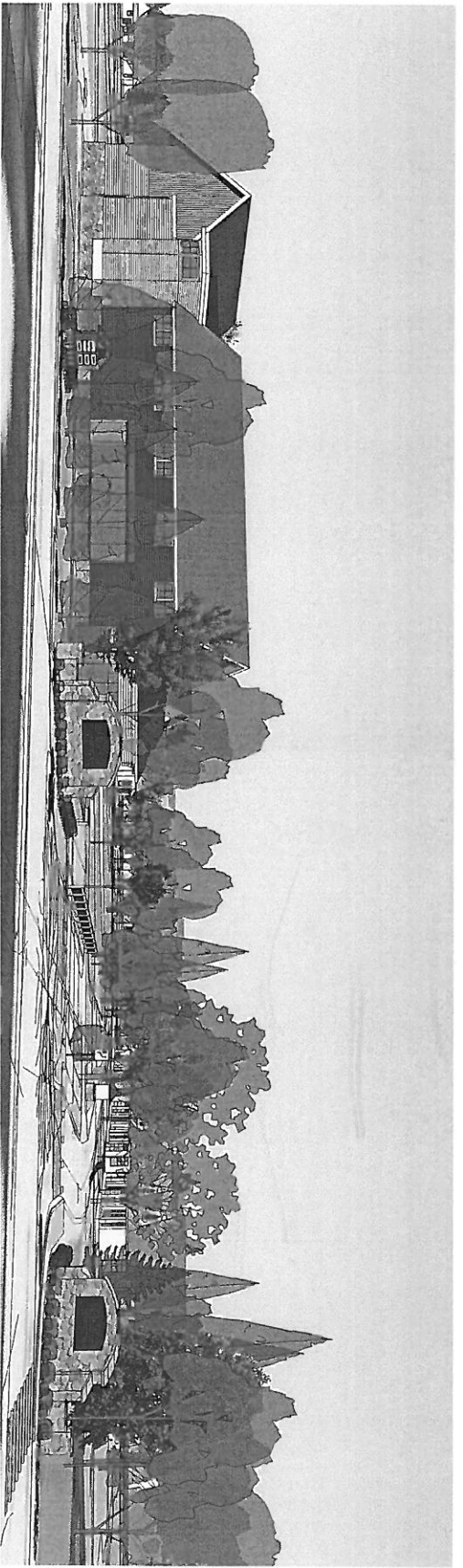
PLANTING AND SOIL PREPARATION NOTES:
 ALL PLANTING MATERIALS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION FOR MEDWAY TOWN, MASSACHUSETTS OF THE AMERICAN ASSOCIATION OF PROFESSIONALS, INC.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.

PLANTING AND SOIL PREPARATION NOTES:
 ALL PLANTING MATERIALS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION FOR MEDWAY TOWN, MASSACHUSETTS OF THE AMERICAN ASSOCIATION OF PROFESSIONALS, INC.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.
 ALL PLANTING NOTES TO BE CIRCLED WITH RED INK AND CIRCLED NOTES EXCEPT FOR NOTES ON PLANTING MATERIALS.

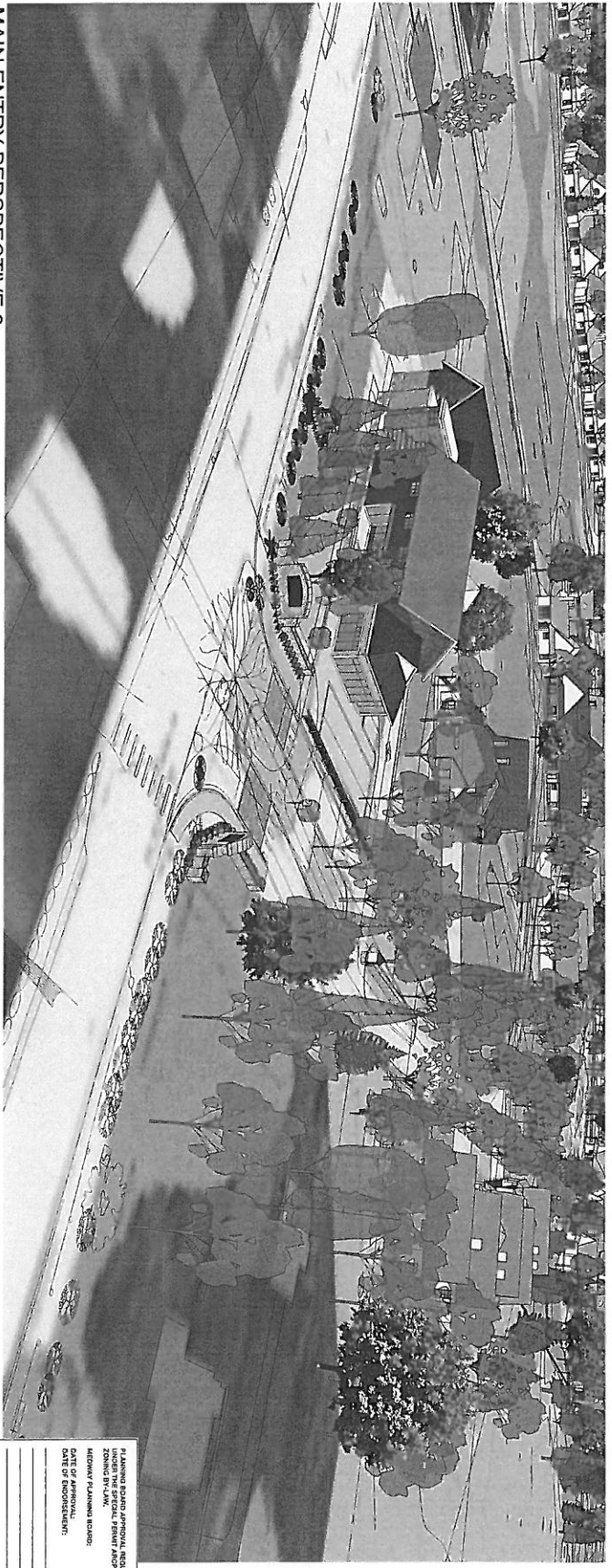
REF.	PLANT	COMMON NAME	SIZE	COMMENTS
1	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
2	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
3	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
4	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
5	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
6	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
7	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
8	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
9	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
10	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
11	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
12	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
13	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
14	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
15	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
16	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
17	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
18	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
19	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
20	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
21	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
22	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
23	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
24	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
25	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
26	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
27	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
28	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
29	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H
30	Acacia	Acacia	2" - 3" CAL. 10' H	2" - 3" CAL. 10' H



<p>SALMON HEALTH and RETIREMENT</p> <p>CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 858-2416</p>	<p>ARCHITECT: DARIO DESIGNS</p> <p>CONSULTANT: LEVI WONG DESIGN ASSOCIATES</p> <p>LANDSCAPE ARCHITECT: CHA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY</p> <p>259, 261, 261R & 263 VILLAGE ST, MEDWAY MA 02053</p> <p>SHEET TITLE: LANDSCAPE CONSTRUCTION DETAILS AND NOTES</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DR./XZ</th> </tr> <tr> <td>1</td> <td>07/12/15</td> <td>rev. in per grading, add fence</td> <td>01/01</td> </tr> <tr> <td>2</td> <td>07/23/15</td> <td>amend plant list</td> <td>01/01</td> </tr> <tr> <td>3</td> <td>08/18/15</td> <td>minor plantings revisions</td> <td>01/01</td> </tr> </table>			NO.	DATE	DESCRIPTION	DR./XZ	1	07/12/15	rev. in per grading, add fence	01/01	2	07/23/15	amend plant list	01/01	3	08/18/15	minor plantings revisions	01/01
			NO.	DATE	DESCRIPTION	DR./XZ															
1	07/12/15	rev. in per grading, add fence	01/01																		
2	07/23/15	amend plant list	01/01																		
3	08/18/15	minor plantings revisions	01/01																		
<p>OWNER: SALMON HEALTH and RETIREMENT</p> <p>DATE: 06/17/15</p> <p>SCALE: NOT TO SCALE</p>	<p>PROJECT NO: 1507</p> <p>SHEET NO: 12.04</p> <p>DATE: 06/17/15</p> <p>SCALE: NOT TO SCALE</p>	<p>DATE: 6/12/15</p>																			



MAIN ENTRY PERSPECTIVE 1
NOT TO SCALE

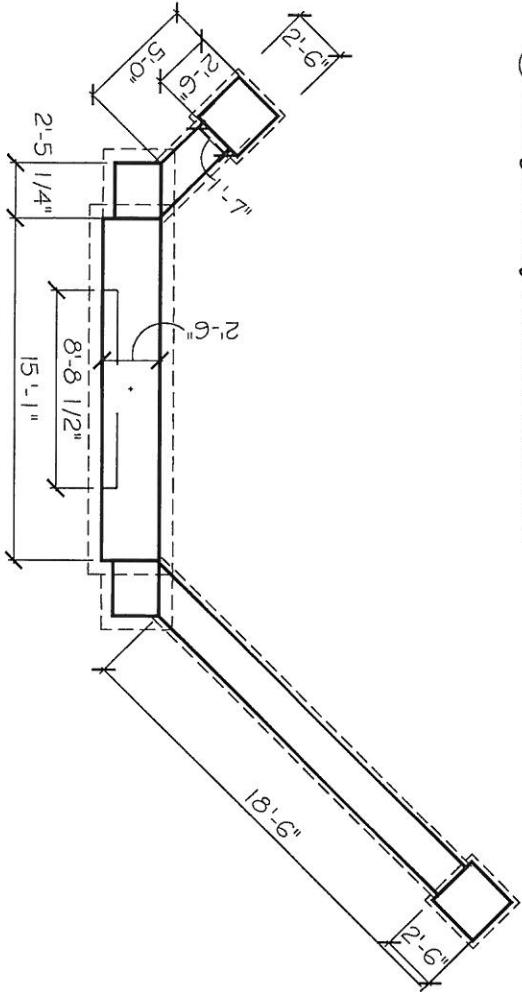


MAIN ENTRY PERSPECTIVE 2
NOT TO SCALE

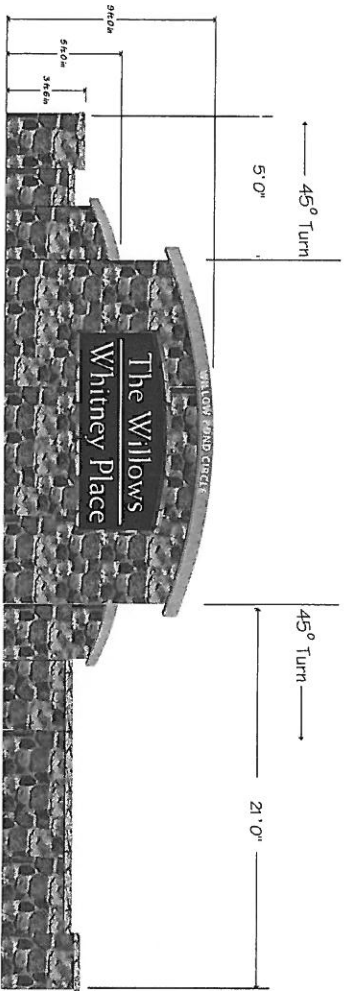
PLANNING BOARD APPROVAL REQUIRED UNDER THE STATE PLANNING BOARD ACT.
DATE OF APPROVAL: _____
DATE OF REVISION: _____

<p>SALMON HEALTH and RETIREMENT CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416</p>	<p>ARCHITECT: DARIO DESIGNS CONSULTANT: LEVI WONG DESIGN ASSOCIATES LANDSCAPE ARCHITECT: CHA</p>	<p>PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R & 263 Village Street, Medway MA 02053 SHEET TITLE: EXTERIOR PERSPECTIVES - SITE MAIN ENTRY</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				NO.	DATE	DESCRIPTION	BY	CHKD																									
			NO.	DATE	DESCRIPTION	BY	CHKD																													
<p>DATE: 6/1/20 SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 61.02</p>																																			

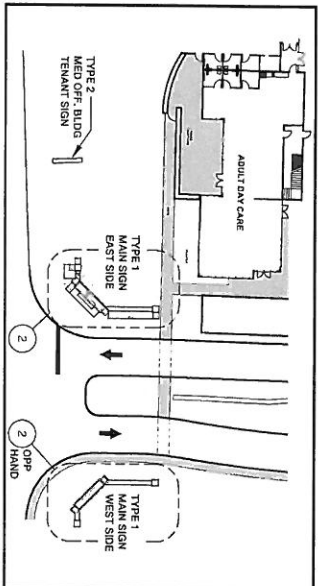
② Enlarged Entry Wall Plan-East Side



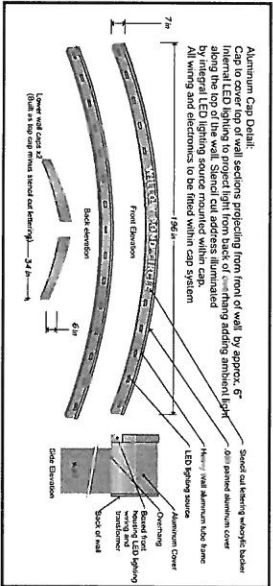
④ Front elevation



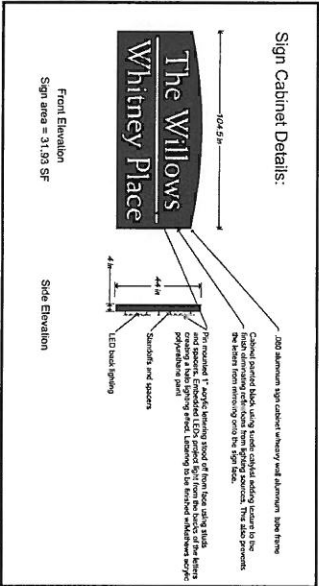
① Entrance Plan



③ Aluminum Cap Detail



⑤ Sign Cabinet Details



Customer:
Gailmont Health & Retirement Community
Location:
Medway, MA 02053

Order Number: Salesman:
ttd rrb
Date: 6/5/15 Drawn by:
rtd
file path: g:\rpl\15-2-18\gailmont\hrc\1512

- Approved for Fabrication
- Approved as Noted
- Revise and Resubmit

approved _____ date _____

New England Sign Group Inc.
225 West Street
Medway, MA 02053
Phone: 508-812-1471
Fax: 508-812-7518

NESG
225 West Street
Medway, MA 02053
Phone: 508-812-1471
Fax: 508-812-7518

AMV White Company
601 Corporate Way
Medway, MA 02053
Phone: 508-812-1471
Fax: 508-812-7518

This drawing illustrates or otherwise contains information proprietary to New England Sign Group Inc. Key Gee Sign and Graphics Company, AA White Company or NESG retail. Any disclosure or use of this information is expressly prohibited without written agreement.

Drawing No. 1

Customer: Salmon Health & Retirement Community
 Location: Village St., Medway, MA

Order Number: **100** Salesman: **TRB**
 Date: **6/5/15** Drawn by: **rmp**
 file path: **graphics/gps/15_21/salmon/medway/retiremenkyg2**

- Approved for Fabrication
- Approved as Noted
- Revise and Resubmit

approved _____ tda

NE SG New England Sign Group Inc.

KayGee Sign
 Kay Gee Sign Company
 202 Parkside Drive
 P.O. Box 225, 01941
 Medway, MA 01953

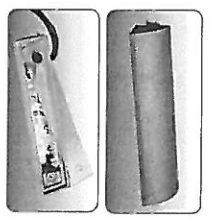
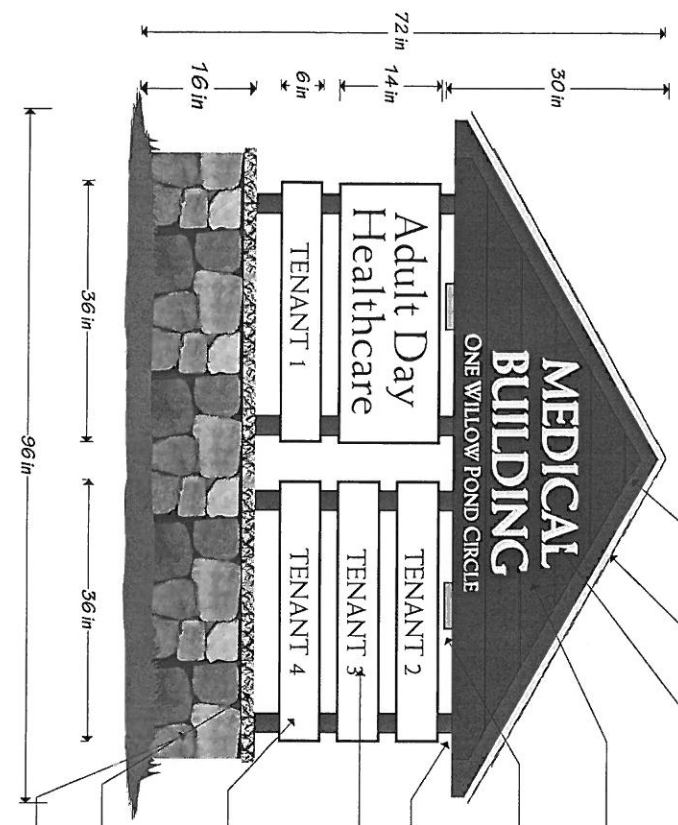
NE SC
 New England Sign Company
 563 Chandler Highway
 Ludlow, MA 01546
 Tel: 508.533.2471
 Fax: 508.533.2935

AAW White Company
 847 Oak Hill Highway
 Danvers, MA 01923
 Tel: 978.751.2525

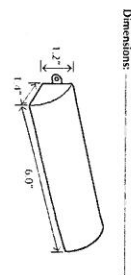
This drawing illustrates or otherwise contains information proprietary to New England Sign Group Inc. Kay Gee Sign and Graphics Company AA White Company or NESG retail. Any disclosure or use of this information is expressly prohibited without written agreement.

