



Guerriere & Halnon, Inc.

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F-3519-1

May 10, 2021

Medway Planning Board
155 Village Street
Medway, MA 02053
Attn: Andy Rodenhiser, Chairman

RE: *Status Update: Medway Mill, 163-165 Main Street, Medway, MA*

Dear Members of the Board:

On behalf of our client, NRG Concept Inc, Guerriere & Halnon, Inc. please find enclosed the following information for review and discussion at the May 25, 2021 Planning Board public hearing:

- Response to comment letter from PGC Associates, LLC dated January 6, 2021;
- Response to comment letter from Tetra Tech dated January 7, 2021;
- Color renderings of the proposed parking lot prepared by Kuth-Ranieri Architects;
- Correspondence supporting the proposed project from the following:
 - Mr. Jeffrey Watson, Sergeant/Safety Officer Medway Police Department dated April 5, 2021;
 - Mr. William Tingley, Lieutenant – Medway Police Department dated April 7, 2021;
 - Mr. Michael Fasolino, Deputy Chief – Medway Fire Department dated April 7, 2021;
 - Voice message from Mr. Jack Mee, Medway Building Inspector, translated by Applicant as allowed by Mr. Mee; and
 - Several tenants with places of business located within The Stone Mill complex.
- Written correspondence prepared by the Dowling Corporation regarding construction at the access way off Lincoln Street dated April 12, 2021;
- Written correspondence prepared by RichMay, P.C. dated March 31, 2021;
- Revised Regulation Discussion of the Rivers Protection Act prepared by Goddard Consulting, LLC dated May 3, 2021 (i.e. Alternatives Analysis);
- A Long-Term Operation & Maintenance Plan for the Medway Mill Parking Expansion prepared by Guerriere & Halnon, Inc. dated February 14, 2020 and last revised April 16, 2021;
- Stormwater Report prepared by Guerriere & Halnon, Inc. dated February 14, 2020 and last revised April 21, 2021;

- Complete set of plans entitled “Site Plan Medway Mill 163-165 Main Street Medway, Massachusetts” prepared by Guerriere & Halnon, Inc. dated February 14, 2020 and last revised April 21, 2021

The following revisions have been incorporated based on comments received from the Planning Board since the original submission in February 2020:

- The propose parking area will consist of 42 parking spaces with a single drive aisle;
- The proposed trees along the northwest side of the parking area have been relocated to inside the fence line;
- Proposed parking area has been uniformly offset 15’ from the property line in accordance with the Town of Medway Rules and Regulations Section 207-12.G.3.B(F) and a waiver is no longer needed;
- Pervious paver sidewalk from the new parking area has been shifted to minimize impacts to established trees with the project area;
- Mitigation areas within the wetland resource area buffer zones and riverfront areas have been coordinated with Conservation Commission and are currently under review by the Commission; and
- Stormwater mitigation measures have been coordinated with Conservation Commission and Tetra Tech, which are depicted on the revised plan set including the following:
 - Above ground basin has been adjusted to minimize disturbance and potential impacts to the resource areas and riverfront;
 - Existing catch basins on site will be cleaned and retrofitted with hoods and solid concrete sumps;
- Color renderings of the parking area have been provided.

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager