



March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

DPW 19 Populatic Street
Storge Canopy

- Collection of emails and memos re: the planned storage canopy at 19 Populatic Street
- Excerpt from the plan set showing the location and planned landscaping around the storage canopy.

NOTE – The DRC will discuss this at its 3-21-22 meeting so Jess and Tom will be able to brief you on the DRC's recommendations.

Date: 3/16/2022

Project No.: 20600

To: Medway Design Review Committee and Medway Planning and Economic Development Board

From: Wright-Pierce

Subject: Populatic WTP – Proposed Storage Canopy – Supplemental Information

As requested, we have compiled additional information on the proposed equipment storage canopy to be located at the new Populatic Water Treatment Plant (WTP) in Medway. The purpose of this memorandum is to provide additional information to assist the Board/Committee with visualizing the existing conditions at the site including screening, what the proposed canopy design will resemble, and the anticipated footprint against existing conditions.

Existing Conditions

The storage canopy is proposed to be installed over an existing paved area of approximately 1,300 sq ft. This area is currently used for equipment storage by Water Department. The area is already very well screened from the adjacent property at 15 Populatic St. by three large white pines and various other trees and vegetation of differing sizes. Refer to the photo below:



Proposed Canopy Design

The proposed design of the canopy will closely resemble the storage canopy that has been built at the newly constructed DPW Facility. Some primary differences to note from the DPW facility design include a plastic membrane roof in lieu of the insulated metal panel roof, the elimination of the gutters, and a smaller overall footprint. The height of the proposed canopy will be similar to the DPW facility with a low side height of approximately 16-ft and high side height of approximately 18-ft. Refer to the photos below:



Front View



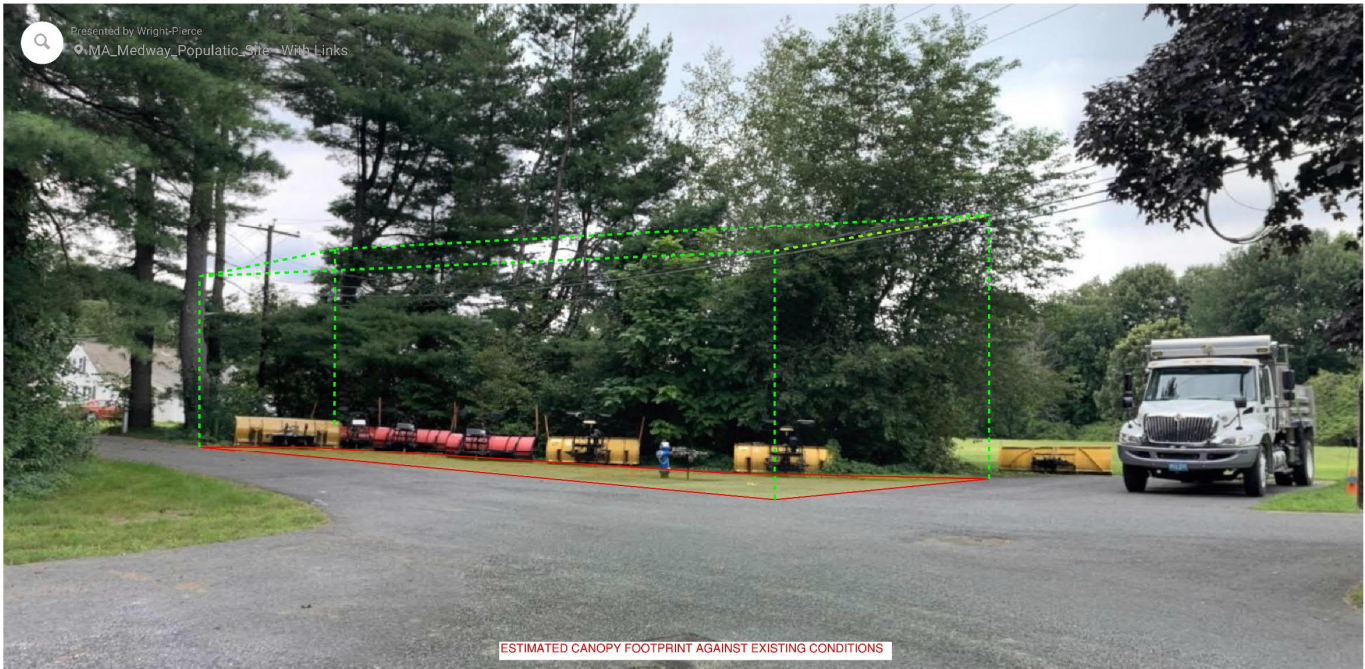
Side View



Underside View

Proposed Footprint

The proposed footprint will completely cover the existing pavement in that area. The existing trees and vegetation that provide screening will remain in place following construction. The photo below shows the estimated footprint of the proposed canopy overlayed in front of the existing conditions to provide a visual reference of the size.



We hope this additional information meets the expectations of the Design Review Committee and Planning Board. Please let us know if you have any further questions or comments.

Susan Affleck-Childs

From: James Cray <jim.cray@wright-pierce.com>
Sent: Thursday, March 17, 2022 8:40 AM
To: Susan Affleck-Childs
Subject: RE: Medway WTP Draft Final Plan Review

Hi Susy,

With respect to colors, there's not a lot of components to the canopy where colors would need to be selected for. We are currently proposing the steel framing to be hot-dipped galvanized because it's the most durable and requires little to no maintenance. The EPDM membrane roof we typically go with black, but could also go with white or gray, however it won't be that visible from the ground due to the low slope. There are some color options for the roof edge trim, but if we keep the galvanized steel, we would probably just go with a gray for the trim. But there are other options available – below is sample color chart from the company we specified around. As I've noted before during these meetings, the final colors on the project are not selected until construction starts and we receive the submittals so a decision doesn't need to be made next week on the colors.

-Jim

STOCK COLORS

STANDARD FINISH

70% PVDF resin-based coatings provide high performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates. [Download color chart.](#)



James Cray, PE

Wright-Pierce | Senior Project Manager
direct 978.416.8002 | cell 978.509.3960

WRIGHT-PIERCE 
Engineering a Better Environment

From: Susan Affleck-Childs <sachilds@townofmedway.org>

Sent: Wednesday, March 16, 2022 5:23 PM

To: James Cray <jim.cray@wright-pierce.com>
Subject: RE: Medway WTP Draft Final Plan Review

Thanks Jim.

This is very helpful. Any info available on colors? I expect the DRC will ask.

Susy

From: James Cray [<mailto:jim.cray@wright-pierce.com>]
Sent: Wednesday, March 16, 2022 5:17 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi Susy,

As requested, please find the attached supplemental information on the proposed storage canopy. I'll be prepared to speak to this in more detail if questions come up on Monday or Tuesday.

Thanks,
-Jim

James Cray, PE
Wright-Pierce | Senior Project Manager
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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, March 16, 2022 8:57 AM
To: James Cray <jim.cray@wright-pierce.com>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; bsmith@townofmedway.org
Subject: RE: Medway WTP Draft Final Plan Review

Yay. Excellent. Will do. Stay tuned.

Thanks.

From: James Cray [<mailto:jim.cray@wright-pierce.com>]
Sent: Wednesday, March 16, 2022 8:56 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi Susy,

1. Plan will be updated with specific date.
2. Will provide info by EOB on Thursday and I am available Monday night for Zoom, please forward the invite/link.

3. I am available Tuesday night – please forward invite/link.

Thanks,
-Jim

James Cray, PE

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, March 16, 2022 8:31 AM
To: James Cray <jim.cray@wright-pierce.com>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi.

1. Month and year on the plan is not OK. It needs to include a specific plan date.
3. Next DRC meeting is Monday, March 21. Please provide the canopy info by close of business on Thursday. Can you Zoom in Monday night for discussion? 7 pm.
4. Will need to discuss with the PEDB. Next meeting is Tuesday, March 22. I will add this as an agenda item. I will share with them your notes and the photo. Can you zoom in?

Susy

From: James Cray [<mailto:jim.cray@wright-pierce.com>]
Sent: Tuesday, March 15, 2022 11:37 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>
Subject: RE: Medway WTP Draft Final Plan Review

Hi Steve,

Please refer to my feedback below in Red.

Thanks,
-Jim

James Cray, PE

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, March 15, 2022 10:48 AM
To: Bouley, Steven <steven.bouley@tetrattech.com>

Cc: James Cray <jim.cray@wright-pierce.com>; Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>

Subject: RE: Medway WTP Draft Final Plan Review

Thanks, Steve.

Jim, would be glad to speak further with you about these items.

Thanks.

Susy

From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]

Sent: Tuesday, March 15, 2022 10:37 AM

To: Susan Affleck-Childs <sachilds@townofmedway.org>

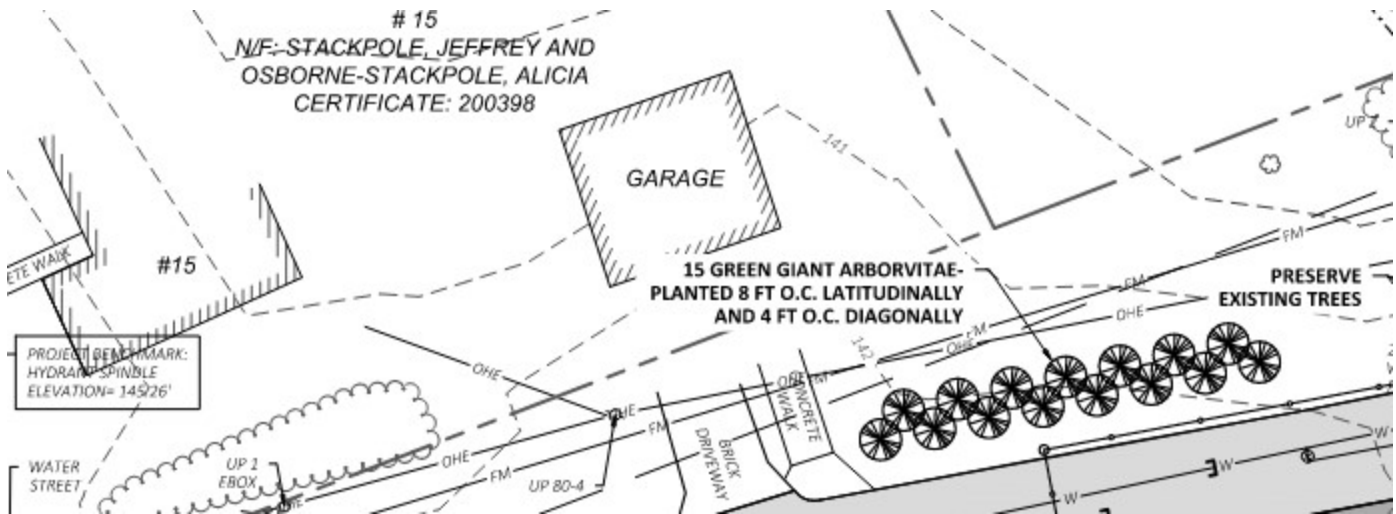
Cc: James Cray <jim.cray@wright-pierce.com>; Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>

Subject: Medway WTP Draft Final Plan Review

Hi Susy,

We have reviewed the draft final plan submission titled "Town of Medway Massachusetts, Contract Drawings for Populatic Water Treatment Plant, March 2022 Permit Submittal" dated March 2022, prepared by Wright Pierce. We reviewed the Plans against *Section VIII. Conditions* in the Decision and have the following comments:

1. The Decision references specific plan revision date be shown on the Plans. The Applicant has shown "March 2022" on the Cover Sheet and "3/2022" in the revision block. We recommend the PEDB confirm whether that is sufficient or if the intent of the condition was to include an actual date on the Plans. (VIII.C.3) **JEC: PEDB to confirm if Month/Year is sufficient.**
2. The Applicant has included a signature block for Board signatures. However, only four lines have been provided and there are five members of the PEDB. (VIII.C.4 and VIII.D.4) **JEC: We will add a 5th line.**
3. We recommend the PEDB confirm with Design Review Committee that the proposed canopy structure has been reviewed and approved. (VIII.D.2) **JEC: We still owe the DRC some additional photos showing similar canopy structures so they can get a better visual of what the proposed canopy will look like once completed.**
4. It does not appear additional landscaping is proposed to screen the Storage Canopy location as compared to the previous Plan Set. (VIII.D.7) **JEC: We discussed adding more landscaping to screen the canopy with our landscape architect. We were having a hard time determining what additional landscaping would really be needed. The goal was to screen the canopy from the abutting neighbor (#15 Populatic) as best we could and what we are showing now for screening appears adequate. There is not a lot open space to add additional plantings along that side of Water Street. We are keeping 3 large existing pines in place that already provide significant screening and we are also keeping the existing vegetation behind the proposed structure. So it's essentially surrounded by vegetation/screening. We also added a row of 15 Arborvitae to provide even more additional screening. See below. What is the PEDB's expectation for screening? We can certainly add more if needed, we just need some direction on where/what they would like added.**



Please let us know if you have any questions, thanks.

Steve

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