
PGC ASSOCIATES, LLC

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
gino@pgcassociates.com

March 19, 2020

Mr. Andy Rodenhiser, Chairman
Medway Planning Board
155 Village Street
Medway, MA 02053

RE: MEDWAY MILL MAJOR SITE PLAN REVIEW

Dear Mr. Rodenhiser:

I have reviewed the major site plan for Medway Mill under the Site Plans Rules and Regulations adopted by the Planning and Economic Development Board on October 8, 2019. The owner/applicant John Greene, Trustee, 165 Main Street Realty Trust.

The proposal is to add a parking lot, expand a bridge and install drainage improvements within the existing site. Some landscaping is also proposed. The plan was prepared by Guerriere and Hanlon, Inc. of Franklin, and is dated February 14, 2020.

The property is located at 165 Main Street in the AR-II district and is within the Medway Mill Conversion subdistrict of the Adaptive Use Overlay District. I have comments as follows:

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.
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.
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.
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.
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.
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.

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.
8. Section 207-12 H requires curbing around parking lots. It's not clear what type of curbing is proposed.
9. Section 207-13-I requires electric charging stations. Two stations are provided which complies with the requirement.
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.

If there are any questions about these comments, please call or email me.

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", with a stylized flourish at the end.

Gino D. Carlucci, Jr.