



August 10, 2021

**Medway Planning & Economic Development Board
Meeting**

**Rocky's Hardware – Outdoor Display
Special Permit and Administrative Site
Plan – 98 Main Street**

- Public hearing continuation notice to 8-10-21 filed with the Town Clerk on 7-14-21
- Revised Garden Center design plan dated 7-29-21
- Applicant's responses to previous Town staff and consultant review comments
- Tetra Tech review letter dated 8-5-21 re: revised design plan

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Matthew Hayes, P.E., Member
Thomas Gay, Associate
Member



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Medway, MA 02053
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www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
JUL 14 '21 PM 3:22

MEMORANDUM

July 14, 2021

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees

FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator

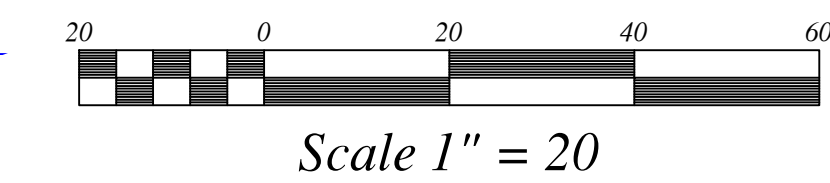
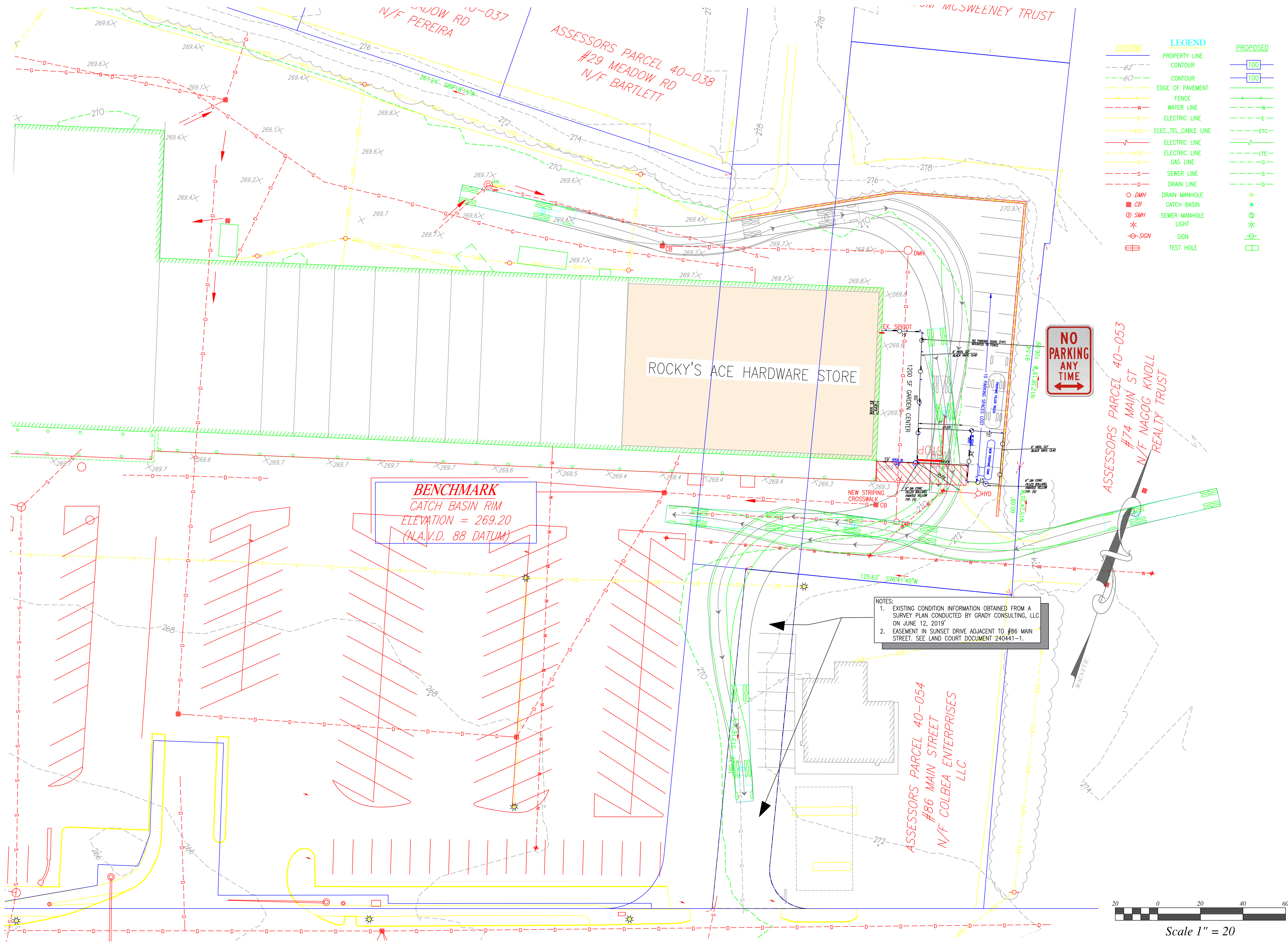
RE: *Public Hearing Continuation for Rocky's Hardware Outdoor Display Special Permit and Administrative Site Plan*
Continuation Date – Tuesday, August 10, 2021 at 7 p.m.

