

TOWN OF MEDWAY

Planning & Economic Development

155 Village Street - Medway, Massachusetts 02053

508-533-3291

planningboard@townofmedway.org

RECEIVED

FEB 21 2017

February 21, 2017

ADMINISTRATIVE SITE PLAN DECISION **MEDWAY CAFÉ - 74 West Street** **APPROVED with CONDITIONS**

The owner of Medway Café, has requested Site Plan Approval pursuant to the Medway Zoning Bylaw, Section 3.5.3.A.3. Administrative Site Plan Review.

- I. PROJECT LOCATION** – This application pertains to the installation of a new egress door for Medway Café at 74 Main Street in the Central Business zoning district (Medway Assessors Map 40, Lot 53). Medway Café is located in a building in Gould's Plaza, owned by NACOG Realty of Acton, MA.
- II. PROJECT DESCRIPTION** – Medway Café plans to remove a portion of the westernmost window on the south façade of the restaurant to install a new emergency egress door to be constructed by Rite Glass of Woonsocket, RI. The door will include a half panel on the bottom with a glass top. This work is being undertaken per directive of Medway Building Commissioner Jack Mee and Fire Chief Jeff Lynch who have identified this as required second means of egress per the current state building code.
- III. PROCEDURAL HISTORY**
 - A. *February 16, 2017* – An application for administrative site plan review was filed with the Medway Planning & Economic Development office which subsequently filed it with the Town Clerk on February 21, 2017.
 - B. *February 21, 2017* – The Medway Administrative Site Plan Review Team (Building Commissioner Jack Mee, Community and Economic Development Director Stephanie Mercandetti, and Planning and Economic Development Coordinator Susan Affleck-Childs) met to review the proposed scope of work.
- IV. INDEX OF SITE PLAN DOCUMENTS** – The following information was reviewed:
 - A. Administrative Site Plan Review Application.
 - B. Photos of Medway Café storefront to show existing condition of where the door will be installed.
 - C. Construction scope of work and door sketch prepared by the contractor, Dennis Losardo.
 - D. Gould's Plaza Site Plan, Sheet 1 Index, July 2014.
 - E. Email communication dated February 21, 2017 from Fire Chief Jeff Lynch.
- V. FINDINGS**
 - A. The proposed installation of a second egress door is required for compliance with the current state building code.

VI. DECISION – At its meeting on February 21, 2017 the Medway Administrative Site Plan Review Team approved the proposed new egress door for the south façade of Medway Café at 74 Main Street as described in the referenced administrative site plan review application, subject to the conditions noted below.


VII. SPECIFIC CONDITIONS OF APPROVAL – Administrative approval of this site plan application is subject to the following specific conditions:

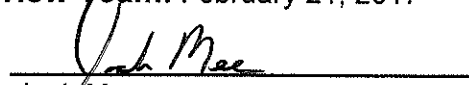
- A. **Building Permit** – A building permit from the Medway Building Department is required before installation.
- B. **Design** – The new door and framing shall color blend with the existing bronze color used elsewhere on the Medway Café storefront.
- C. **Compliance**
 - 1. Any construction work that deviates from this decision shall be a violation of the Zoning Bylaw, Section 3.5.3.A.3. The Town and its agents may use all legal options available to it, including referring any violation to the Inspector of Buildings/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with this decision and its conditions.
 - 2. The Conditions of Approval are enforceable under Section 3.1 of the Medway Zoning Bylaw (non-criminal disposition) and violations or non-compliance are subject to the designated fine.
- D. **Plan Changes** – Any changes to the proposed egress door installation shall necessitate a modification review by the Administrative Site Plan Review Team.
- E. **Schedule for Project Completion** – This approval shall lapse after one year of the grant thereof if substantial work has not commenced except for good cause. Construction shall be completed by the applicant or its assignees within two years of the date of plan endorsement.

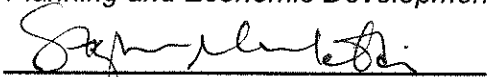
Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Administrative Site Plan Review Team may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, this approval shall lapse and may be reestablished only after a new filing and decision have occurred.

X. APPEAL - Any person aggrieved by this Administrative Site Plan Review decision may appeal the decision to the Planning & Economic Development Board.

Approved by Medway Administrative Site Plan Review Team: February 21, 2017


Susan E. Affleck-Childs
Planning and Economic Development Coordinator


Jack Mee
Building Commissioner


Stephanie Mercandetti
Director of Community and Economic Development

COPIES TO: Peter Morrissey, Medway Café
Lester Gould, NACOG Realty
Dennis Losardo, Contractor
Donna Greenwood, Principal Assessor
Chief Jeff Lynch, Fire Department
Chief Allen Tingley, Police Department
Maryjane White, Town Clerk



MEDWAY CAFÉ

ADDITIONAL EGRESS ADDED

FRONT OF BUILDING

74 MAIN STREET UNIT 13

MEDWAY MA

ALL - ALUMINUM FRAME DOOR (BUILT BY RITE GLASS
WOONSOCKET, RI)

Door will include a Half Panel on the bottom

(Aluminum Bottom)

No Structure Change-

Exterior:

Cutting back exterior brick – for exact fit of door
opening

Interior:

Interior wood trim will be cut back and re-finished for
exact fit of door

Door and exit work will include

Signage on door – Emergency Exit only

A Standard Illuminated EXIT LIGHT- will be installed in
the interior ceiling by the new egress door

Panic bar on the interior of the door –

