

PROJECT NARRATIVE FOR 20 MILFORD STREET MEDWAY, MA

INTRODUCTION

This narrative is for a Major Site Plan Review proposed at 20 Milford Street.

EXISTING CONDITIONS

SITE

The existing 1.56 acre site located on the north side of Milford Street contains a single-family dwelling located at the front of the site along with all appurtenant driveways landscaped areas, and utilities. The rear of the site is wooded. There are no conservation jurisdictional areas located on or near the site.

ZONING

The site is located in the Village-Residential district and the Multi-Family Housing Overlay District. and the Rabbit Hill National Register Historic District.

HISTORICAL

The site is located in the Rabbit Hill National Register Historic District. The existing dwelling itself was built in 1863 and is known as the Slocumb House. The dwelling is not proposed to be demolished and is in the process of being remodeled.

PROPOSED CONDITIONS

BUILDINGS

The proposed buildings will be of wood frame construction on basements. The rear units will be walkouts. Each unit will have its own garage and driveway space, with additional guest parking located on the site. All buildings will meet or exceed all requirements of the Massachusetts State Building Code.

DRIVEWAYS

The existing driveway will be removed and a new one constructed towards the center of the site frontage. The site has been designed to provide turnaround for fire trucks and delivery trucks of similar or smaller size.

SIDEWALKS

Pedestrian access will be provided with sidewalks throughout the site that will tie into the existing sidewalks along Milford Street.

STORMWATER

Stormwater management is accommodated by an underground infiltration field and a rain garden. A rain garden is proposed as an LID technique. For a complete evaluation of the stormwater facility design and analysis of compliance with the state and local regulations, please refer to the Stormwater Report.

UTILITIES

Water

The site will be connected to Town water. The expected water usage for the site is estimated to be approximately 720 gpd.

Sewer

The site will be connected to Town sewer. The expected water usage for the site is estimated to be approximately 660 gpd.

MULTI-FAMILY HOUSING

The development complies with the following standards of the bylaw concerning multi-family developments.

DIMENSIONAL

The development complies with the underlying zoning district (Village-Residential), except for in the case of the existing nonconforming dwelling. All proposed structures conform to the required setbacks of the VR district.

Buildings are required to not exceed 35' in height, which the proposed dwellings comply with.

The lot is 1.56 acres and therefore complies with the size requirement of more than 30,000 s.f.

DENSITY

The allowed density for the site is 8 units per whole acre. Only 5 new units (6 total) are proposed for the site. All 1.56 acres of the site are available for development.

SPECIAL REGULATIONS

Affordable Housing

Per section 8.6.B.1.a, the site is not required to meet the requirements of this section as a development proposing less than 6 new dwelling units.

Open Space

Open space on the site far exceeds the required 15% with a total proposed 65.8% open space.

Parking

All but one unit is provided with two garage parking spaces and two driveway spaces. One unit is provided with one garage space and one driveway space. The site is also provided with three guest parking spaces.

Historic Property

The site lies within the Rabbit Hill National Register Historic District, and the existing dwelling is greater than 75 years old. The existing dwelling is being renovated.

The proposed multi-family dwellings on the site will be designed to be consistent with the character of the neighborhood. These new dwellings will be located away from the road behind the existing dwelling and a small hill, minimizing visibility from Milford Street.

WAIVERS

There are presently no proposed waivers for this development.