



November 10, 2020

Medway Planning & Economic Development Board
Attn: Susan Affleck-Childs, Coordinator
155 Village Street
Medway, Massachusetts 02053

Re: **Harmony Village**
218-220 Main Street, Medway, Massachusetts
Response to Tetra Tech comments
MAI Project No. 8521

Dear Chairman Rodenhiser and Members of the Board:

On behalf of the Applicant, Harmony Village LLC, Meridian Associates, Inc. (MAI) is pleased to submit this letter in response to the Tetra Tech review letter dated September 18, 2020 and associated comments.

Sections and numbered items correspond to their comment letter and address outstanding items as follows:

Site Plan Review

2. The list of waivers has been revised (charging station waiver added, driveway runoff waiver added, vertical granite curb at roundings waiver removed) on the Cover Sheet. Driveway runoff waiver request form enclosed.
4. Property line bearings have been added to the Record Conditions plan.
5. Elevations, renderings, and floor plans have been provided for the proposed quadriplex and existing dwellings to be rehabilitated (218 & 220 Main St.).
7. A meeting with the Medway Fire Chief confirmed that an additional hydrant is not required (end of drive is less than 400 feet from existing hydrant on Main St.). An email response from the Fire Chief is enclosed.
11. Vertical granite curb has been proposed at the entrance roundings for the proposed driveway. This waiver request has been withdrawn.
14. The stormwater runoff downgradient of DCB-01 has been significantly reduced from the previous discharge for the existing driveway serving 218-220 Main St. prior to the project. A waiver request form is enclosed.
15. A waiver is being requested to use cape cod berm instead of vertical granite curb along the interior driveway only. Granite gutter mouth curbs will be used in catch basin sections.
16. See item 7.
17. Due to the limited pedestrian traffic and desire to minimize impervious areas, a Waiver is requested for any sidewalk requirement.
18. The existing bulkhead for Unit 1 (#218 Main St) is to remain and will not affect the fire truck access. An email response from the Fire Chief is enclosed.
20. An irrigation well can be provided, if necessary, as a condition of approval.



22. A photometric plan has been included in the plan set (C-9, last sheet).
23. The Landscape plan has been revised for the new quadriplex layout. Much of the existing plantings can be retained to maintain the buffer along the northern portion of the Leonard property).

Stormwater Review

27. & 28. Existing and proposed catchment area have been revised to match the HydroCAD analysis.
29. A test pit can be scheduled to confirm designs for DW-1 as a condition of approval. DW-4 is no longer needed for the quadriplex layout.
30. A basin cross section for DB-1 has been added to the details.
36. An O&M Plan has been revised to include mowing on the bottom and sides slopes of the infiltration basin.
38. This issue has been resolved with the revised layout.
39. The HydroCAD analysis has been revised to be consistent as requested.

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

44. Limit of work area is labeled on the last note shown on the ESCP (approximately 51,000 SF).
45. Construction phasing is included within the Stormwater Report.
48. Phosphorus removal calculations are included in the Stormwater Report.

General Comments

50. Revisions and details have been added as requested.
51. Foundations drains routing shown.

We trust that these comments have been adequately addressed, and look forward to our next hearing date on November 10, 2020.

Please contact our office if any additional information is required before then.

Sincerely,

MERIDIAN ASSOCIATES, INC.

Drew Garvin, EIT
Senior Project Engineer

Copy: Gary Feldman
8521_TT Response_20201110

Drew Garvin

From: Jeff Lynch <ChiefLynch@townofmedway.org>
Sent: Monday, September 21, 2020 9:45 AM
To: Drew Garvin
Cc: Mike Fasolino
Subject: RE: 218-220 Main St project

Mr. Garvin, This email shall serve as confirmation that we have spoken and the information you state below is approved by this department. The closest hydrant is within 400 feet to the furthest building and the road meets width requirements of the Fire Code. Please make sure the structure of the road is a hard surface, maintainable in all weather, (tar or cement), and will withstand 75,000 pounds of weight. Thank you. Chief Lynch

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053

Mailing address;
44 Milford Street
Medway, MA 02053

From: Drew Garvin [mailto:dgarvin@meridianassoc.com]
Sent: Thursday, September 17, 2020 12:38 PM
To: Jeff Lynch <ChiefLynch@townofmedway.org>
Subject: 218-220 Main St project

Hi Chief Lynch,
Per our recent meeting, I have attached a plan showing appropriate turning/access for the Medway Ladder Truck. We have also confirmed that the linear distance (along road and driveway) from the existing hydrant on Main St. to the end of the proposed driveway is approximately 330 feet (less than 400). Therefore, no new fire hydrant is required for the project.
Can you please provide a letter to the Planning Board indicating that you are satisfied with this? We have a hearing scheduled for Tuesday (9/22) and it would be helpful to be able to present this per their request.
Let me know if you have any questions or need additional information.
Thanks,
Drew



Drew Garvin

EIT/ Senior Project Engineer

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Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Harmony Village
Property Location:	218-220 Main Street
Type of Project/Permit:	Multifamily Housing Special Permit Application
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Sec. 207-11.A.15
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Driveways to be designed to prohibit runoff onto public streets.
What aspect of the Regulation do you propose be waived?	Some runoff from existing driveway to remain
What do you propose instead?	Proposed drainage design significantly reduces existing runoff condition.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The existing driveway is to remain and has been designed to improve this condition to the maximum extent practicable.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Unknown
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Existing condition has been improved to the maximum extent practicable.
What is the impact on the development if this waiver is denied?	Extensive and costly pump system designs to address an insignificant amount of runoff.
What are the design alternatives to granting this waiver?	Onsite drainage treatment and recharge improvements and reduction of existing runoff entering Main Street.
Why is granting this waiver in the Town's best interest?	Onsite drainage treatment and recharge improvements and reduction of existing runoff entering Main Street.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Onsite drainage treatment and recharge improvements and reduction of existing runoff entering Main Street.
What is the estimated value of the proposed mitigation measures?	\$50,000
Other Information?	
Waiver Request Prepared By:	Drew Garvin - Meridian Associates, Inc.
Date:	11/10/2020