Drawing No. **1**

- Vinyl clad over wood trim attached to light gauge steel members.
- High Definition Oyster Gray Asphalt Shingles by GAF
- Dimensional pin mounted painted PVC lettering
- 4" Hampton Red Vinyl Siding by Georgia Pacific
- Downlighting mounted under roof (see detail below)
- vinyl clad over light gauge steel posts
- 1/2" thick router cut PVC lettering secured w/VHB d/s tape painted Benjamin Moore HC-61.
- 1" thick PVC sign panels painted white w/Benjamin Moore HC-61 border
- 2" thick bluestone slab.
- Sherwood Fieldstone Veneer by Plygem



Description:
 Attractive LED wall light constructed of solid bronze with a polished copper bracket for easy flush mounting walls and ceilings.
Construction:
 Galvalume steel, copper bracket, finished with fine, quarter inch diameter, high temperature, self-cleaning 18-2 Nickel Oxide enamel-grade wire.
Specifications:
 1.5 watt, 120 volt, 1200 lumens, 1200K color temperature, 18W max. load, 120V AC, 50/60 Hz, 1.5A, 120V, 1200 lumens.
 License on fixture components. Show on LED board and data.



Dimensions:
 1.2" diameter
 6.0" length

MASTER SIGNAGE PROGRAM
 Font: _____
 Weiss
 Color: Benjamin Moore HC-61
 Sizes: Main Header 4.4"
 Address Lettering 2"
 Main Sign Panel 4.4"
 Tenant Panels 2"

Susan Affleck-Childs

From: Gary Buono <gbuono@dariodesigns.com>
Sent: Thursday, August 20, 2015 3:59 PM
To: Susan Affleck-Childs
Cc: 'Lee Rich'; 'Dario DiMare'
Subject: RE: FTP site access for up to date elevations

Hi Susy,

Just a quick note to let you know that I have placed the Landscape PDF file on our server. Below is a letter with a description of the changes:

August 20, 2015

Mr. Andy Rodenhiser, Chairman

Medway Planning Board

155 Village Street

Medway, MA 02053

Re: Salmon Health and Retirement Comment Community ARCPUD Special Permit Applications (The Willows).

Dear Mr. Rodenhiser:

Attached are the revised landscape drawings that we will be presenting at Meeting #4 on Tuesday, the 25th. These drawings have been revised for the following reasons:

1. Due to the ongoing relationship that the design team has had with the abutters of the Charles River Road Neighborhood, we have pulled the tree cut line as close to our cottages and road as possible, to retain as much existing vegetation along the property line as possible.
2. We have added a fence east of the sidewalk and planted thick evergreen and deciduous trees in appropriate places along the property line, to provide additional privacy to the neighbors. A detail and photo of the proposed fence are added to the plans.
3. Due to the comments by the Open Space Committee, we have changed our plant list to avoid minimize any non-native species.
4. We have added detailed plantings to the main entrance to the congregate building.
5. We have added/revised plantings at the main project entrance at Village Street signage and the medical office building.
6. We have added foundation plantings around the congregate building.
7. We have removed some plantings that conflicted with the location of retaining walls or limit of grading.

Existing trees/vegetation will be retained at these locations.

We will be using these revised drawings next Tuesday at Meeting #4 and will explain these changes during the presentation.

Please let us know if you need anything else.

Thanks,
GARY

From: Gary Buono [mailto:gbuono@dariodesigns.com]
Sent: Wednesday, August 19, 2015 03:44 PM
To: 'Susan Affleck-Childs'; 'Dario DiMare'

Cc: 'Lee Rich'
Subject: RE: FTP site access for up to date elevations

Hi Susy,

I have updated our FTP site with 3 separate PDF files (Architecture, Lighting and Signage). I will put the Landscape PDF file on there as soon as I can (hopefully no later than tomorrow). Also please note that we may revise the Lighting file. I will let you know if we update it (that may happen no later than Monday). Please let us know if you have any questions or concerns.

Thank you,
GARY

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Wednesday, August 19, 2015 02:28 PM
To: Dario DiMare
Cc: 'Lee Rich'; 'Gary Buono'
Subject: RE: FTP site access for up to date elevations

I really appreciate it. Thanks.

Can someone let me know when the compiled doc is loaded to the ftp site?

Cheers,

Susy

From: Dario DiMare [<mailto:dario@dariodesigns.com>]
Sent: Wednesday, August 19, 2015 2:27 PM
To: Susan Affleck-Childs
Cc: 'Lee Rich'; 'Gary Buono'
Subject: RE: FTP site access for up to date elevations

You got it. Thank you Susy.

Dario

Dario D. D. DiMare, AIA, LEED AP
President
Dario Designs Inc.
318 Main Street, Suite 210
Northborough, MA 01532
508-877-4444 work
617-306-2420 cell
dario@dariodesigns.com
www.dariodesigns.com

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Wednesday, August 19, 2015 02:04 PM
To: dario@dariodesigns.com
Cc: Lee Rich
Subject: RE: FTP site access for up to date elevations

Hi Dario,

I am responding to Lee's email from yesterday afternoon. I understand he is out of the office for the rest of the week so I am writing to you directly.

I went to the ftp site as directed. There are over 30 files there pertaining to building architecture.

I believe it is not reasonable to ask the members of the PEDB to open and close 30 different files to prepare for one aspect of The Willows public hearing for next Tuesday night. That would be a cumbersome process. Furthermore, they will have other files to look at for lighting, signage, and landscaping.

Would you please combine the architectural drawings into one document and load that to the ftp site?

Many thanks.

Susy Affleck-Childs

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

Town of Medway – *A Massachusetts Green Community*

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

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

From: Lee Rich [<mailto:lee@dariodesigns.com>]
Sent: Tuesday, August 18, 2015 4:49 PM
To: Susan Affleck-Childs
Subject: FTP site access for up to date elevations

Susy,

Here is the FTP information for you to download the images of the revised architectural elevations that will be presented to the board next week. We may show the windows and fencing but right now I have only placed in this folder the elevations and plans per the last DRC meeting. I don't want to confuse the board with all the other images without someone explaining them.

See below:

User name: **1507pedb**
Password: **medway4**

DIRECTIONS - Dario Designs FTP Server Login

To download from the Dario Designs FTP site

1. Please “copy & paste” into the Address Bar of Windows Explorer*
(Not Internet Explorer – your web browser)

<ftp://ftp.dariodesigns.com>

(Do not click this link, please copy & paste per above)

**To Open Windows explorer:*

Click on “Start Menu” to open it up. Move your mouse diagonally up to where it says “My Documents or Documents” Click it to open it. Now copy and paste the FTP link (mentioned above) in the address bar at the top.

2. A Window will open requesting a user name and password. It is important to type in exactly how it has been typed with upper and lower cases and spaces.
3. To view, please download onto your desktop first before opening the file.

Sincerely,
Lee J. Rich
Project Manager
Dario Designs
318 Main Street - Suite 210
Northborough, MA 01532
508-877-4444
lee@dariodesigns.com

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Tuesday, August 18, 2015 04:24 PM
To: Lee Rich
Subject: RE: Landscape Plans and buildings question

Agreed. Thanks.

From: Lee Rich [<mailto:lee@dariodesigns.com>]
Sent: Tuesday, August 18, 2015 4:24 PM
To: Susan Affleck-Childs
Subject: RE: Landscape Plans and buildings question

Thank you. I will go ahead and work this out.

I will be out of the office for the rest of the week after today. You should receive the landscape drawings and the letter from Dave Thompson of CHA Companies directly.

We actually have been showing slight changes on the architecture as we have gone along during the meetings. It kind of makes sense to show the last set of elevation images shown to the DRC since their last comments sent to you are based

on those buildings and not the ones that they objected to back in June. Shouldn't the PEDB see these images on Tuesday? I can send these drawings to you now if you would like.

Sincerely,
Lee J. Rich
Project Manager
Dario Designs
318 Main Street - Suite 210
Northborough, MA 01532
508-877-4444
lee@dariodesigns.com

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Tuesday, August 18, 2015 03:56 PM
To: Lee Rich
Subject: RE: Landscape Plans

Hi Lee,

Sorry for my delay in responding.

Although this is inconsistent with what I have said in terms of showing the board other changes until the comprehensive revised site plan is presented, I do agree that it would be most helpful to all to present the revised landscape plan at next week's hearing. I would ask that a detailed written explanation also be provided to explain how the revised landscape plan differs from the previously provided version and why the changes were made.

Documents for the Board need to get to me by noon on Thursday!

Thanks.

Susy

From: Lee Rich [<mailto:lee@dariodesigns.com>]
Sent: Thursday, August 13, 2015 3:40 PM
To: Susan Affleck-Childs
Subject: Landscape Plans

Susy,

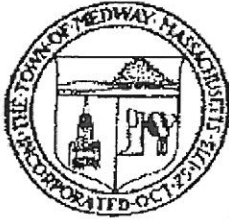
Due to several meetings that we have had in the last few months where the reviewers were asking for immediate changes, our landscape plans have been altered a bit for various reasons.

