



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

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

November 15, 2017

SITE PLAN MODIFICATION DECISION
O'Brien & Sons Site Plan - 17 Trotter Drive

You are hereby notified that on November 14, 2017, at a duly called and properly posted meeting, the Medway Planning and Economic Development Board, after reviewing the application and information compiled during the public review process, voted four in favor and zero opposed to approve the application of Bottle Cap Lot, LLC of Medfield, MA for a minor modification to the previously approved site plan for O'Brien & Sons for 17 Trotter Drive. The revised plan, *O'Brien & Sons Corporate Office Site Plan for 17 Trotter Drive*, dated May 23, 2017, last revised October 10, 2017, was prepared by Meridian & Associates, Inc. of Westborough, MA and Gorman Richardson Lewis Architects of Hopkinton, MA

I. PROJECT LOCATION – The subject property is a 1+ acre site located at the northeast corner of Alder Street and Trotter Drive, in the 495 Business Park in the Industrial III zoning district. The parcel is shown on the Medway Assessors Map as Parcel #54-004-0001.

II. BACKGROUND – The previously approved site plan/special permit decision for O'Brien and Sons was granted by the Medway Planning and Economic Development Board on August 8, 2017. Those improvements were shown on *O'Brien & Sons Corporate Office Site Plan for 17 Trotter Drive*, prepared by meridian & Associates, Inc. of Westborough, MA and Gorman Richardson Lewis Architects of Hopkinton, MA dated May 23, 2017, last revised September 1, 2017 which the Board endorsed on October 10, 2017. The approved scope of work included construction of a 10,531 sq. ft., one story building for offices, storage space used primarily for product literature, and related office functions for M.E. O'Brien & Sons. Also included are 22 parking spaces, landscaping, lighting, utilities, sewer/water connections, and installation of stormwater management facilities.

III. PROJECT DESCRIPTION/PROPOSED MODIFICATION - *The primary purpose of this application is to revise the plan to depict a modified scope of improvements in order to reduce the cost of the project.*

- Building has been downsized approximately 1,100 sq. ft. from 10,531 sq. ft. by trimming 13' off the building length. (Building width remains the same.)
- Building will be located about 10' further south from the north property line and about 5' further north off of the south property line.

- Parking area has moved further south with the building (no change in number, size or layout of spaces or sidewalk).
- Entrance driveway location on north side is in approved location, but would now be about 10' longer (added driveway area 200 SF).
- Net reduction of approximately 900 SF of impervious (paved or built upon) surfaces
- Building floor elevation is one foot higher to decrease soil export.
- Retaining wall revisions:
 - ❖ Double wall on east side changed to a single wall
 - ❖ Wall in loading area removed
- Trench drain in loading area replaced by catch basin. No other stormwater changes.
- Six light bollards and one light pole eliminated (refer to photometric analysis)

IV. PROCEDURAL HISTORY

- A. November 6, 2017 - Application to modify a previously approved site plan was filed with the Medway Planning & Economic Development Board.
- B. November 6, 2017 – Public briefing notice was filed with the Town Clerk, posted to the Town of Medway web site and mailed to abutters via first class mail.
- C. November 14, 2017 - Public review commenced and concluded and the Board voted its decision.

V. INDEX OF SITE PLAN DOCUMENTS

- A. The application package submitted on November 6, 2017 to modify the previously approved Medway Gardens site plan included the following documents:
 - Application dated November 3, 2017 to Modify a Previously Approved Site Plan
 - Project description letter dated November 3, 2017 from Mark Beaudry, PE of Meridian Associates
 - *O'Brien & Sons Corporate Office Site Plan for 17 Trotter Drive*, prepared by Meridian & Associates, Inc. of Westborough, MA and Gorman Richardson Lewis Architects of Hopkinton, MA dated May 23, 2017, last revised October 10, 2017.
 - Email dated October 27, 2017 from Building Commissioner, Jack Mee, with a determination that the proposed revised scope of work constitutes a *minor modification* to the previously approved site plan.
 - Proof of ownership – Quit claim deed dated September 15, 2017 for the subject property from Marguerite Mele of Medway, MA to Bottle Cap Lot, LLC of Medfield, MA
- B. Previous major site plan/special permit decision dated August 8, 2017.

VI. TESTIMONY - In addition to the site plan application materials submitted and provided by the applicant during the course of its review, the Planning & Economic Development Board received verbal testimony from the following:

- Steve Bouley, P.E., Tetra Tech
- Mark Beaudry, P.E., Meridian and Associates
- Meghan O'Brien, business owner

VII. SPECIFIC CONDITIONS OF APPROVAL – There are no specific conditions to the Board's approval of this site plan modification. All conditions included in the previous site plan/special permit decision dated August 8, 2017 remain in effect.

ATTEST:


Susan E. Affleck-Childs
Planning & Economic Development Coordinator

11-15-2017
Date

COPIES TO: Michael Boynton, Town Administrator
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Thomas Holder, DPS Director
Jeff Lynch, Fire Department
Jack Mee, Building Commissioner/Zoning Enforcement Officer
Stephanie Mercandetti, Director of Community and Economic Development
Joanne Russo, Treasurer/Collector
Jeff Watson, Police Department
Steve Bouley, Tetra Tech
Gino Carlucci, PGC Associates
Mark Beaudry, Meridian Associates
Erin O'Brien, O'Brien & Sons