

APPROVED WAIVERS BY THE BOARD:
SITE PLAN SUBMITTAL REQUIREMENTS/PLAN CONTENTS
1. Section 204-3.A.7: - A Development Impact Statement
2. Section 204-4.D: All existing and proposed elevations shall refer to the North American Vertical Datum of 1988 (NAVD88).
3. Section 204-5 D.7: The landscape plan shall be prepared by a Licensed Landscape Architect.

SITE PLAN DEVELOPMENT STANDARDS
1. Section 205-6 Parking G.3. a) Parking Spaces/Stalls - Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet.
2. Section 205-6 Parking H. Curbing - The perimeter of the parking area shall be bounded with vertical curb or similar type of edge treatment to delineate the parking lot.
3. Section 205-9. F. Landscaping - Tree Replacement - The total diameter of all trees over ten (10) inches in diameter that are removed from the site shall be replaced with trees that equal the total breast height diameter of the removed trees. The replacement trees may be placed off site as recommended by the board.

SURVEY NOTES:
1. THE EXISTING CONDITIONS AND PROPERTY LINE SURVEY WAS CONDUCTED BY A.S. ELIOT ASSOCIATES, P.O. BOX 85, HOPEDALE, MASSACHUSETTS.
2. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
3. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
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5. ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)
6. BENCHMARK #1 INFORMATION:
IN THE CENTER OF MEDWAY ON THE SOUTH SIDE OF VILLAGE STREET, 295. FEET SOUTH OF THE CENTERLINE IN FRONT OF A CATHOLIC CHURCH, 51.5 FEET FROM THE NORTHWEST CORNER, A GRANITE POST AT THE EAST SIDE OF WEST WALK TO CHURCH, AT THE STREET LIN (NO MARK) MASS DOT POINT ID: 14258; STATION NAME: CR 34.
7. APPROXIMATE LOCATION OF ZONE/ADAPTIVE USE OVERLAY DISTRICT BOUDARY LINE IS TAKEN FROM THE TOWN OF MEDWAY GIS MAP, AND SHOWN GRAPHICALLY.

ZONING TABLE:		
LOT AREA:	REQUIRED	PROPOSED
	10,000 S.F.	23,109 S.F.
LOT FRONTAGE:		
Multi-Family Overlay	50 FT.	184.29 FT.
YARD SETBACKS:		
FRONT:	20 FT.	21.0 FT.
SIDE:	10 FT.	13.7 FT.
REAR:	10 FT.	25.0 FT.
BUILDING HEIGHT:	40' Max.	34.5 FT.
MAX LOT COVERAGE STRUCTURES:	80%	(4,035 sf) 17.5%
MAX. LOT COVERAGE TOTAL IMPERVIOUS:	N.A.	(9,446 sf) 40.9%
OPEN SPACE		(6,800 sf) 29.4%

DWELLING UNITS ALLOWED:
Multi-Family Zoning: 12 Dwelling Units per 1 Acre

ALLOWABLE UNITS: 23,109 S.F. = 6 Dwelling Units

PARKING REQUIREMENTS:
Required: 2 Spaces Per Unit
No handicap spaces required

Provided: 12 Spaces

Prepared By:
GLM ENGINEERING
CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

Applicant:
VILLAGE DISTRICT DEVELOPMENT LLC
9A NORTH STREET
MEDWAY, MASSACHUSETTS 02053

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

dyk
Richard J. DiJulio
Mike J. Ryan

DATE APPROVED: 2-25-2020

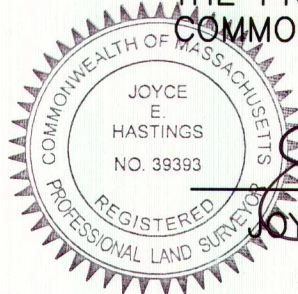
DATE ENDORSED: 4-13-2021

APPROVAL SUBJECT TO A PERFORMANCE
SECURITY COVENANT TO BE EXECUTED BY THE
BOARD AND RECORDED WITH THE SPECIAL
PERMIT AND PLAN.

I TOWN CLERK OF THE TOWN OF MEDWAY,
RECEIVED FROM THE PLANNING BOARD
APPROVAL OF THIS PLAN AND NO APPEAL HAS
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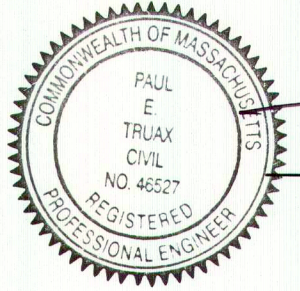
Sammy Charney 4/14/2021
TOWN CLERK DATE

THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE
WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.



Joyce E. Hastings
JOYCE E. HASTINGS P.E.

4/8/2021
DATE



Paul E. Truax
PAUL E. TRUAX, P.E.

4-8-2021
DATE

ASSESSOR REFERENCE:
MAP 60, LOT 232

DEED REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS

PLAN REFERENCE:
RECORDED IN MIDDLESEX SOUTH REGISTRY OF DEEDS
1. PLAN NO. 737 OF 1987, PL. BK. 355
2. PLAN NO. 71 OF 2008, PL. BK. 588
3. PLAN BK. 2272, PAGE 496
4. PLAN BK. D209, PAGE 900

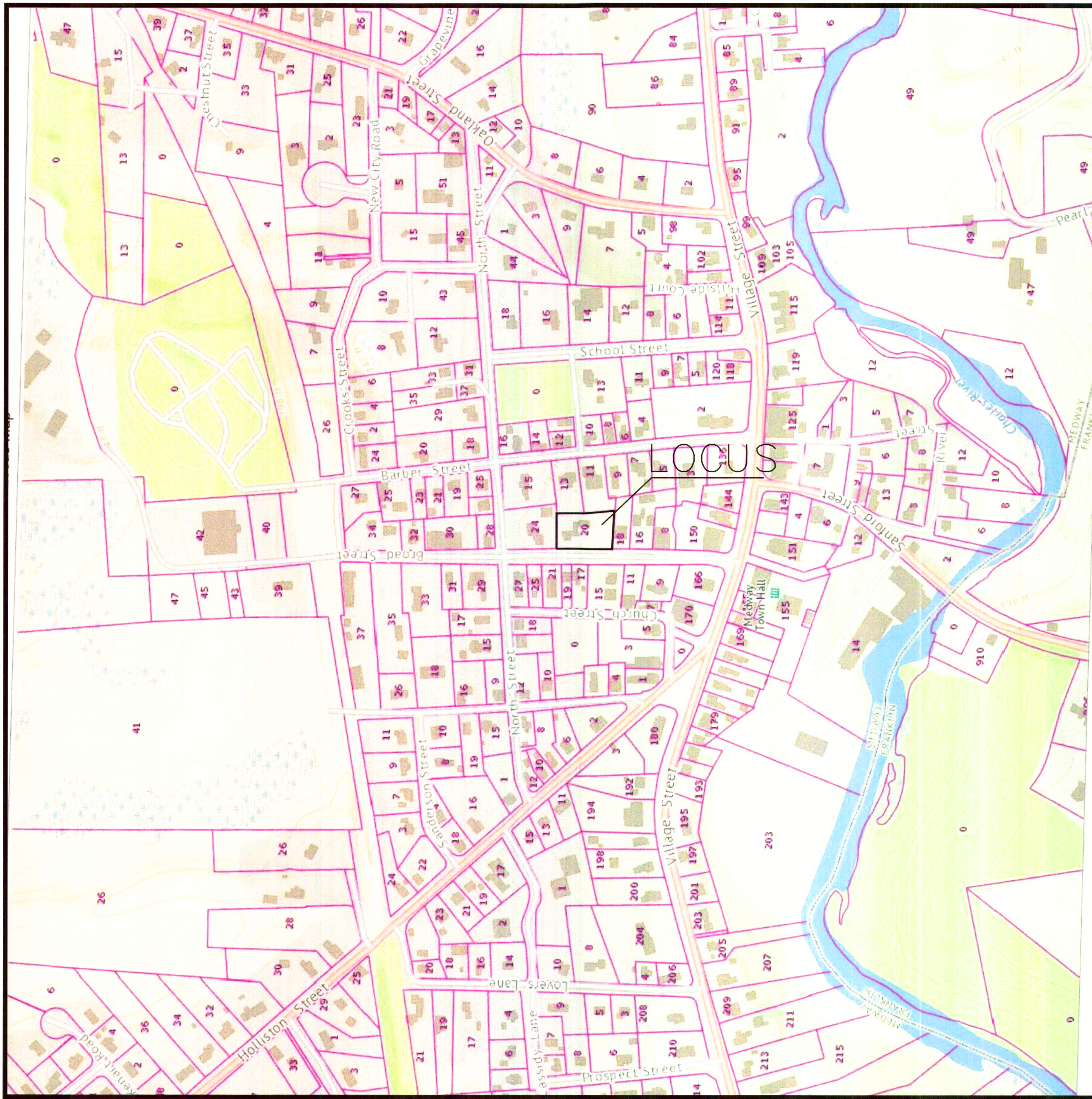
ZONING CLASSIFICATION:
(VC) - VILLAGE COMMERCIAL
(MHOD) - MULTIFAMILY HOUSING OVERLAY DISTRICT
(AUOD) - ADAPTIVE USE OVERLAY DISTRICT
GROUNDWATER PROTECTION DISTRICT

ZONING INTENSITY RULATIONS:
REQUIRED
MIN LOT AREA: 10,000 S.F.
LOT FRONTAGE: NA
MIN. FRONT SETBACK: 20 FT.
SIDE YARD SETBACK: 10 FT.
REAR YARD SETBACK: 10 FT.
MAX. BUILDING HEIGHT: 40 FT.
MAX. LOT COVERAGE: 80%

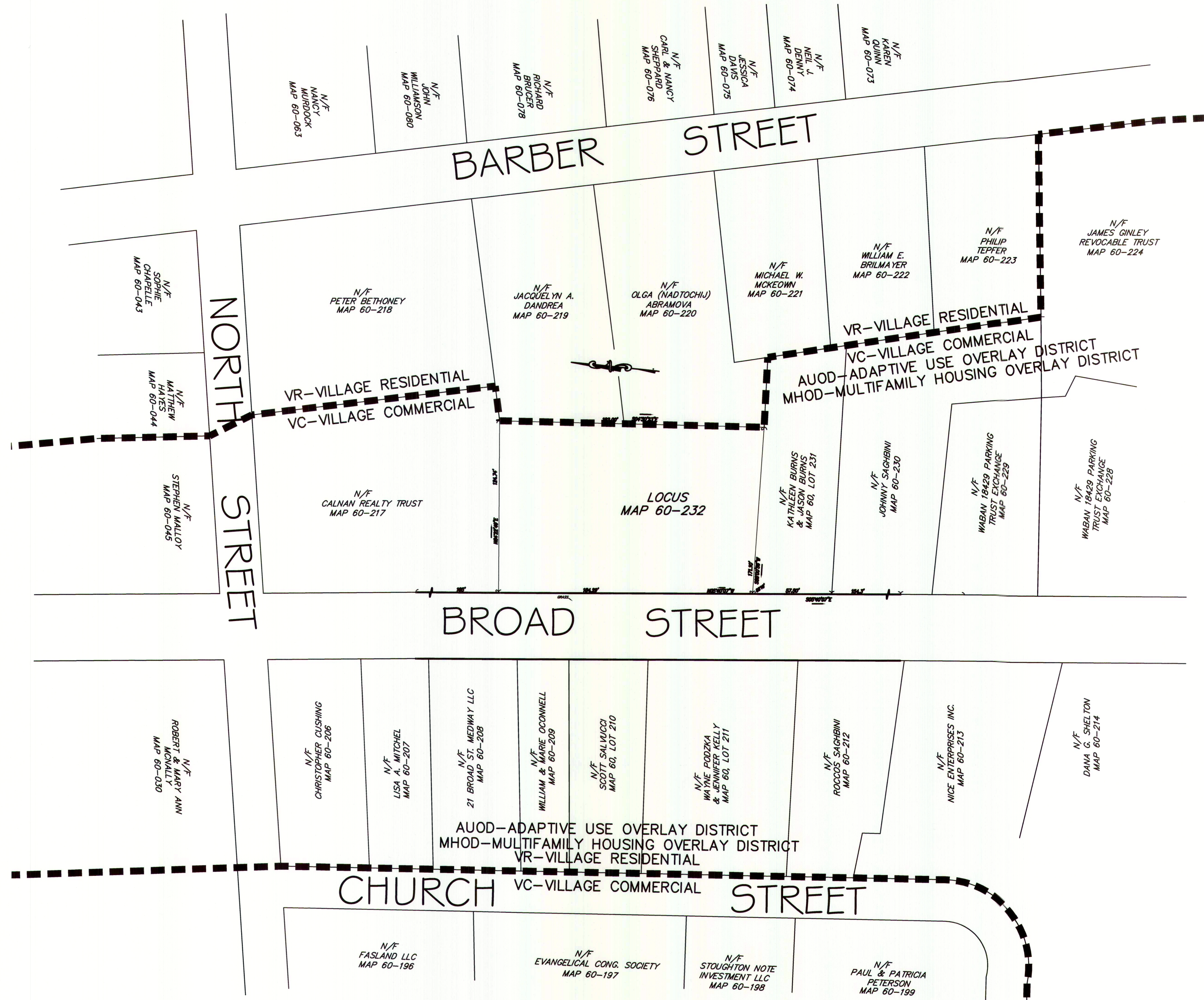
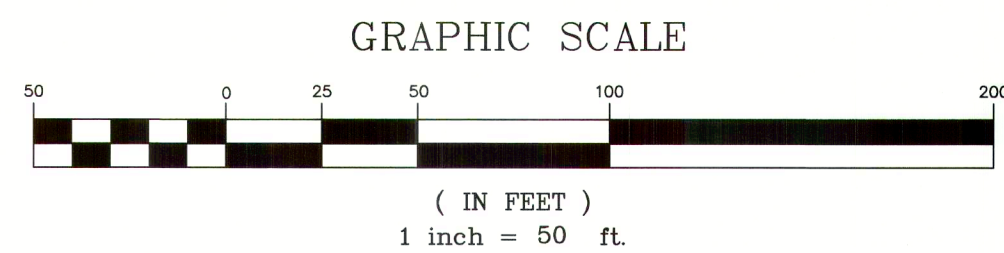
SHEET INDEX

1	COVER
2	SITE CONTEXT
3	EXISTING CONDITONS
4	LAYOUT PLAN / GRADING & DRAINAGE
5	EROSION / O&M PLAN FOR CONSTRUCTION
6	DETAILS
7	DETAILS
LA-1	LA-3 LANDSCAPE PLANS
P	ARCHITECT FLOOR PLAN
A2.0	ARCHITECT FLOOR PLAN
P	ARCHITECT FLOOR PLAN
E	ARCHITECT RENDERINGS
LP	LIGHTING PHOTOMETRIC PLAN

JOB No.	16,529D
DATE:	SEPT 16, 2019
SCALE:	AS SHOWN
SHEET:	1 of 7
PLAN #:	27,355

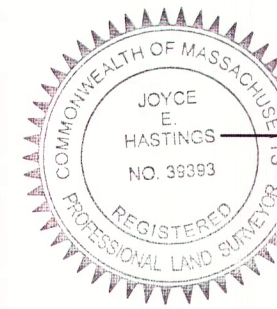


LOCUS MAP
1" = 300'



SITE CONTEXT

THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

4/8/2021
DATE

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

Paul J. DiStasio
Paul J. DiStasio

DATE APPROVED: 2-25-2020

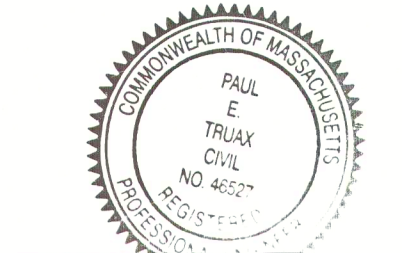
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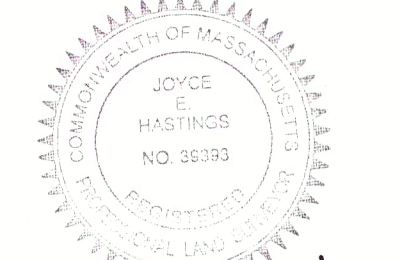
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William Channer 4/14/2021
TOWN CLERK DATE

FOR REGISTRY USE ONLY



Paul E. Truax, P.E.



JOYCE E. HASTINGS P.L.S.

SITE DEVELOPMENT PLAN
20 BROAD STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
VILLAGE DISTRICT DEVELOPMENT, LLC
9A NORTH STREET
MEDWAY, MASSACHUSETTS 02053

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No. 16,529
DATE: SEPT. 16, 2019
SCALE: 1"=20'
SHEET: 2 of 7
PLAN #: 27,355

SURVEY NOTES:

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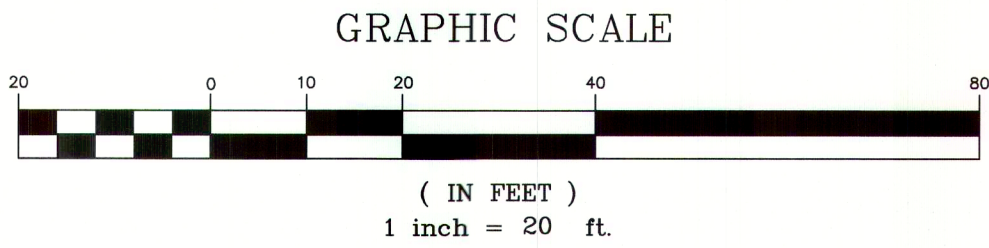
Richard J. DiJulio
Matthew J. Gryn

DATE APPROVED: 2-25-2020

DATE ENDORSED: 4-13-2021

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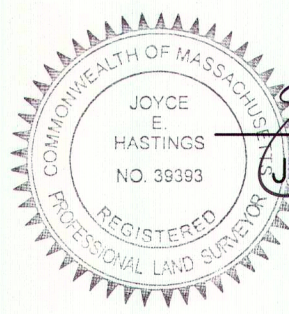
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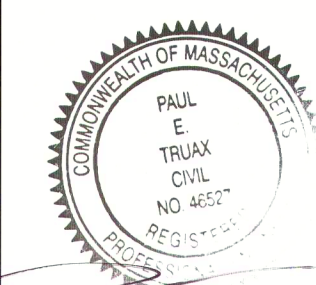
Kenneth Chace 4/14/2021
TOWN CLERK DATE