For the presentation on the 25th, should our landscape architect present the June 6th plans or the most recent plans? We can send out the most recent plans tomorrow so that the board has a chance to digest them.

Here are the various things that have changed:

- Fencing now on the East property line with different buffer plants layout,
- New Tree Cut Lines around the buildings (This was presented on August 11th to the PEDB)
- New Layout of Plantings near the signs on Village Street and at the Main Residence building
(These were presented to DRC at the last meeting)
- New Plant List that addresses the Open Space Committee Comments (recently updated the list)

Sincerely,
Lee J. Rich
Project Manager
Dario Designs
318 Main Street - Suite 210
Northborough, MA 01532
508-877-4444
lee@dariodesigns.com



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



August 24, 2015

Mr. Andy Rodenhiser, Chairman

Medway Planning Board

155 Village Street

Medway, MA 02053

Re: Salmon Health and Retirement Comment Community ARCPUD Special Permit Applications (The Willows).

Dear Mr. Rodenhiser:

Revised landscape drawings for this project have been uploaded to the Dario Designs FTP site for your use. These drawings have been revised as follows:

- Due to the ongoing relationship that the design team had had with the abutters of the Charles River Road Neighborhood, we have pulled the tree cut line as close to our cottages and road as possible, to retain as much existing vegetation along the property line as possible.
- We have added a fence east of the sidewalk and planted large-growing evergreen trees in appropriate locations along the common property line, to provide additional privacy to the neighbors. A detail and photos of the proposed fence are added to the plans.
- Due to the comments by the Open Space Committee, we have changed our plant list to minimize any non-native species, and substitute for any plants which may be known to have invasive tendencies.
- We have added detailed plantings to the main building main entrance.
- We have added/revised plantings at the main project entrance at Village Street signage and the medical office building.
- We have added foundation plantings around the main building.

- We have removed some plantings that conflicted with the location of retaining walls or limit of grading. Existing trees/vegetation will be retained at these locations.

We will be presenting these revised drawings tomorrow, August 25, at the continued public hearing, and will explain the revisions during the presentation.

Thank you. Please do not hesitate to contact me if you have any questions.

A handwritten signature in black ink, appearing to read "Dave Thompson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Dave Thompson
Project Manager

Cc: Jeff Robinson
Lee Rich



August 25, 2015
Medway Planning & Economic Development Board
Meeting

Possible Articles for Fall Town Meeting
UPDATED 8-25-15

The fall Town Meeting is scheduled for November 16, 2015. The BOS has announced that the warrant will open on September 1st and close on September 14th.

What follows is a list of possible articles for the PEDB to submit for the warrant. Early drafts are provided for * items.

- * Free cash appropriation for additional Welcome to Medway and Town of Medway Building signs
- * General Bylaw - Construction Times – emailed Town Counsel for input. REVISED DRAFT 8-25-15 based on conversations with Stephanie Mercandetti and Jack Mee.
- * General Bylaw - Parking of commercial vehicles in residential zones – emailed Town Counsel for input. First draft attached.

Zoning Bylaw Amendments

- * Sign Regulations – Fix table with wrong header for Commercial I, add sign tables for Commercial III & V, Adaptive Use Overlay District, and Business/Industrial District that Judi Barrett mistakenly eliminated and Susy & Stephanie missed in reviewing the draft ZBL this past spring. Add definitions for flutter signs and internal & external illumination that had been removed. Clarify use of LEDs. Prohibit use of flutter signs. Clarify DRC sign review procedure.
- * Remove definition of Building Height from Section 6.2.f and add it to Definitions
- * Definitions

* Revise Table of Uses to add multifamily dwellings, multifamily developments, restaurants; to remove aviation; to revise the raising of poultry

* Amend Medical Marijuana to increase size of a cultivation facility and add requirement for a host community agreement

Add section on how to define zoning district boundaries – Emailed Barbara to ask for help.

* Home Based Business – Add text so that the home based business must be owned by a resident of the premises; also change language so that a home base business also includes those “managed” from home but where the service provided occurs off site such as a landscaper, plumber, building contractor, etc.; revise definition of what type of trucks are allowed. Change text to remove reference that allows for 2 commercial vehicles and replace it with text to not allow class 4 vehicles and above. The MA definition for a commercial vehicle and a chart showing the various classes of vehicles by gross vehicle weight rating are provided.

* Clarify that ZBA action on nonconforming structures is by special permit

* Amend Zoning Map to add a parcel to the multifamily overlay district as requested

* General authorization amend ZBL by using bold, italics, underscoring and other editorial measures for purposes of improving the readability of the bylaw without changing the text, numbering or content.

Revise Section 5.5.F. regarding Abandonment and Non-Use. Emailed Town Counsel for input. She asks if the Board wants this section to apply only to non-conforming USES or also to non-conforming STRUCTURES. Presently, the bylaw language only applies to non-conforming uses.

**Fall Town Meeting Article – Community Signage Project
August 20, 2015**

ARTICLE : (Free Cash Appropriation: Welcome to Medway and Town of Medway Building Signs)

To see if the Town will vote to transfer the sum of \$45,000 from Certified Free Cash for the purpose of funding the acquisition of Welcome to Medway and Town of Medway Building Signs, or to act in any manner relating thereto.

DRAFT

GBL - Regulating Construction Activity

REVISED DRAFT – August 25, 2015

To see if the Town of Medway will vote to amend the Medway General Bylaws by adding ARTICLE __ Regulation of Construction Activity as follows:

ARTICLE ____

Regulation of Construction Hours

Section .1 Purpose

The intent of this by-law is to regulate the hours during which construction and demolition activities may take place within the Town of Medway and otherwise to limit the impact of such activities on nearby residents and businesses.

Section .2 Definition

“Construction” shall mean and include the construction, reconstruction, alteration, repair, demolition, and/or removal of any building, structure or substantial part thereof if such work requires a building permit, demolition permit, electrical permit, plumbing permit, gas permit, mechanical permit or street opening permit. “Construction” shall also include excavation that involves the use of blasting equipment, jackhammers, pile drivers, back hoes and/or other heavy equipment. “Construction” shall also include the starting of any machinery related to the above; deliveries; fueling of equipment; and any other preparation or mobilization for construction which creates noise or disturbance on nearby properties.

Section .3 Permitted Hours

Unless specifically authorized by the Inspector of Buildings, no person or entity shall perform any construction within the Town of Medway except between the following hours:

- 7:00 a.m. and 7:00 p.m., Monday through Friday
- 8:00 a.m. and 5:00 p.m. on Saturday.

No construction shall take place on Sundays and legal holidays.

Section .4 Prohibitions

Between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, and between the hours of 5:00 p.m. and 8:00 am on Saturday, and all day Sunday and legal holidays, it shall be unlawful for any person or persons to:

- a) operate or cause to be operated the following: any type of construction machinery, including but not limited to heavy earthmoving equipment, materials handling equipment, logging and land clearing equipment, pumps, generators, and air compressors, powered by any internal combustion or diesel engine;

- b) operate or cause to be operated certain types of electrically powered equipment and tools associated with construction activity, including but not limited to air-actuated nailing guns, circulating saws, drills and the like, that are utilized for the purpose of building or assembling construction materials;
- c) deliver or cause to be delivered construction materials or products to a construction site;
- d) empty dumpsters or other trash receptacles on a construction site; and
- e) to employ the use of radios or other noise-producing entertainment devices in such a manner or with volume at any time or place so as to annoy or disturb the reasonable quiet, comfort or repose of persons in any dwelling, or any other type of residence or in any office or of any persons in the vicinity of the construction site.

Section .5 Exemptions

This by-law shall not apply to emergency activities of any Town, County, State or Federal agency or to emergency activities conducted by public utilities or to any contractors working directly for these agencies.

Section .6 Enforcement

This bylaw may be enforced through non-criminal disposition in accordance with the provisions of Article XX of the Medway General Bylaws and G.L. c. 40, Section 21D. The following non-criminal penalties may be imposed:

- a) First offense: warning (verbal or written)
- b) Second offense: one hundred dollars
- c) Third offense: two hundred dollars
- d) Fourth and each subsequent offense per violation: three hundred dollars

ARTICLE on Parking of Commercial and Recreational Vehicles
REVISED Draft – August 25, 2015

ARTICLE : To see if the Town of Medway will vote to amend the Medway General Bylaws by adding ARTICLE __ Regulation of Parking and Storage of Recreational and Commercial Vehicles

ARTICLE ____

Regulation of the Parking and Storage of Recreational and Commercial Vehicles

Section .1 Purpose - The purpose of this Bylaw is to regulate the outdoor parking and storage of automobiles, recreational vehicles, boats, trailers, trucks and other commercial vehicles in residential areas. This Bylaw is adopted to promote safe vehicular traffic, to preserve peace and good order, to promote the aesthetic beauty of the community and hence the value of the property therein; and to promote the health, safety and general welfare of the citizens of the Town of Medway.

Section .2 Definitions

Recreational Vehicle - A vehicle or piece of equipment intended for recreational use, including but not limited to boats, boat trailers, campers, camping or travel trailers, motor homes, all-terrain vehicles, snowmobiles, jet skis, and other mobile vehicular structures designed for recreational use having motor power or mounted onto and drawn by another vehicle.

Commercial Vehicle - A vehicle defined as such by the Registry of Motor Vehicles in 540 CMR 4.02.

Section .3 Prohibitions/Limitations

- a) No person shall allow, permit, or cause a recreational vehicle or a commercial vehicle, bus or trailer having a Class 4 gross vehicle weight rating and higher to be parked at any location on any public way within the Town of Medway or within the zoning setback area specified in the Medway Zoning Bylaw for the district where the property is located, for any period in excess of four hours, unless said vehicle is in the process of loading, unloading, or providing some discernible service to one or more adjacent residential properties.
- b) Except for a business use authorized by special permit or variance by the Zoning Board of Appeals or a pre-existing non-conforming business use, no person shall allow, permit, or cause a commercial vehicle with a Class 4 gross vehicle weight rating and higher to be parked on private property located within a residential zoning district unless done temporarily in connection with a bona fide commercial service, sales or delivery to such property.
- c) No commercial or recreational vehicle parked outside on private property shall belong to anyone other than the owner or occupant of the premises upon which the vehicle is being parked or stored.

d) Any commercial vehicle parked outside on private property shall be used as a means of transportation to and from the resident's place of business.

Section .4 Enforcement

This bylaw may be enforced through non-criminal disposition in accordance with the provisions of Article XX of the Medway General Bylaws and G.L. c. 40, Section 21D. The following non-criminal penalties may be imposed:

- a) First offense: warning (verbal or written)
- b) Second offense: one hundred dollars
- c) Third offense: two hundred dollars
- d) Fourth and each subsequent offense per violation: three hundred dollars

Or to act in any manner relating thereto.

DRAFT

ZBL Amendments - Sign Regulations

August 21, 2015

ARTICLE : To see if the Town of Medway will vote to amend the Medway Zoning Bylaw, Section 7.2 Signs as follows:

By deleting in Tables 4 and 6 the following:

- The use of an asterisk *
- *Unless an establishment has two or more building sign frontages. If so, see Paragraph 7. i).
- Reference to Paragraph 7 g)
- Reference to Paragraph 7 k)

By deleting Table 5 in its entirety and replacing it as follows:

TABLE 5

Commercial District I

*Individual Freestanding Establishment
NOT Located in a Multi-Tenant Development*

	<i>Total Maximum Sign Surface Area (square feet)</i>	<i>Maximum # of Signs</i>	<i>Maximum Sign Height (feet)</i>	<i>Minimum Setback from any Street Lot Line (feet)</i>	<i>Illumination</i>
<i>Freestanding Sign</i>	48 not to exceed 36 per sign face	1 per establishment	6	10	External
<i>Wall Sign</i>	Building Sign Frontage 1.0 not to exceed 120 per establishment *	2 per establishment not to exceed 1 per building face	NA	NA	External Internal
<i>Projecting Sign</i>	12	1 per establishment	See Paragraph 7-g) See 7.2.5 B. 2.	NA	External

* Unless an establishment has two or more building sign frontages. If so, see Paragraph 7. i).

Multi-Tenant Development
(On a Lot or Lots Comprised of 5 or More Acres)

	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	Primary 100 not to exceed 75 per sign face Secondary 30 not to exceed 20 per sign face	1 per approved curb cut, not to exceed 1 per street frontage. One sign shall be considered to be the primary sign and all others shall be considered to be secondary signs.	Primary 12 Secondary 6	Primary 15 Secondary 10	External
Individual Establishment Wall Sign	Building Sign frontage X 1.0 not to exceed 120 per establishment	3 for a freestanding establishment not to exceed 1 per façade 2 for an establishment located in a multi-unit building not to exceed 1 per façade 1 for all others	NA	NA	External Internal
Individual Establishment Projecting Sign	12	1 per establishment	See Paragraph 7-g) See 7.2.5 B. 2.	NA	External
Freestanding Directory Sign	16	Per Master Signage Plan	6	See Paragraph 7-k) See 7.2.5.B. 4.	External

Multi-Tenant Development
(On a Lot or Lots Comprised of Less Than 5 Acres)

Development Sign	60 not to exceed 40 per sign face	1 per development	8	10	External Indirect
Individual Establishment Wall Sign	Building Sign Frontage X 1.0 not to exceed 80 per establishment	2 for an establishment located in a multi-unit building not to exceed 1 per façade 1 for all others	NA	NA	External Internal
Individual Establishment Projecting Sign	12	1 per establishment	See Paragraph 7-g) See 7.2.5 B. 2.	NA	External
Freestanding Directory Sign	16	Per Master Signage Plan	6	See Paragraph 7-k) See 7.2.5.B. 4.	External

* Unless an establishment has two or more building sign frontages. If so see Paragraph 7, i)

By adding Table 8 – Adaptive Use Overlay District

TABLE 8

Adaptive Use Overlay District (AUOD) Special Permit Developments					
Individual Freestanding Establishment					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Freestanding Sign	24 for a 2 sided sign; 18 for a 1 sided sign	1 per lot	6	10	External
Wall Sign	Building Sign Frontage x 1.0 not to exceed 30 per establishment	1 per establishment	NA	NA	External
Projecting Sign	12	1 per establishment	See Paragraph 7(g) See 7.2.5 B. 2.	NA	External
Multi-Tenant Development					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	30 for a 2 sided sign 20 for a 1 sided sign	1 per development	8	8	External
Individual Establishment Wall Sign	Building Sign Frontage x 1.0 not to exceed 20 per establishment	1 per establishment	NA	NA	External
Individual Establishment Projecting Sign	8	1 per establishment	See Paragraph 7(g) See 7.2.5 B. 2.	NA	External

* Unless an establishment has two or more building sign frontages. If so, see Paragraph 7, i).

By adding Table 9 – Business Industrial District

TABLE 9

Business/Industrial District					
Individual Freestanding Establishment					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Wall Sign	Building Sign Frontage x 1.0 not to exceed 60 per establishment	1 per establishment	NA	NA	External Internal
Freestanding Sign	48 for a 2 sided sign; 36 for a 1 sided sign	1 per establishment	8	8	External
Projecting Sign	12	1 per establishment	See Paragraph 7-g See 7.2.5 B. 2.	NA	External
Multi-Tenant Development					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	60 for a 2 sided sign; 40 for a 1 sided sign	1 per development or one additional development sign may be allowed by special permit of the Zoning Board of Appeals if it determines that additional signage is necessary to facilitate safe ingress to the site.	8	8	External
Individual Establishment Wall Sign	Building Sign Frontage x 1.0 not to exceed 60 per establishment	1 per establishment	NA	NA	External Internal
Individual Establishment Projecting Sign	8	1 per establishment	See Paragraph 7-(g) See 7.2.5 B. 2.	NA	External

* Unless an establishment has two or more building sign frontages. If so, see Paragraph 7, i).

By adding Table 10 – Commercial III and IV Districts

TABLE 10

Commercial Districts III & IV					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Freestanding Sign or Development Sign	40 for a 2 sided sign; 30 for a 1 sided sign	1 per lot		8	External
Wall Sign	Building Sign Frontage x 1.0 not to exceed 30 per establishment	1 per establishment	NA	NA	External
Projecting Sign	12	1 per establishment	See Paragraph 7-g See 7.2.5 B. 2.	NA	External

And by inserting the following to Section 7.2.1 C. Definitions 2. Types of Signs in alphabetical order:

Internally Illuminated Sign – A sign for which the source of artificial light is enclosed within or behind the sign face. Internal illumination also includes illumination designed to project light against the surface behind the sign, lettering, or graphic, also referred to as a backlit channel lettering or halo lighting.

Externally Illuminated Sign – A sign on which its message is illuminated by an external light fixture or device that casts artificial light directly onto the face of the sign which light is then reflected back to the viewer.

Feather Sign – A vertical, portable, free-standing sign typically constructed of a single plastic or metal harpoon shaped pole or shaft usually driven into the ground for support or supported by means of an individual stand, with an attached pennant that is vertically elongated and attached to the pole which flutters in the wind and includes business names, logos, brand names or products or messages. Also referred to as a flutter sign.

And by revising Section 7.2.3 Prohibited Signs by deleting T in its entirety and replacing it as follows:

T. *Existing Text* – Signs which use light emitting diodes for internal illumination

Proposed Text – Internally illuminated signs where light emitting diodes are directly visible from the front of the sign.

And by adding the following:

U. Feather signs

And by amending Section 7.2.6 A. Sign Permit by removing the last sentence from item 2. i. and by renaming item 2. i. to item 2. j. and by inserting a new item 2. i. as follows:

2. i. For any freestanding sign and for any other sign that has six square feet or more of sign surface area, a copy of the Letter of Recommendation from the Medway Design Review Committee.

And by deleting 3. Design Review from Section 7.2.6. A. Sign Permit and replacing it as follows:

3. Design Review

- a. Before filing an application with the Inspector of Buildings for any freestanding sign and for any other sign with six square feet or more of sign surface area, a prospective sign permit applicant or business owner and sign designer or sign company or other representative shall meet with the Medway Design Review Committee which shall review proposed sign designs for compliance with the *Medway Design Review Guidelines* and with any applicable Master Signage Plan that may have been approved for a development during the site plan approval process.
- b. The Design Review Committee shall establish written guidelines specifying what information a prospective applicant shall provide for the Committee to undertake its review.
- c. After receipt of all the specified information and no later than thirty days thereafter, the Design Review Committee shall meet with the applicant.
- d. Within ten days after the meeting, the Design Review Committee shall provide a Letter of Recommendation to the applicant and the Inspector of Building. The Letter of Recommendation confirms that a business proprietor, sign fabricator, developer, property owner or their agent has met with the Design Review Committee to review the proposed sign design(s) and provides recommendations on ways to improve the sign design to comply with the *Medway Design Review Guidelines*.

ZBL Amendments – Dimensional Regulations
August 20, 2015

ARTICLE: To see if the Town of Medway will vote to amend the Medway Zoning Bylaw by deleting Section 6.2. General Provisions, item F. Building Height and by inserting the following definition in alphabetical order in Section 2 Definitions.

Building Height – The vertical distance from grade plane to the average height of the highest roof surface.

DRAFT

Zoning Bylaw Amendments - DEFINITIONS for Fall Town Meeting
Draft – 8/20/15 (2)

To see if the Town of Medway will vote to amend the Medway Zoning Bylaw, Section 2 Definitions, by inserting the following definitions in alphabetical order.

Agriculture – As defined in Massachusetts General Laws, Chapter 128, Section 1A.

Retail Bakery – An establishment engaged in the preparation and production of baked goods for consumption and sale on the premises which shall not exceed _____ (3,000) sq. ft. in gross floor area.

Wholesale/Commercial Bakery – An establishment engaged in the preparation and production of baked goods for consumption off site. The limited retail sale of baked products may occur as an incidental or accessory use.

Restaurants

Restaurant – A business establishment principally engaged in the preparation, serving, and sale of food and beverages to be consumed either on or off the premises, and which may include wait service and indoor and outdoor customer seating.

Outdoor dining – A café, eating area, or any food service accessory to a restaurant that is open to the air except for umbrellas or other non-permanent covers, and which contains readily removable tables and chairs.

Poultry – Chickens, ducks, geese, turkeys, pigeons, and doves and other domestic fowl kept for eggs, meat, feathers or as pets.

Site Plan – A scaled illustration depicting the planned layout of buildings, parking, driveways, sidewalks, landscape, stormwater facilities and other features and amenities of a site.

And by revising the following definition:

Home Based Business – An occupation or business activity conducted **and/or managed** in whole (or in part) within a dwelling or structure accessory thereto by a person residing on the premises which results in the sale **or provision** of a product or service. ~~for financial gain.~~ A home-based business is an accessory use, incidental and subordinate to the primary residential use of the property.

And by removing the definition for **Commercial Motor Vehicle**

And by revising the second paragraph in Section 2 as follows:

Terms and words not defined herein but defined in the State Building Code or **Massachusetts General Laws** shall have the meaning given therein unless a contrary intention is clearly evident in this Zoning Bylaw. **Terms not defined in the State Building Code or Massachusetts General Laws shall have the meanings given them by the current edition of Black's Law Dictionary as determined by the Inspector of Buildings.** In addition, other sections of this Zoning Bylaw contain definitions particular to the subject matter for which they have been established.

Registered Marijuana Dispensary amendments
DRAFT - August 21, 2015

ARTICLE : To see if the Town of Medway will vote to amend the Medway Zoning Bylaw, Section 8.9 Registered Marijuana Dispensary as follows:

By adding a definition for Host Community Agreement in C. Definitions as follows.

Host Community Agreement (HCA) – A written agreement between an operator of a Registered Marijuana Dispensary and the Town of Medway that specifies measures an operator will take to anticipate, mitigate and address potential adverse impacts of the Registered Marijuana Dispensary on the Town, neighborhood, or community at large, including but not limited to public safety services and infrastructure.

And by amending E. items 2. b. and 2. d. as follows:

2. b. A standalone cultivation facility shall not exceed ~~25,000~~ **60,000** sq. ft.

2. d. Any combination of the above three facilities shall not exceed ~~30,000~~ **65,000** sq. ft.

And by adding a new sub-section P. as follows

P. Each RMD permitted under this Zoning Bylaw shall enter into a Host Community Agreement (HCA) with the Town of Medway.

DRAFT

Reference

Home Based Business – Amendments August 19, 2015

ARTICLE : To see if the Town of Medway will vote to amend the Medway Zoning Bylaw, Section 8.3 Home Based Business as follows: :

By revising item 5 in Paragraph C Basic Requirements as follows:

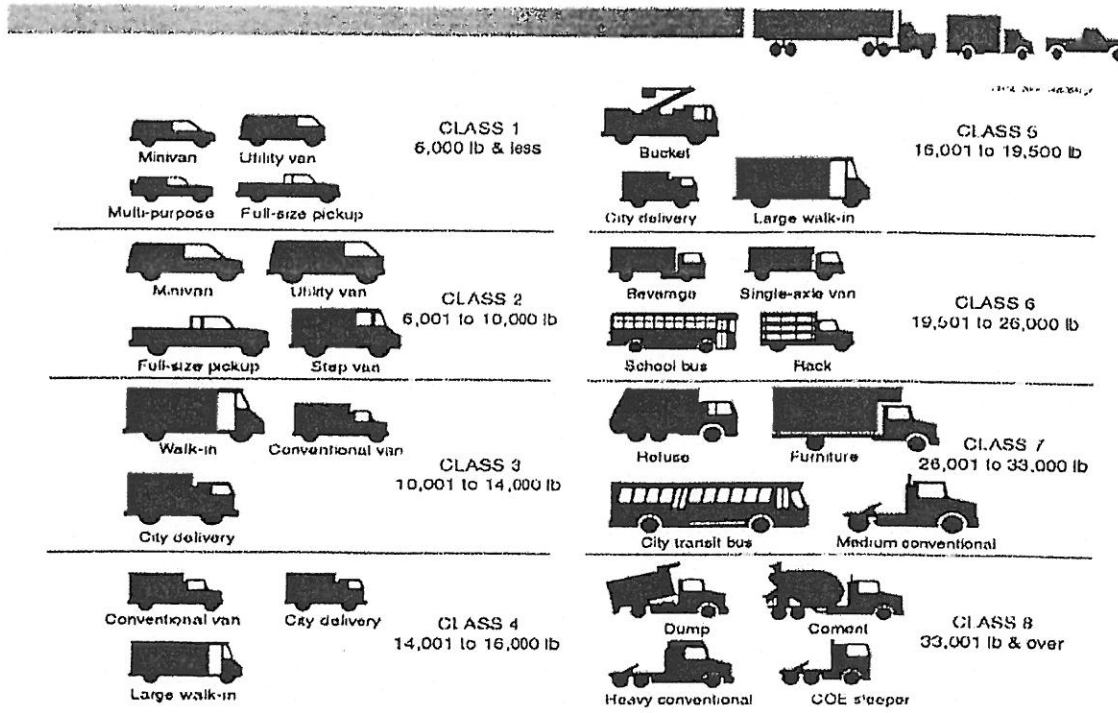
5. The maximum number of off-street parking spaces for employee and customer parking shall be two. There shall be no outside parking of ~~more than two commercial vehicles as defined by the Registry of Motor Vehicles in 540-CMR 4.02.~~ **any commercial vehicle associated with the home based business with a Gross Vehicle Weight Rating (GVWR) of class 4 (or class 5) and above.**

And by adding the following:

10. **The owner or operator of the home-based business shall reside on the premises.**

DRAFT

Truck Classifications



540 CMR: REGISTRY OF MOTOR VEHICLES

4.02: continued

Class C License shall mean the license issued to a Public or Fleet inspection station conducting all commercial medium and heavy duty inspections of vehicles over 10,000 lbs. (GVWR) including all trailers, semi-trailers and converter dollies.

Class D License shall mean the license issued to a Public or Fleet inspection station conducting all commercial and non-commercial light, medium and heavy duty inspections of all vehicles including all trailers, semi-trailers and converter dollies.

Class E License shall mean the license issued to a Public or Fleet inspection station conducting heavy duty commercial inspection of vehicles over 26,000 lbs. (GVWR) including all trailers, semi-trailers and converter dollies.

Class F License shall mean the license issued to an individual or corporation performing inspections on commercial vehicles or school pupil transport vehicles of all fuel types and weights, including all trailers, semi-trailers and converter dollies, owned or leased by a fleet, using mobile equipment for the performance of such vehicle inspections. The performance of commercial vehicle inspections at multiple repair and maintenance facilities owned by the fleet shall be subject to the following conditions:

- (a) The repair facility shall consist of a building on-site with a discernible address for the purposes of fleet administration. Said fleet is contracting the inspection of existing commercial vehicles with gross vehicle weight ratings of 10,001 pounds or more, including all trailers, semi-trailers and converter dollies to the Class F Licensee at the same physical location.
- (b) Vehicles owned or leased by said fleet and registered as "noncommercial" motor vehicles shall not be eligible for inspection by Class F Licensees.
- (c) Noncommercial motor vehicles furnished for regular use by individual employees of said fleet shall not be eligible for inspection by Class F Licensees.
- (d) All Class F Licensees utilizing mobile equipment for the testing of such commercial vehicles, trailers, semi-trailers or converter dollies owned or leased by said fleet shall have on-site OBD, opacity or any other emissions equipped workstation capable of performing such emissions inspections as required by 310 CMR 60.02.
- (e) The annual number of commercially registered vehicles, trailers, semi-trailers or converter dollies inspected by Class F Licensees with gross vehicle weight ratings of less than 10,001 lbs shall not exceed the annual number of commercially registered vehicles with gross vehicle weight ratings of more than 10,001 lbs. (GVWR)

Class M License shall mean the license issued to a Public or Fleet Inspection Station conducting motorcycle inspections.

Commercial Motor Vehicle Inspector shall mean an individual licensed by the Registrar as properly qualified under 540 CMR 4.08(1)(h).

*

Commercial Motor Vehicle shall mean any motor vehicle which is not a private passenger motor vehicle, antique motor car, motorcycle, auto home, house trailer, taxicab, ambulance, hearse, livery vehicle, or school pupil transport vehicle. A commercial motor vehicle shall include the following vehicles:

- (a) The vehicle has a gross vehicle weight rating or gross combination weight rating of 10,001 or more pounds; or
- (b) The vehicle is designed to transport more than 15 passengers, including the driver; or
- (c) The vehicle is used in the transportation of hazardous materials in a quantity requiring placarding in accordance with the Hazardous Materials Regulations of the United States Department of Transportation. Any commercial motor vehicle that singularly has a gross vehicle weight rating of 10,001 pounds or less and is designed to meet emissions standards, shall be submitted for an emissions inspection in addition to all applicable safety inspection requirements; or
- (d) A single, full or semi-trailer, used in commerce, with a manufacturer's gross vehicle weight rating over 3,000 lbs; or
- (e) Any vehicle which has a vehicle weight, or curb weight, of more than 6,000 pounds, as per the manufacturer's description of said vehicle, unless such vehicle is a sport utility vehicle or passenger van, or a pickup truck or cargo van meeting the definition of private passenger vehicle; or
- (f) Any vehicle which has five or more wheels on the ground.

ZBL Amendments - Nonconforming Uses and Structures
August 20, 2015

ARTICLE : To see if the Town of Medway will vote to amend the Medway Zoning Bylaw by deleting C. 1 Nonconforming Uses and Structures in Section 5.5 and replacing it as follows:

Existing - No Increase in Nonconforming Nature. ~~Lawfully existing nonconforming one-family and two family structures may be reconstructed, extended, structurally changed or altered where the Zoning Board of Appeals finds that the reconstruction, extension, structural change or alternation does not increase the nonconforming nature of the structure.~~

Proposed - No Increase in Nonconforming Nature. **The Zoning Board of Appeals may grant a special permit for the reconstruction, extension, alteration, or structural change of a lawfully existing nonconforming one-family and two family structure upon finding that the reconstruction, extension, structural change or alternation does not increase the nonconforming nature of the structure.**

DRAFT

Susan Affleck-Childs

From: Devorah Francesca <vanvorah@yahoo.com>
Sent: Friday, August 07, 2015 12:44 PM
To: Susan Affleck-Childs
Subject: Request for 7 Kelley Street to be included in Article 25 Proposed Multi-family overlay district map

Good Morning Ms. Childs,

This communication request that my property at 7 Kelley Street, Medway (corner of Dean & Kelley) be included in the proposed multi-family development overlay district map and article. I understand the discussion intended to do this, but the map does not indicate that determination.

The property has deeded access to both Kelley and Dean Streets for egress and would be most suitable for this zoning.

Please contact me if there is anything else I must do, aside from this declaration in email, to effect this inclusion.

Thank you for your help and consideration concerning this matter.

Best Regards,

Deborah F. Eastman
7 Kelley Street
Medway, MA 02053
508 533 8133
Vanvorah@yahoo.com

**Zoning Map Amendments
August 20, 2015**

ARTICLE : To see if the Town of Medway will vote to amend the Medway Zoning Map by adding the following parcel to the Multifamily Overlay District:

7 Kelley Street

Medway Assessor's parcel 49-069

DRAFT

ZBL Amendments - EDITING ZBL
August 20, 2015

ARTICLE : To see if the Town of Medway will vote to amend the Medway Zoning Bylaw by authorizing the Medway Planning and Economic Development Board to edit the Medway Zoning Bylaw through use of bold, italics, underscores, font, font style, font size, spacing, and other editing measures to improve the readability of the Bylaw without changing the text, numbering, or content.

DRAFT



August 25, 2015
Medway Planning & Economic Development Board
Meeting

ANR Plan – 70 Village Street

- ANR application
- Email from applicant Tom Emero with explanation
- PGC Review Letter dated 8-6-15
- REVISED ANR Plan dated 8-18-15 prepared by O'Driscoll Land Surveying

Gino's review letter indicated some needed revisions to meet Medway's ANR plan requirements. Gino's letter was provided to the applicant and surveyor Dan O'Driscoll. A revised ANR plan dated 8/18/15 was submitted on 8/19/15. It has been reviewed by Gino Carlucci and all items noted in his review letter have been addressed.

Mr. Emero will attend the meeting. I recommend you endorse the revised ANR plan for 70 Main Street dated 8/18/15.

LAND SUBDIVISION – FORM A

Application for Endorsement of Plan Believed Not to Require Subdivision Approval (ANR) Planning & Economic Development Board - Town of Medway, MA

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Planning Board Subdivision Rules and Regulations.
Please complete this entire Application.

Submit two (2) signed originals of this Application, one copy of the ANR Plan, and one Project Explanation
to the Town Clerk who will date stamp both Applications.

Provide one original ANR Application date stamped by the Town Clerk, one Project Explanation, eight
copies of the ANR Plan, an electronic version of the ANR plan and the appropriate ANR Filing Fee
to the Medway Planning & Economic Development office.

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

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

The Town's Planning Consultant will review the Application, Project Explanation and ANR plan and
provide a recommendation to the Planning & Economic Development Board. A copy of that letter
will be provided to you.

**You or your duly authorized agent is expected to attend the Board meeting
when the ANR Plan will be considered to answer any questions and/or submit such
additional information as the Board may request.**

Your absence may result in a delay in its review.

July 23, 2015

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

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

ANR PLAN INFORMATION

Plan Title: PLAN OF LAND MEDWAY MA
Prepared by: O'DRISCOLL LAND SURVEYING, CO.
~~FE~~ or P.L.S registration #: 39050 Plan Date: 2/25/2015

PROPERTY INFORMATION

ANR Location Address: 70 VILLAGE ST.
The land shown on the plan is shown on Medway Assessor's Map # 61 Parcel # 023
Total Acreage of Land to be Divided: 3.08 AC.
Subdivision Name (if applicable): N/A

Medway Zoning District Classification: AR II


Frontage Requirement: 150' Area Requirement: 22,500 SF

Is the road on which this property has its frontage a designated **Medway Scenic Road**? YES

The owner's title to the land that is the subject matter of this application is derived under deed from: SUTTILL & GRIFFITH to EMERO & MARCOUX dated JUNE 3, 2004 and recorded in Norfolk County Registry of Deeds, Book 2121 Page 47 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

APPLICANT INFORMATION

Applicant's Name: THOMAS EMERO

Applicant's Signature: 

Address: 82 VILLAGE ST.
MEDWAY MA

Telephone: (508)321-1181 Email: tomemero@gmail.com

The Applicant hereby appoints _____ to act as its Agent/ Official Representative for purposes of submitting this application for endorsement of this ANR Plan.

PROPERTY OWNER INFORMATION (if different than applicant)

Property Owner Name: _____

Owner's Signature: _____

Address: _____

Telephone: _____ Email: _____

ENGINEER or SURVEYOR INFORMATION

Name: DANIEL A. O'DRISCOLL

Address: 46 COTTAGE ST.
MEDWAY MA

Telephone: 508-533-3314 Email: odland.survey@verizon.net

ATTORNEY INFORMATION

Name: _____

Address: _____

Telephone: _____ Email: _____

PROJECT EXPLANATION

Provide a cover letter with a detailed explanation of how you propose to divide the land, what land transaction will occur, and what land reconfiguration will result from the endorsement and recording of this ANR Plan.

APPROVAL NOT REQUIRED JUSTIFICATION

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

- 1. The accompanying plan does not show a division of land.
- 2. Every lot shown on the plan has frontage as required by the Medway Zoning Bylaw. The frontage required by the Zoning Bylaw is located on _____ *(name of way(s), which is:*
 - a. A public way. Date of street acceptance: _____
 - b. A way certified by the Town Clerk as being maintained and used as a public way. *(Attach Town Clerk's certification)*
 - c. A way shown on a definitive subdivision plan entitled _____
that was previously endorsed by the Planning and Economic Development Board on _____ and recorded at the Norfolk County Registry of Deeds on _____
Provide detailed recording information: _____
 - d. A private way in existence on the ground before 1952 when the Subdivision Control Law was adopted in the Town of Medway, which has, in the opinion of the Planning & Economic Development Board, adequate width, suitable grades, and adequate construction to provide vehicular access to the lot(s) for their intended purpose of _____ and to permit the installation of municipal services to serve the lot(s) and any buildings thereon.

- 3. The division of land shown on the accompanying plan is not a "subdivision" for the following reasons: _____

LOT 1 HAS FRONTAGE / AREA REQUIRED
PARCEL 1 TO BE RETAINED BY OWNER
OF ADJACENT LAND.

ANR PLAN FILING FEE

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

Please prepare two checks: one for \$95 and one for the balance.
Each check should be made payable to: Town of Medway

Fee approved 11-2-06

APPLICATION CHECKLIST – All items must be submitted

- 2 signed original ANR applications (FORM A)
- 8 prints of ANR plan – 1 for Town Clerk and 7 for Planning
- Electronic version of ANR plan for Planning
- Project Explanation - 1 for Town Clerk and 1 for Planning
- Application/Filing Fee (2 checks)

Date Form A, ANR Plan, and Project Explanation Received by Planning & Economic Development Board: 7-23-15

ANR Application/Filing Fee Paid: Amount: \$ 95.00 Check # 280
\$ 155.00 Check # 283

Susan Affleck-Childs

From: Tom Emero <tomemero@gmail.com>
Sent: Wednesday, July 29, 2015 4:10 PM
To: Susan Affleck-Childs
Cc: odlandsurvey@verizon.net
Subject: FW: 70 Village St. Plan
Attachments: 70-VILLAGE-PLAN.pdf

Suzie: Attached is the pdf you requested.

The reason why we want to divide the land is as follows: We live at 82 Village Street which is adjacent to 70 Village Street which we also own. The two properties are shaped in such a way that the property being divided off from 70 Village Street is much more useful property for 82 Village Street. We have, in fact, used the property as our back yard for many years for walking the dogs, swing sets, hide and seek and just playing. We have decided to sell 70 Village Street and we do not want to no longer have the land which is really our back yard. A view of the tax map of the two parcels will reveal that this property is really much better suited for use by the owners of 82 Village Street than 70 Village Street.

Thank you and the Board for your consideration of this matter.

Sincerely,

Thomas D. Emero
82 Village Street
Medway, MA 02053
Office: (508)321-1181
Cell: (508)361-1008
tomemero@gmail.com

From: odlandsurvey@verizon.net [mailto:odlandsurvey@verizon.net]
Sent: Tuesday, March 03, 2015 6:48 PM
To: tomemero@gmail.com
Subject: 70 Village St. Plan

Tom,

Attached is a pdf copy of the subdivision plan for 70 Village Street.
Let me know when you want to file with the planning board.

Thanks,
Dan

PGC ASSOCIATES, INC.

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

MEMO TO: Medway Planning Board

FROM: Gino D. Carlucci, Jr.

DATE: August 6, 2015

RE: Emero ANR – Village Street

I have reviewed the ANR plan submitted for endorsement by Thomas Emero of Medway. The plan was prepared by O'Driscoll Land Surveying Co. of Medway, and is dated February 25, 2015. The plan proposes to separate a 2.53 acre parcel from a 3.08 acre lot with an existing house and garage. The existing house will be left on a lot of 23,965 square feet. Parcel 1 has no frontage but it abuts other land owned by the applicant. The house is nonconforming with respect to both the front and side setbacks, but these are existing conditions that are not affected by the ANR plan.

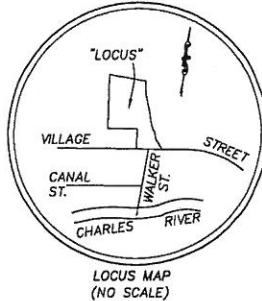
I have comments as follows:

1. Section 3.2.1 requires that the address of the owners of record be shown on the plan. This was not done.
2. Section 3.2.3 requires that the front, side and rear setback requirements of the applicable zoning district be shown on the plan. This was not done.
3. Section 3.2.5 requires that notice of any decisions by the ZBA be provided. There may not be any, but given the setback issue, there may have been a variance decision.
4. Section 3.2.10 requires that wetlands and water courses be shown. A brook is shown but no bordering wetlands are shown. While it does not affect ANR endorsement, Lot 1 may be nonconforming if it does not include at least 11,000 square feet of uplands.
5. Section 3.2.11 requires a statement as to whether the property is classified as Chapter 61A or 61B. There is no statement to that effect.

The plan meets the substantive requirements for ANR endorsement. I recommend that the technical deficiencies be corrected and that the plan then be endorsed.

TYSON R. & SHARON L. NARASSANS BK.22439 PG. 207

REGINA L. PICARD BK.25429 PG. 279



RESERVED FOR REGISTRY USE



THOMAS D. EMERO & DEBORAH J. MARCOUX BK. 16793 PG. 318

N06°03'30"W 402.04'

EDGE OF WETLANDS

(WETLANDS)

PARCEL 1 110,261± S.F. OR 2.53 ACRES (NOT TO BE CONSIDERED A SEPERATE BUILDING LOT)

(UPLANDS)

CHARLES RIVER POLLUTION CONTROL DISTRICT

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED TOWN OF MEDWAY PLANNING BOARD

Blank lines for signature and date.

DATE

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

L.S.F. DENOTES LOT SHAPE FACTOR (RATIO OF THE LOT PERIMETER SQUARED TO THE LOT AREA)

SBDH FND. DENOTES STONE BOUND WITH DRILL HOLE FOUND IP FND. DENOTES IRON PIPE FOUND IR FND. DENOTES IRON ROD FOUND

NOTES:

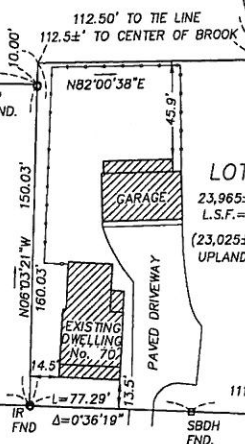
- 1. WETLANDS SHOWN ON PARCEL 1 ARE APPROXIMATE AND WERE TAKEN FROM TOWN OF MEDWAY GIS MAPPING. 2. THERE ARE NO KNOWN DECISIONS FROM THE ZONING BOARD OF APPEALS ON THIS PROPERTY. 3. THE PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR CHAPTER 61B.

ZONING DIMENSIONAL REQUIREMENTS FOR AR II ZONING DISTRICT:

- MINIMUM AREA: 22,500 S.F. MINIMUM FRONTAGE: 150' MINIMUM FRONT SETBACK: 35' MINIMUM SIDE SETBACK: 15' MINIMUM REAR SETBACK: 15'

KENNETH E. & MARY CARLSON BK. 32495 PG. 4

HELEN M. KELLEY BOOK 25171 PAGE 154



LOT 1 23,965± S.F. L.S.F.=17.4 (23,025± S.F. UPLANDS)

SBDH FND.

S83°21'20"W 358.75'

SBDH FND.

S83°50'08"W 216.90'

L=164.27'

R=7316.60' L=241.56' Δ=1°53'30"

IP FND.

N06°03'21"W 150.03'

IR FND.

Δ=0°36'19"

SBDH FND.

N85°14'50"E 111.48' TO TIE LINE

112±

112.50' TO TIE LINE

112.5± TO CENTER OF BROOK

45.9'

VILLAGE STREET (PUBLIC, WIDTH VARIES) (DESIGNATED AS A SCENIC ROAD)

JEFFERY A. & KELLY M. BOUDRO BK. 30837 PG. 2

JAY ABEND BK. 23662 PG. 272

RECORD OWNER: THOMAS D. EMERO & DEBORAH J. MARCOUX 82 VILLAGE STREET MEDWAY, MA 02053

PREPARED FOR: THOMAS D. EMERO

ASSESSORS REFERENCE: MAP 61 PARCEL 023

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS BOOK 21121 PAGE 47

PLAN REFERENCES: PLAN No. 623 OF 1987 BOOK 7602 PAGE 660 PLAN No. 367 OF 1989 PLAN BOOK 380 NORFOLK COUNTY 1922 LAYOUT OF VILLAGE STREET NORFOLK COUNTY 1931 RELOCATION LAYOUT OF VILLAGE STREET

ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL II (AR II)



PLAN OF LAND IN MEDWAY, MASSACHUSETTS

SCALE: 1"=40'

FEBRUARY 25, 2015 REVISED: AUGUST 18, 2015

O'DRISCOLL LAND SURVEYING Co.

LAND SURVEYING GPS MAPPING LAND CONSULTING

46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

FILE No.1669

GRAPHIC SCALE

