
September 16, 2024

Planning & Economic Development Board
Town of Medway
155 Village Street
Medway, MA 02053

**Re: Revised - Project Description Narrative & Development Impact Statement
Major Site Plan & Groundwater Protection District Special Permit
“Lawrence Waste Services – Proposed Commercial Building”
CMG ID 2024-128: 39 Alder Street Medway, MA**

Dear Planning & Economic Development Board,

CMG is writing this letter to notify you of a change to the Project Applicant for the Major Site Plan for 39 Alder Street, Medway MA (the “Site”) from ETS Properties, LLC to East Hill Associates LLC. CMG further understands East Hill Associates LLC of 49 Alder Street Medway, MA purchased the Site on June 28, 2024 as per the Property Deed recorded at the Norfolk County Registry of Deeds Book 41857 Page 523.

The overall site layout, grading, and stormwater design is similar to the prior Site Plan set prepared for ETS Properties, LLC with modification based on the change of use. Site is currently an approximately 7.42 +/- Acre vacant undeveloped industrial property in the West Industrial (WI) zoning district. Site is also located within a Groundwater Protection Overlay District and contains both wetlands and riverfront conservation resource areas. Town water and sewer services are available within the adjacent Alder Street right of way.

Project Narrative

Applicant is proposing to construct a new one-story 7,400 SF building to be used exclusively by *Lawrence Waste Services Corporation*, a waste disposal and recycling company. The building and use will be similar to their existing building located at their adjacent 49 Alder Street property with 2,400 SF of office space and 5,000 SF for garage space. The site is not to be used for the storage of waste, only for the storage of empty waste dumpsters / containers / compactors.

The project is considered “new” development and is located in a “critical area” (i.e. Groundwater Protection District). CMG’s proposed stormwater management design is in compliance with the Massachusetts Stormwater Management Standards.

Lawrence Waste Services Corporation estimates there will be approximately fifteen (15) employees at this location. Normal business hours of operation will be Monday – Friday 7:00 AM to 5:00 PM. However, on-site maintenance activities may periodically take place outside of those hours depending on equipment and container servicing needs.

The project will provide a total of twenty-one (21) motor vehicle parking spaces. Two (2) of these parking spaces will include an electric vehicle charging station and one (1) will be ADA / AAB accessible. *Lawrence Waste Services Corporation's* specific use is a combination of Office and Industrial: Office (1 Space / 300 s.f.) and Industrial (1 space / 2 employees largest shift + 1 space / 1,000 s.f.).

CMG does not anticipate the need for pedestrian access to the Site due to its location within an industrial park. However, there is an existing sidewalk located on the opposite side of Alder Street. In addition, a bicycle rack with a minimum capacity for two (2) bicycles will be installed near the building's entrance in accordance with zoning requirement of 1 bicycle / 20 spaces.

CMG estimates total proposed impervious coverage = 64,345 +/- s.f. (1.48 +/- Acres) which is approximately 19.9 % of the total site area (7.42 +/- Acres). The Site is within a Groundwater Protection Overlay District and will require a Special Permit as the project will render impervious greater than 15% of the lot. The project will provide an underground drywell system with pre-treatment for the recharge of stormwater from all impervious areas. The building will be constructed with a rubber roof to protect and prevent contamination of the existing groundwater quality.

Proposed project on-site mitigation measures include the following given the Site's location within additional Medway Conservation Commission regulated resource areas and buffer zones and in accordance with Massachusetts Stormwater Management Standards:

- Entire Site's stormwater runoff will be recharged within underground chambers with no surface stormwater basins;
- Deep sump hooded catch basins will provide Total Suspended Solids and oil/ grease removal;
- Proposed Cul-tec Stormwater Infiltration System will be constructed with an isolator “separator row” to provide additional TSS removal prior to recharge to groundwater;
- Proposed building will be constructed with a rubber roof due to the Site's location within a Groundwater Protection District;
- Project will provide a limited area of undisturbed wooded area at the front of the Site; and
- Wetland Buffer & Riverfront Habitat Enhancement & Plantings (To be determined in conjunction with the Conservation Commission NOI permit process).

Applicant anticipates starting construction during the Fall of 2024 with completion sometime during Spring 2025 dependent on the successful completion of Local/ State/ Federal land use permitting.

Special Permit - Town of Medway Groundwater Protection District (Zoning Section 5.6.3)

Special Permit to render impervious more than 15% of a lot:

CMG estimates total proposed impervious coverage = 64,345 +/- s.f. (1.48 +/- Acres) which is approximately 19.9 % of the total site area (7.42 +/- Acres). The project will provide an underground drywell system with pre-treatment for the recharge of stormwater from all

impervious areas. Additionally, the building will be constructed with a rubber roof to protect and prevent contamination of the existing groundwater quality.

Existing and Proposed Easements

There is an existing 35' x 125' "drainage easement" at the front of the Site for an existing Town of Medway stormwater basin associated with Alder Street. This easement appears only to encompass a portion of the existing storm basin based on the 1999 plan on file with the Norfolk Registry of Deeds. A portion of the Town's stormwater basin forebay is located outside of the legal easement boundary and may need to be addressed as part of the PEDB permitting process.

Anticipated Local / State / Federal Permits:

- Medway Planning & Economic Development Board (PEDB) Site Plan Approval
- Medway PEDB Special Permit Approval for Groundwater Protection District
- Medway Design Review Committee
- Medway Conservation Commission Notice of Intent (NOI)
- Medway Land Disturbance Permit
- Medway Building Permit
- EPA NPDES Construction General Permit

Development Impact Statement

1) Traffic Impact Assessment:

- a. Site is located near the end of Alder Street within the industrial park in an area with minimal existing traffic. This Site will provide additional storage space for Lawrence Waste Services' existing operation at 49 Alder Street utilizing the same service vehicles currently operating out of their existing Site.
- b. Applicant does not believe the proposed use will generate more than 100 trips / day to or from the Site on the adjacent roadway during the peak hour based on his existing use. Additionally, Applicant is not aware of any existing traffic concerns relating to their current operation. Therefore, Applicant is requesting the PEDB not require a full "traffic impact assessment".

2) Environmental Impact Assessment:

- a. The below Environmental Impact Assessment is required as the proposed project is subject to the Town's Stormwater and Land Disturbance Bylaw.
- b. Environmental Impact Assessment Narrative:
 1. *Air and water quality:* All equipment maintenance is proposed to be indoors within the proposed building. Lawrence Waste Services Corp container equipment and vehicles will be maintained on a routine basis and kept in good condition.

2. *Surface water and groundwater:* Exterior parking and storage areas are designed to provide stormwater treatments and routine inspections to prevent pollution of surrounding air and water.
3. *Flooding potential;* Site is not within a mapped FEMA flood zone.
4. *Increases in impervious surfaces;* All stormwater runoff from Site impervious areas, including the building metal roof, will be treated and recharged to site groundwater in accordance with MA-DEP Stormwater Management Standards.
5. *Potential for erosion and proposed or existing control measures:* “Erosion and Sediment Control Plans and Details” Sheet C-4.0 & C-4.1 are provided within the Site Plan Set. Site is also subject to compliance with the EPA NPDES Construction General Permit as it will disturb greater than 1 Acre of land.
6. *Noise levels:* Site is located within an Industrial Park and in close proximity to nearby State Highway Route 495. Noise levels are expected to be similar to the surrounding industrial uses.
7. *Harmful or noxious emissions:* Applicant does not anticipate the proposed indoor construction equipment service / maintenance will result in any harmful or noxious emissions.
8. *Damage or threat to wetlands and flood plain:* The proposed project is subject to both MassDEP Wetlands Protection Act and the Town of Medway Conservation Commission Rules and Regulations. The proposed Site design is required to prevent any damage to wetlands and flood plain is subject to both MassDEP and Conservation Commission review and approvals.
9. *Smoke:* The proposed use is not anticipated to produce any smoke.
10. *Odors:* The proposed use is not anticipated to produce any harmful or noxious odors.
11. *Vibration:* The proposed use is not anticipated to produce any harmful or noxious odors.
12. *Waste disposal:* All waste will be stored, managed, and disposed of in accordance with applicable State and Federal regulations.
13. *Off-site environmental drainage impacts:* The proposed project is designed to meet the Massachusetts Stormwater Management Policy. The proposed project will not increase off-site stormwater runoff in comparison with pre-development conditions and provide adequate treatment prior to recharge to groundwater.

- c. The project does not exceed any of the Massachusetts Environmental Policy Act (MEPA) *301 CMR Section 11.03 Review Thresholds* and therefore is not required to file an Environmental Notification Form (ENF) and/or Environmental Impact Report (EIR).
- 3) Neighborhood Impact Assessment: Project is located within the West Industrial zoning district and is surrounded by adjacent industrial properties.
- 4) Parking Impact Assessment: Not Required -Project proposes less than thirty parking spaces.

CMG is enclosing for your review the **"Lawrence Waste Services Proposed Commercial Building 39 Alder Street" Site Plan Set and Stormwater Report, Revision #4 date 9/04/24** and associated project submittals detailing the project.

Please contact me at (774) 241-0901 with any questions or if you need more information.

Thank you.

Sincerely,
CMG



David T. Faist, P.E.
Principal Civil Engineer

cc. Keith Lawrence, East Hill Associates LLC