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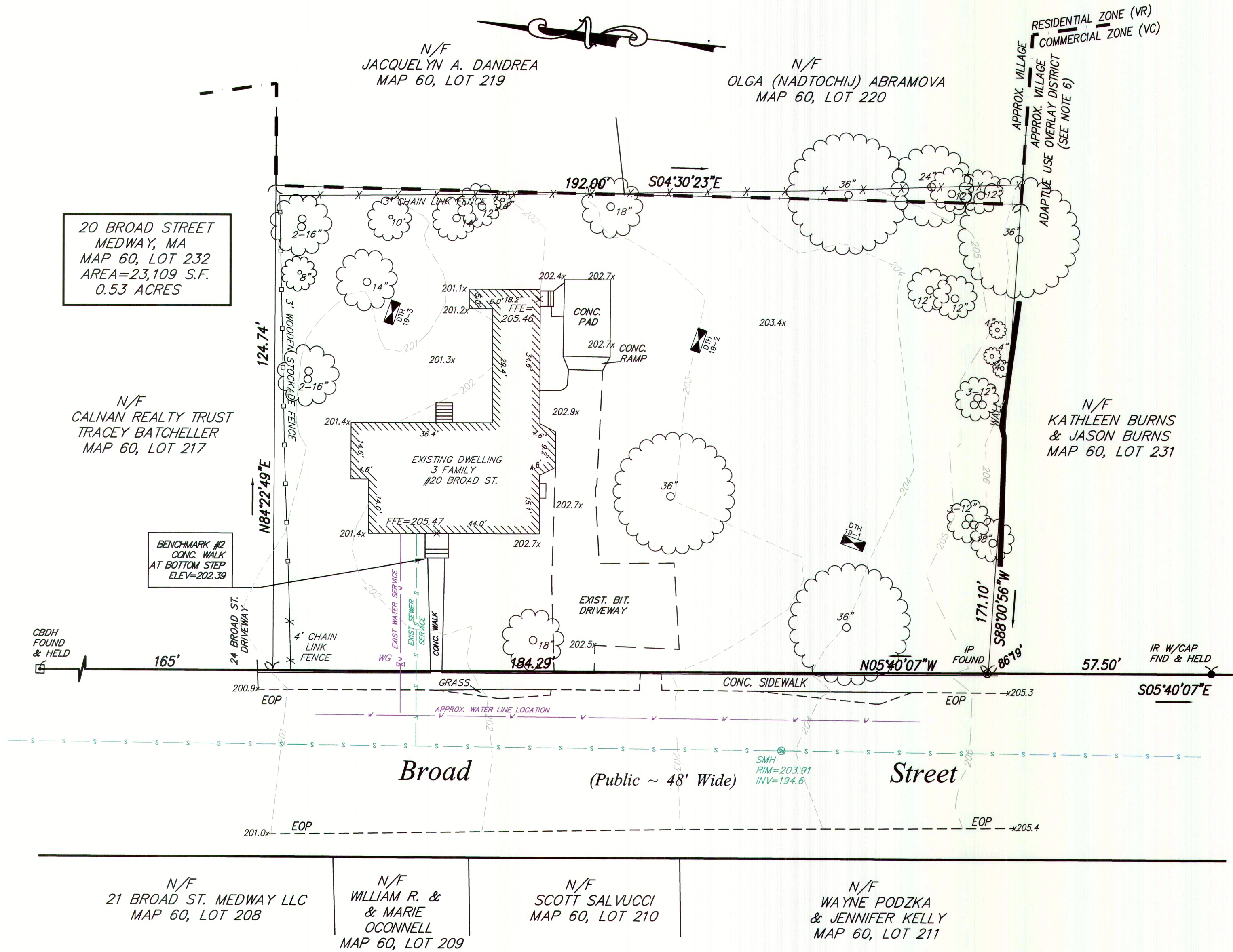


JOYCE E. HASTINGS P.L.S.
JOYCE E. HASTINGS P.L.S.

4/8/2021
DATE



Paul E. Truax
PAUL E. TRUAX, P.E.



EXISTING CONDITIONS

SITE DEVELOPMENT PLAN
20 BROAD STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
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JOB No. 16,529
DATE: SEPT. 16, 2019
SCALE: 1"=20'
SHEET: 3 of 7
PLAN #: 27,355

SOIL TEST DATA RESULTS

DEEP HOLE -- #19-1			DEEP HOLE -- 19-2			DEEP HOLE -- 19-3		
HORIZ DEPTH	DATE: 5/29/19 SOIL DESCRIPTION	ELEV.	HORIZ DEPTH	DATE: 5/29/19 SOIL DESCRIPTION	ELEV.	HORIZ DEPTH	DATE: 5/29/19 SOIL DESCRIPTION	ELEV.
0"	A SANDY LOAM 10YR3/2	203.8	0"	A SANDY LOAM 10YR3/2	203.0	0"	A SANDY LOAM 10YR3/2	200.9
4"	Bw SANDY LOAM 10YR5/6	202.0	4"	Bw SANDY LOAM 10YR5/6	201.2	4"	Bw SANDY LOAM 10YR5/6	198.9
74"	C1 SAND Med-Coarse 50% Gravel 2.5Y5/4	197.6	76"	C1 SAND Med-Coarse 50% Gravel 2.5Y5/4	196.7	72"	C1 SAND Med-Coarse 50% Gravel 2.5Y5/4	194.9
144"	C2 SAND Fine-Med Firm 10% Gravel 2.5Y5/3	191.8	130"	C2 SAND Fine-Med Firm 10% Gravel 2.5Y5/3	192.2	124"	C2 SAND Fine-Med Firm 10% Gravel 2.5Y5/3	190.6
128"	GROUNDWATER SEEPAGE OBSERVED	193.2		GROUNDWATER SEEPAGE OBSERVED			GROUNDWATER SEEPAGE OBSERVED	
74"	SOIL MOTTLING	197.6	76"	SOIL MOTTLING	196.7	72"	SOIL MOTTLING	194.9
	GROUNDWATER MONITORED			GROUNDWATER MONITORED			GROUNDWATER MONITORED	
74"	ESTIMATED SEASONAL HIGH GROUNDWATER	197.6	76"	ESTIMATED SEASONAL HIGH GROUNDWATER	196.7	72"	ESTIMATED SEASONAL HIGH GROUNDWATER	194.9

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LEGEND

- SBDH - STONE BOUND DRILL HOLE
- IP - IRON PIN
- UP - UTILITY POLE
- OWH - OVERHEAD WIRES
- 202.9x - EXISTING CONTOUR
- EOP - EXISTING SPOT ELEVATION
- 202.9x - EDGE OF PAVEMENT
- FFE=205.47 - FIRST FLOOR ELEVATION
- WG - EXISTING WATER GATE
- SMH - SEWER MANHOLE
- 203.8 - PROPOSED CONTOUR
- 203.8 - PROPOSED SPOT ELEVATION
- DRAIN LINE

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

aylod

Paul J. DiJulio

Paul J. DiJulio

DATE APPROVED: 2-26-2020

DATE ENDORSED: 4-13-2021

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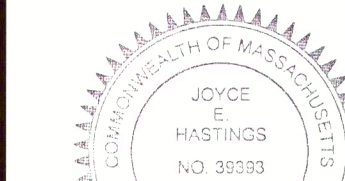
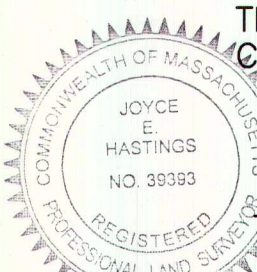
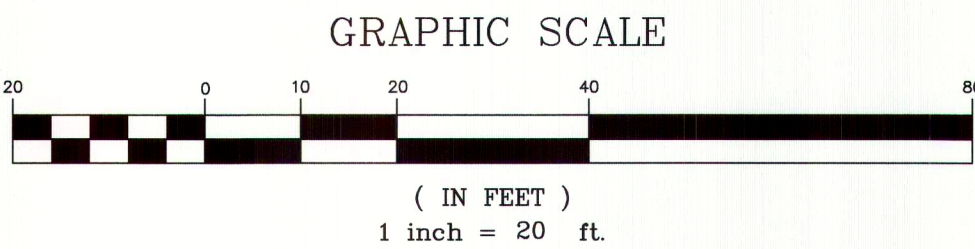
Anthony Pharo 4/14/2021
TOWN CLERK DATE

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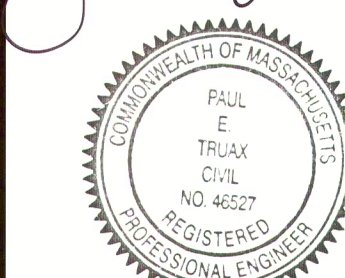
Paul E. Hastings
JOYCE E. HASTINGS P.L.S.

FOR REGISTRY USE ONLY

4/8/2021
DATE



Paul E. Hastings 4/8/2021



Paul E. Truax 4-8-2021
PAUL E. TRUAX, P.E.

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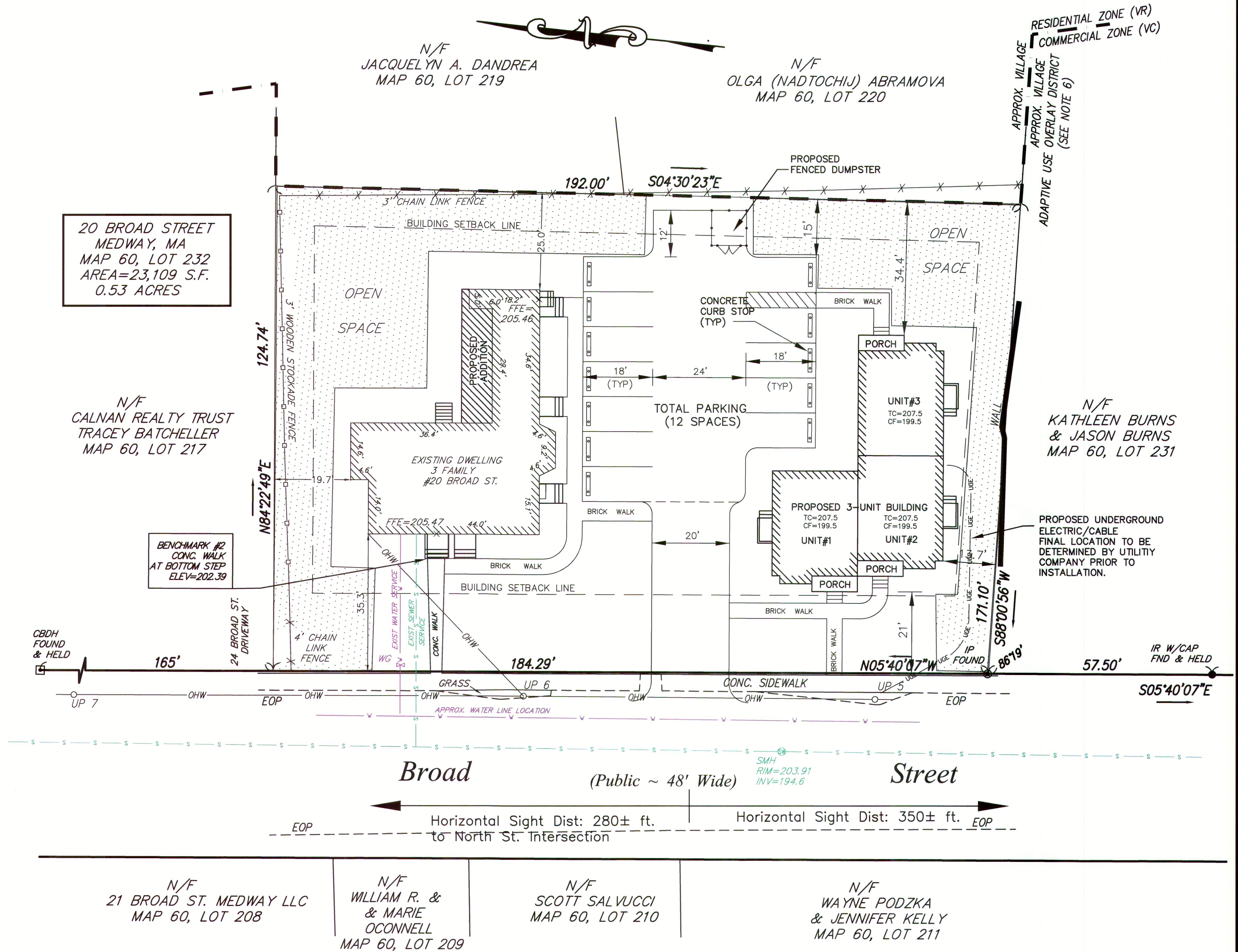
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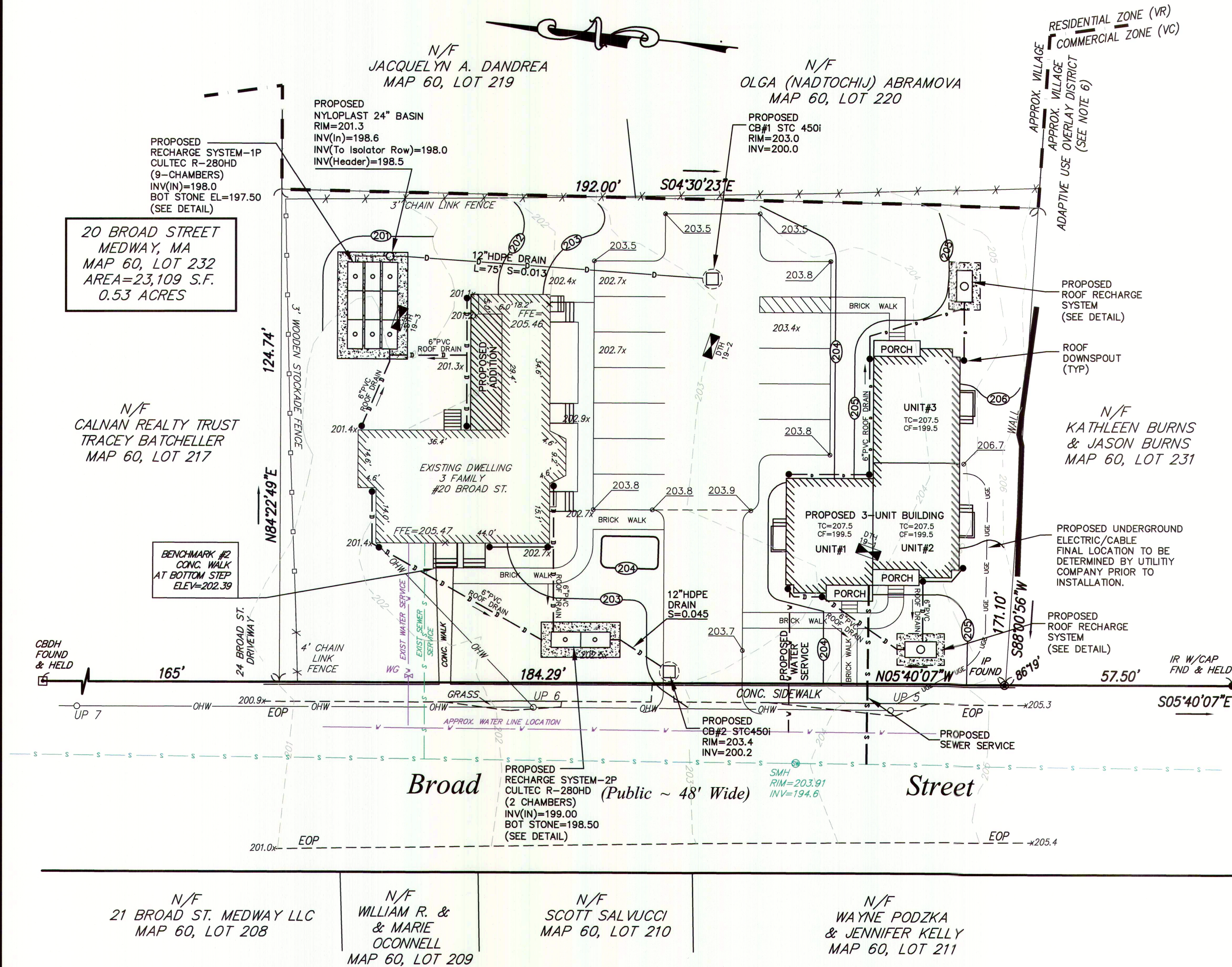
SCALE: 1"=20'

