



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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F-3519

April 28, 2021

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

RE: ***PGC Associates, LLC: Medway Mill, 163-165 Main Street, Medway, MA***

Dear Members of the Board:

On behalf of our client, N.R.G. Concepts, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from PGC Associates dated January 6, 2021.

PGC's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

4. *Section 204-5-D (8) specifies the contents of a landscape plan. A waiver of the requirement for a Landscape Architect may be appropriate, but another requirement that should be complied with is a maintenance program to ensure the viability of the new plants. The Conservation Commission Order of Conditions will likely address the maintenance of the remediation area, but the parking lot trees and row of shrubs between the parking lot and abutters should be addressed. A note has been added that newly planted material shall be watered for 90 days. No details on quantity or frequency or pruning or replacement if failed (beyond 1-year guarantee). Info on basin planting and mowing added. Ongoing maintenance shrubs and trees should be addressed.*

GH: A Long-Term Operation and Maintenance Plan has been prepared to include biannual inspections of the remediation areas, basin plantings and mowing that will be incorporated into the Order of Conditions.

10. *Section 207-19-C (1) (a) requires that a minimum of 10% of internal parking area shall be provided as landscaped island areas, exclusive of perimeter landscaping. 207-19-C (1)(b) requires landscape islands at the ends of rows with more than 15 parking spaces. The plan shows islands with trees within the parking area. No calculation indicates if the islands represent 10% of the area. Section 207-19-C (1)(d) requires at least 1 deciduous shade tree per 6 parking spaces. At 41 car spaces, 7 trees are required and 7 are provided. The applicant provided a calculation showing the internal parking area includes 2.3% of landscaped area. It is explained that the layout was determined to minimize impact on the riverfront area. A waiver is needed. There is now no*

landscaping within the internal parking area. The parking was designed to minimize intrusion of the detention basin within the riverfront area, and the area of impervious surface has been reduced.

GH: No further action required.

11. *The photometric plan is OK, but a note on it says the parking lot lights will be on from 7:30 AM to 10:00 PM. There should usually not be a need for the lights to be on during daylight hours so I think the intent was that the lights would only be on as needed between those hours. It might be better expressed as "The parking lot lights will be off from 10:00 PM to 7:30 AM."*

GH: The photometric plan (Sheet 8 of 12) has been updated accordingly. Refer to Note 5.

We believe these responses have addressed the concerns expressed by PGC from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,

Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager