



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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F-3519-1

June 18, 2020

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

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

Dear Members of the Board:

On behalf of our client, NRG Concept Inc, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from PGC Associates, LLC dated March 19, 2020.

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

1. *The project qualifies for major site plan review since it involves "the addition of twenty or more new parking spaces," as specified in Section 3.5.3.b of the Zoning Bylaw.*

**GH: Acknowledged.**

2. *Section 204-3-F of the Site Plan Rules and Regulations requires a Development Impact Statement. This was not done, and applicant has requested a waiver. This may be reasonable since no additional development is proposed.*

**GH: Acknowledged.**

3. *Section 204-3 H requires a Construction Management Plan. Some of the details of such a plan (limit of work and stockpile area) are included on the Erosion Control Plan but a more detailed plan may be useful due to the close proximity of the work to residential abutters.*

**GH: Construction fence and notes have been added to the proposed work area for safety of abutters.**

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.*

**GH: A note has been added to the landscaping plan.**

5. *Section 204-5-D (13) requires details of certain site amenities. Most of the details have been provided. However, there are no details for the bike racks (which are specifically required). Details of the proposed bike racks, as well as the proposed charging stations should be provided.*

**GH: Details for bike racks and pervious pavers have been added to the detail sheets.**

6. *Section 204-5-D (14) requires a master signage plan. Proposed signage should be addressed, including messages to prohibit disposing of trash in the detention basin.*

**GH: Signage for electric car parking, stop sign, no parking fire lane, no trash within the detention Area, and no snow storage on the sidewalk has been added to the detail sheets.**

7. *Section 207-9-B requires sidewalks to be 5 feet wide. A sidewalk of pavers is proposed to be 4 feet wide. The sidewalk (and bike racks) does comply with the requirement to maximize pedestrian and bicycle access.*

**GH: The sidewalks have been widened to 5 ft. See bike rack detail sheet 12 of 12**

8. *Section 207-12 H requires curbing around parking lots. It's not clear what type of curbing is proposed.*

**GH: Vertical granite curb is proposed and labeled on the site plan. Detail added to sheet 12 of 12**

9. *Section 207-13-I requires electric charging stations. Two stations are provided which complies with the requirement.*

**GH: Added pavement markings for charging parking only.**

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.*

**GH: total parking area = 16,213 sf. island area = 368 sf for 2.3% of total parking.  
The layout for the parking was to minimize the impact to the riverfront.**

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*

Amanda Cavaliere  
Franklin Office Manager