At its July 13, 2021 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Rocky's Hardware of Springfield, MA for approval of outdoor display special permit and associated site plan to add an enclosed outdoor display area and an outdoor propane filling station area to their location at Medway Place shopping plaza at 98 Main Street. The public hearing was continued to Tuesday, August 10, 2021 at 7 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The proposed project includes the establishment of a 1,200 square foot outdoor display area on a portion of the site that is currently paved, underutilized, and which abuts the eastern end of the Medway Place building where Rocky's is located. The display area will feature typical hardware store items such as seasonal tools, plants, and other merchandise. Proposed improvements include installation of fencing and protective bollards. Additionally, the applicant wishes to install a fenced in propane filling area on a 15' x 24' concrete pad, also with protective bollards. The planned improvements are shown on *Medway Place Site Plan and Landscape Plan* (Sheets C1.00 and C2.00) dated April 22, 2021, last revised July 13, 2021 prepared by Howard Stein Hudson of Boston, MA.

The applications, site plan and supporting documentation were filed with the Town on May 12, 2021 and are on file with the Medway Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA. Project information including the revised site plan has been posted to the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/rockys-hardware-98-main-street>

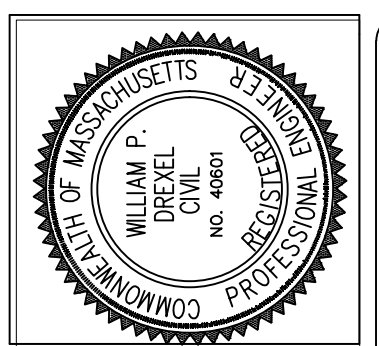
The applicant intends to submit a revised plan based on the comments received to date. We will post the revised plans to the Board's web page as specified above. We welcome review comments from Town staff, boards and committees. *Please forward any comments to me by August 5, 2021.* Please do not hesitate to contact me if you have any questions.



| EXISTING | LEGEND | PROPOSED |
|----------|-------------------------|----------|
| --- | PROPERTY LINE | --- |
| --- | CONTOUR | --- |
| --- | EDGE OF PAVEMENT | --- |
| --- | FENCE | --- |
| --- | WATER LINE | --- |
| --- | ELECTRIC LINE | --- |
| --- | ELEC., TEL., CABLE LINE | --- |
| --- | ELECTRIC LINE | --- |
| --- | ELECTRIC LINE | --- |
| --- | GAS LINE | --- |
| --- | SEWER LINE | --- |
| --- | DRAIN LINE | --- |
| --- | DRAIN MANHOLE | --- |
| --- | CATCH BASIN | --- |
| --- | SEWER MANHOLE | --- |
| --- | LIGHT | --- |
| --- | SIGN | --- |
| --- | TEST HOLE | --- |

NOTES:
1. EXISTING CONDITION INFORMATION OBTAINED FROM A SURVEY PLAN CONDUCTED BY GRADY CONSULTING, LLC ON JUNE 12, 2019.
2. EASEMENT IN SUNSET DRIVE ADJACENT TO #86 MAIN STREET. SEE LAND COURT DOCUMENT 240441-1.

ROCKY'S ACE HARDWARE
GARDEN CENTER PLAN
98, 108 & 114 MAIN STREET
MEDWAY, MA.
FOR
MEDWAY REALTY, LLC
DATE: JULY 12, 2021



| NO. | DATE | DESCRIPTION | BY | CHKD. | APPD. |
|-----|---------|---|----|-------|-------|
| 1 | 7-12-21 | REVISION: PARKING SPACES | | | |
| 2 | 7-12-21 | REVISION: DRAINAGE, SPIGOT, STOP MARKINGS | | | |

SUGRUE & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
9 THURBER BLVD-SUITE A
SMITHFIELD, R.I. 02917
(401) 647-3890 FAX (401) 647-7067

SCALE: 1" = 20'

**Rocky's Ace Hardware
Special Permit Application For Outdoor Display**

Statement Regarding Project Narrative

Rocky's Ace Hardware ("Rocky's") submitted its special permit application and received comments from (1) Susy Affleck-Childs, Planning and Economic Development Coordinator, (2) Steven M. Bouley, PE, Project Manager, Tetra Tech, and (3) Members of Planning and Economic Development Board during the July 13, 2021 hearing. These responses and the revised plan and photographs submitted with these responses supersede the original project narrative to the extent there is a conflict between this submission and that narrative.

Response To Comments

**A. Letter by Susy Affleck-Childs, Planning and Economic Development Coordinator
July, 8, 2021**

Comments/Questions on Rocky's Hardware

1. *The actual dimensions of the outdoor display area are not shown on the provided site plan. It is important to know the length of each side of the fence, rather than just the description of "up to 1200 square feet" as noted in the special permit application, or "approximate 1200 SF" as shown on the plan. The plan should be revised to include the dimensions.*

RESPONSE: The plan has been changed to show the length of each side of the outdoor display area.

2. *The written description indicates that the outdoor display area will surrounded by protective bollards. The site plan does not show the bollard locations for the outdoor display area. The plan should be revised to specify the locations of the protective bollards.*

RESPONSE: The plan has been changed to specify the locations of the protective bollards.

3. *Will there be access to the outdoor display area directly from any point outside, or will the area be accessible only through the store? Any gate proposed for the fencing should be shown.*

RESPONSE: The plan has been changed to show the location of the gate. The gate on the outdoor display area faces toward Main Street and opens inward.

4. *How many parking spaces will be lost by the addition of the outdoor display area and the propane fill station? Is that loss of spaces reflected in the Parking Spaces Summary table on Sheet C1.00?*

RESPONSE: There will be a loss of 10 parking spaces as shown on the plan due to the width of the travelled way being increased to 24 feet. There was some discussion by the Board about preserving these parking spaces, but this would require a 3' reduction in the width of the travelled way. Rocky's will work with Medway Realty, LLC ("Medway Realty") regarding any changes to the site plan after this question has been finalized.

5. *The plan does not specify what type of fencing is proposed around the outdoor display area and the propane fill station area. The text in the project description indicates it will be black vinyl chain link fencing. What height of fence is proposed? The plan should be revised to indicate that information and include a fencing detail.*

RESPONSE: The plan is revised to show a 6-foot black vinyl coated chain link fence around the propane filling station and a 6-foot black vinyl coated chain link fence around the outdoor display area.

6. *The project description indicates that Rocky's will also use the outdoor display area for pick-up of larger items purchased in the store. It is not clear where this pick-up area is to be located. It is not shown on the site plan.*

RESPONSE: In response to concerns, items will not be picked up from the outdoor display area. Instead, Rocky's has a designated area near the front of the store where items for pickup will be stored and can be carried out to the parking lot in the usual manner. If an item is large and/or difficult to load into a vehicle, Rocky's is committed to delivering items directly to customer cars and to aiding them with vehicle loading.

7. *What is the lighting plan for the outdoor display area? Nothing is indicated on the plan. Any outdoor lighting must meet the lighting standards of the Zoning Bylaw.*

RESPONSE: The outdoor display area will not involve any additional lighting beyond existing conditions.

8. *Will the outdoor display area function year-round?*

RESPONSE: The outdoor display area will function year-round in some capacity, but will likely be utilized more heavily during warmer months.

9. *The applicant should understand that no signage pertaining to the products kept in the outdoor display area will be allowed nor will any advertising on the propane tank be authorized.*

RESPONSE: With the exception of safety signage such as signage related to propane deliveries and "no parking" signage, no signage is proposed for the outdoor display area.

10. *What is the anticipated height of materials and the associated shelving to be displayed/stored within the outdoor display area?*

RESPONSE: The items in the outdoor display area will be stacked without shelving. The height of the materials will not approach or exceed the fence height.

Summary of Comments received from the Medway Fire Department

1. *There needs to be always an unobstructed laneway of 20' wide between the propane filling station and the outdoor display enclosures. It appears that such is provided.*

RESPONSE: Rocky's has provided a 24' wide travel lane between the propane filling station and outdoor display enclosure. If the Board would prefer to preserve the parking spaces near the propane filling station, then that travel lane will need to be reduced to 21'.

2. *How are propane deliveries handled? A clearly designated area should be specified on the plan for where propane delivery trucks will park. Signage should be provided on the fence to direct delivery trucks to park in the specified location. Propane delivery parking cannot obstruct access around the building and the outdoor display area by emergency vehicles.*

RESPONSE: The area where the delivery truck will be parked during propane deliveries is marked on the plan. Safety signage directing deliveries to this area will be placed on the fence. The propane delivery truck will not obstruct access around the building. If the Board would prefer to preserve the parking spaces, then Rocky's is committed to marking off the area where the propane delivery will occur with cones or other markers to assure that the propane delivery truck can park on those parking spots adjacent to the propane fill station.

3. *Signage should be included on the fences to state no customer parking in front of the outdoor display enclosure and propane filling station. Customer parking cannot obstruct access around the building and outdoor display area by emergency vehicles.*

RESPONSE: As shown on the plan, safety signage stating that no parking is allowed will be prominently placed on both the outdoor display fence and the propane fill station fence. Rocky's will work with Medway Realty to assure that no parking is tolerated in these areas to prevent obstruction of emergency vehicles.

B. Letter by Steven M. Bouley, PE, Project Manager, Tetra Tech July 12, 2021

Site Plan Review Comments

1. *We do not anticipate any issues with stormwater as the proposed garden center area is located on existing asphalt. However, the plan should include the as-built stormwater*

infrastructure that was recently installed under the proposed display area to ensure fence posts and bollards do not impact the infrastructure below. (Ch. 200 §206-3.B.4)

RESPONSE: The as-built stormwater infrastructure is shown on the plan.

2. *The proposed plan has not been stamped, signed and dated by a qualified professional registered in Massachusetts. (Ch. 200 §206-4.A)*

RESPONSE: The proposed plan has been prepared by a qualified professional registered in Massachusetts.

3. *The Site Plan has been prepared at a scale of 1" = 10' which does not meet the Regulations. However, we believe the plan as submitted accurately depicts the proposed work and we would not oppose a waiver request from this Regulation. (Ch. 200 §206-4.B).*

RESPONSE: The scale on the plan is 1" = 20'. The previous plan was 1" = 10' but the plan was re-sized to show the abutting properties. To the extent a waiver is needed, Rocky's seeks a waiver from the Board from this requirement.

4. *The driveway width between the proposed garden center fence and existing parking is proposed at 20 feet which does not comply with the required 24-foot width in the Regulations. Entering and exiting the existing 90° parking spaces may be difficult adjacent to the garden center. (Ch. 200 §207-11.B.3)*

RESPONSE: The plan now shows a 24' wide travelled way. Changing the width causes a loss of 10 parking spaces.

5. *We recommend the Applicant elaborate in the narrative on how deliveries will be handled to the garden center and re-filling of the proposed propane tank. Specific loading areas shall be shown on the Plans if required. (Ch. 200 §207-13)*

RESPONSE: The delivery areas for all goods, both the store and outdoor display area, is shown on the plan and the delivery area for propane is shown on the plan.

6. *The Applicant has not provided any lighting on the Plans. We anticipate lighting may be required during late fall, winter and early spring when sunlight is minimal. Additionally, we recommend the Applicant clarify which months the garden center will be used and how access and proper lighting will be maintained for customer loading if the garden center is closed for the winter months. (Ch. 200 §207-18)*

RESPONSE: See Responses A.7 and A.8.

7. *The Applicant has not provided narrative related to snow removal within the proposed garden center and whether the area will be utilized in the winter months. (Ch. 200 §207-21)*

RESPONSE: Snow removal will be carried by hand or with small equipment as needed.

8. *The Applicant has not proposed any screening of the proposed garden center which is proposed to be black vinyl coated chain link fence. Additionally, a fence detail has not been provided. (Ch. 200 §207-22).*

RESPONSE: Photographs showing the type of fence were presented to the Board at the July 13, 2021 hearing and are included with these responses. No screening of the outdoor display area is proposed because of the nature of the property, the nature of the surrounding commercial properties and the existing screening of all nearby residential areas with a retaining wall, topography, and vegetation.

General Comments

9. *We recommend the Applicant explore relocating the proposed propane tank to the north of the proposed garden center location in the event the tank can be near the building and meet all applicable codes. Relocation of the proposed tank will maintain parking, remove a hard constriction point in the corridor between the building and the edge of pavement and provide easier access for snowplows during winter months. Alternative design locations shall be submitted to and reviewed by the Medway Fire Department.*

RESPONSE: Rocky's did discuss locating the propane tank along the building to the north of the outdoor display area with Medway Fire Department. The Fire Department preferred to have the propane tank in the location shown on the plan.

10. *Additional bollards may be necessary to protect the proposed propane tank. No bollards are proposed along the western side of the tank enclosure and a car may be able to fit between the proposed bollards on the northern and southern sides of the enclosure. A bollard detail should be provided on the Plans.*

RESPONSE: Additional bollards are shown on the plan. A photograph showing the proposed bollards was presented to the Board at the last hearing and is included with these responses.

11. *We recommend the Applicant coordinate this plan with the overall site plan for the plaza. Parking spaces are proposed to be removed as part of this work which shall be accounted for in the overall site design for the plaza.*

RESPONSE: The outdoor display area is specific to Rocky's use of the leased space. Regarding the parking spaces, see Response A.4. Medway Realty has agreed to the loss of the 10 spaces if the Board prefers the 24-foot wide driveway per Tetrattech's comment.

12. *We recommend the Applicant confirm with the Medway Fire Department if fire suppression is required for the propane tank and the garden center area.*

RESPONSE: Rocky's has discussed this application with the Medway Fire Department, and will follow the Fire Department's requirements regarding the application.

13. *We recommend the Applicant provide common materials that will be stored in the garden center area. Particularly as it relates to items such as fertilizers, de-icing chemicals and other substances which may enter the on-site stormwater system and flow to the Municipal Separate Storm Sewer System (MS4) if not properly handled.*

RESPONSE: As discussed on the hearing on July 13, 2021, the materials that will be located in the outdoor display area do not include fertilizers, de-icing chemicals, or other substances that may enter the MS4 system and create issues with that system. The materials will be bagged soils, mulches, and other items that do not pose an issue for the MS4 system given stormwater controls.

14. *The Applicant should provide clarification on the Plans and narrative if outdoor water spigots will be proposed. This work should be coordinated with Medway DPW and the Building Department to determine if backflow prevention is required on those spigots.*

RESPONSE: As discussed during the hearing on July 13, 2021, no additional outdoor water spigots are proposed. The location of the relevant outdoor water spigot is shown on the plan.

C. Comments from the Board at the July 13, 2021 Hearing

1. *Show more bollards around the outdoor display and propane fill station fences.*

RESPONSE: The plan shows additional bollards around the outdoor display and propane fill station fences. The type of bollards are shown on the attached photograph introduced during the July 13, 2021 hearing

2. *Show fence heights on the plan.*

RESPONSE: Fence height for both the outdoor display and propane fill station fences are shown on the plan.

3. *Show the hydrant on the plan (shown on revised site plan sheet 2).*

RESPONSE: The fire hydrant location is shown on the plan.

4. *Show stormwater improvements below outdoor storage area.*

RESPONSE: The stormwater improvements beneath the outdoor display area are shown on the plan.

5. *Show delivery areas for the hardware store and propane tank on the plan.*

RESPONSE: The delivery areas for goods to the store and for propane to the propane fill area are shown on the plan.

6. *Add striping to visually extend the sidewalk to the propane area in order to protect pedestrians. Consider adding bollards along the southerly side of the striping.*

RESPONSE: Striping is shown on the plan running from the end of the sidewalk in front of the store, across the front of the outdoor display area, and across the vehicle lane to the propane fill station. The addition of bollards along the southerly side of the striping will likely interfere with the turning radius needed to stay on Medway Place property.

7. *Show the water spigot(s) on the plan.*

RESPONSE: The relevant water spigot is shown on the plan. No new water spigots are proposed.

8. *Show the property boundary to the south of the outdoor storage area on the plan.*

RESPONSE: The property boundary to the south of the outdoor storage area is shown on the plan.

9. *Show the turn angles and paths for large trucks between the garden center and propane fill station and to the west to demonstrate that delivery vehicles can turn within the property boundaries.*

RESPONSE: The turn angles between the outdoor display area and propane fill station to the west are shown on the plan to demonstrate trucks can turn within the property boundaries.

10. *Show or identify the easement area on the plan.*

RESPONSE: The easement area is clearly identified on the plan.

Reservation of Rights

Medway Realty supports this application for a special permit under reservation of rights. Given Medway Plaza's status as a lawfully nonconforming, pre-existing use Medway Realty reserves the right to make the proposed improvements and conduct the proposed use under the so-called *Powers Test* (363 Mass. 648 (1972)) or, in the alternative, as a by-right accessory use that is customary and incidental to the principle use.





DANGER
NO SMOKING

**PROANE
FILLING
STATION**

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**FIRE
EXTINGUISHER**
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NO SMOKING
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**NOTICE
FOR YOUR SAFETY**



July 12, 2021
(revised August 5, 2021)

Ms. Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator
Medway Town Hall
155 Village Street
Medway, MA 02053

**Re: Rocky's Ace Hardware
Administrative Site Plan Review
98 Main Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at existing Medway Place Shopping Plaza at 98 Main Street in Medway, Massachusetts. The Project consists of a proposed outdoor garden center and propane storage and filling station at the eastern portion of the site.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Rocky's Ace Hardware Garden Center Plan, 98, 108 & 114 Main Street, Medway, MA" dated July 12, 2021, prepared by Sugrue & Assoc., Inc. (SAI)
- An Application for Administrative Site Plan Review, dated June 8, 2021, prepared by Pierce Atwood LLP. (PAL)
- An Application for Special Permit Approval, dated June 8, 2021, prepared by PAL.

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations) last amended October 8, 2019 and good engineering practice. Review of the Project for zoning related matters is being conducted by the Town and is excluded from this review.

TT 8/5/21 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A plan (Plan) titled "Rocky's Ace Hardware Garden Center Plan, 98, 108 & 114 Main Street, Medway, MA" dated July 12, 2021, revised July 27, 2021, prepared by SAI.
- A Response to Comments letter with supporting documentation, undated, prepared by PAL.

The revised Plan and supporting information were reviewed against our previous comment letter (July 12, 2021) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

SITE PLAN REVIEW

1. We do not anticipate any issues with stormwater as the proposed garden center area is located on existing asphalt. However, the plan should include the as-built stormwater infrastructure that was recently installed under the proposed display area to ensure fence posts and bollards do not impact the infrastructure below. (Ch. 200 §206-3.B.4)
 - *PAL Response: The as-built stormwater infrastructure is shown on the plan.*
 - **TT 2/5/21 Update: In our opinion, this item is Resolved.**

2. The proposed plan has not been stamped, signed and dated by a qualified professional registered in Massachusetts. (Ch. 200 §206-4.A)
 - *PAL Response: The proposed plan has been prepared by a qualified professional registered in Massachusetts.*
 - **TT 2/5/21 Update: In our opinion, this item is Resolved.**
3. The Site Plan has been prepared at a scale of 1" = 10' which does not meet the Regulations. However, we believe the plan as submitted accurately depicts the proposed work and we would not oppose a waiver request from this Regulation. (Ch. 200 §206-4.B)
 - *PAL Response: The scale on the plan is 1" = 20'. The previous plan was 1" = 10' but the plan we resized to show the abutting properties. To the extent a waiver is needed, Rocky's seeks a waiver from the Board from this requirement.*
 - **TT 2/5/21 Update: The Plan accurately depicts the proposed work and we would not oppose a waiver request from this regulation.**
4. The driveway width between the proposed garden center fence and existing parking is proposed at 20 feet which does not comply with the required 24-foot width in the Regulations. Entering and exiting the existing 90° parking spaces may be difficult adjacent to the garden center. (Ch. 200 §207-11.B.3)
 - *PAL Response: The plan now shows a 24' wide travelled way. Changing the width causes a loss of 10 parking spaces.*
 - **TT 2/5/21 Update: We recommend the Applicant consider decreasing the width (and increasing the length if similar square footage is needed) of the garden center to maintain the 24-foot drive aisle rather than losing 10 parking spaces.**
5. We recommend the Applicant elaborate in the narrative on how deliveries will be handled to the garden center and re-filling of the proposed propane tank. Specific loading areas shall be shown on the Plans if required. (Ch. 200 §207-13)
 - *PAL Response: The delivery areas for all goods, both the store and outdoor display area, is shown on the plan and the delivery area for propane is shown on the plan.*
 - **TT 2/5/21 Update: In our opinion, this item is Resolved.**
6. The Applicant has not provided any lighting on the Plans. We anticipate lighting may be required during late fall, winter and early spring when sunlight is minimal. Additionally, we recommend the Applicant clarify which months the garden center will be used and how access and proper lighting will be maintained for customer loading if the garden center is closed for the winter months. (Ch. 200 §207-18)
 - *PAL Response: The outdoor display area will not involve any additional lighting beyond existing conditions. The outdoor display area will function year-round in some capacity, but will likely be utilized more heavily during warmer months.*
 - **TT 2/5/21 Update: In our opinion, this item is Resolved.**
7. The Applicant has not provided narrative related to snow removal within the proposed garden center and whether the area will be utilized in the winter months. (Ch. 200 §207-21)
 - *PAL Response: Snow removal will be carried by hand or with small equipment as needed.*
 - **TT 2/5/21 Update: In our opinion, this item is Resolved.**

8. The Applicant has not proposed any screening of the proposed garden center which is proposed to be black vinyl coated chain link fence. Additionally, a fence detail has not been provided. (Ch. 200 §207-22)
- *PAL Response: Photographs showing the type of fence were presented to the Board at the July 13, 2021 hearing and are included with these responses. No screening of the outdoor display area is proposed because of the nature of the property, the nature of the surrounding commercial properties and the existing screening of all nearby residential areas with a retaining wall, topography, and vegetation.*
 - **TT 2/5/21 Update: We defer action on this item to the PEDB and Medway Design Review Committee.**

GENERAL COMMENTS

9. We recommend the Applicant explore relocating the proposed propane tank to the north of the proposed garden center location in the event the tank can be near the building and meet all applicable codes. Relocation of the proposed tank will maintain parking, remove a hard constriction point in the corridor between the building and the edge of pavement and provide easier access for snowplows during winter months. Alternative design locations shall be submitted to and reviewed by the Medway Fire Department.
- *PAL Response: Rocky's did discuss locating the propane tank along the building to the north of the outdoor display area with Medway Fire Department. The Fire Department preferred to have the propane tank in the location shown on the plan.*
 - **TT 2/5/21 Update: We recommend the PEDB acquire written correspondence from the Fire Department related to this Comment.**
10. Additional bollards may be necessary to protect the proposed propane tank. No bollards are proposed along the western side of the tank enclosure and a car may be able to fit between the proposed bollards on the northern and southern sides of the enclosure. A bollard detail should be provided on the Plans.
- *PAL Response: Additional bollards are shown on the plan. A photograph showing the proposed bollards was presented to the Board at the last hearing and is included with these responses.*
 - **TT 2/5/21 Update: The bollards shown in the photo are not consistent with what is shown on the plans (ie. photo appears to show a bollard every three to four feet, the plans show greater distance between bollards). The Applicant shall provide actual locations of the bollards on the Plan.**
11. We recommend the Applicant coordinate this plan with the overall site plan for the plaza. Parking spaces are proposed to be removed as part of this work which shall be accounted for in the overall site design for the plaza.
- *PAL Response: The outdoor display area is specific to Rocky's use of the leased space. Regarding the parking spaces, there will be a loss of 10 parking spaces as shown on the plan due to the width of the travelled way being increased to 24 feet. There was some discussion by the Board about preserving these parking spaces, but this would require a 3' reduction in the width of the travelled way...Medway Realty has agreed to the loss of the 10 spaces if the Board prefers the 24-foot wide driveway per Tetra Tech's comment.*
 - **TT 2/5/21 Update: See Update at Comment 4.**
12. We recommend the Applicant confirm with the Medway Fire Department if fire suppression is required for the propane tank and the garden center area.
- *PAL Response: Rocky's has discussed this application with the Medway Fire Department, and will follow the Fire Department's requirements regarding the application.*
 - **TT 2/5/21 Update: We recommend the PEDB acquire written correspondence from the Fire Department related to this Comment.**

13. We recommend the Applicant provide common materials that will be stored in the garden center area. Particularly as it relates to items such as fertilizers, de-icing chemicals and other substances which may enter the on-site stormwater system and flow to the Municipal Separate Storm Sewer System (MS4) if not properly handled.
- *PAL Response: As discussed on the hearing on July 13, 2021, the materials that will be located in the outdoor display area do not include fertilizers, de-icing chemicals, or other substances that may enter the MS4 system and create issues with that system. The materials will be bagged soils, mulches, and other items that do not pose an issue for the MS4 system given stormwater controls.*
 - **TT 2/5/21 Update: We recommend the PEDB Condition this item limiting storage of fertilizers, de-icing chemicals, etc. from storage in the garden center.**
14. The Applicant should provide clarification on the Plans and narrative if outdoor water spigots will be proposed. This work should be coordinated with Medway DPW and the Building Department to determine if backflow prevention is required on those spigots.
- *PAL Response: As discussed during the hearing on July 13, 2021, no additional outdoor water spigots are proposed. The location of the relevant outdoor water spigot is shown on the plan.*
 - **TT 2/5/21 Update: Similar to our original comment, coordinate with Medway DPW regarding use of that spigot and potential installation of backflow prevention.**

These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve them of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, PE
Project Manager

P:\21583\143-21583-21013 (PEDB ROCKYS HARDWARE)\DOCS\ROCKY'S ACE HARDWARE-PEDBREV(2021-08-05).DOCX