SHEET: 4 of 7

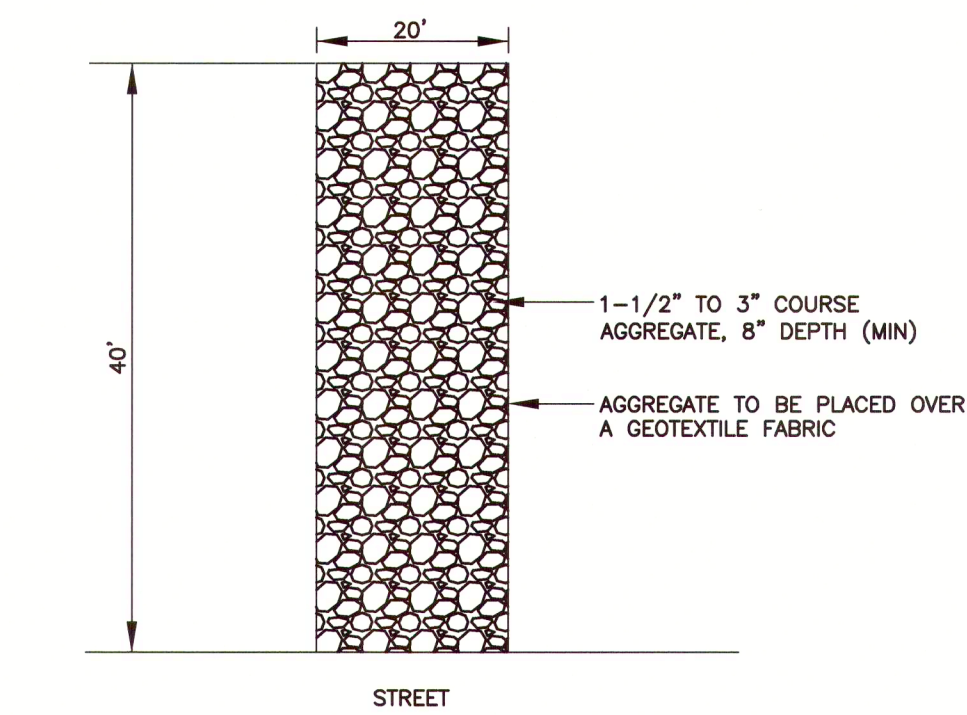
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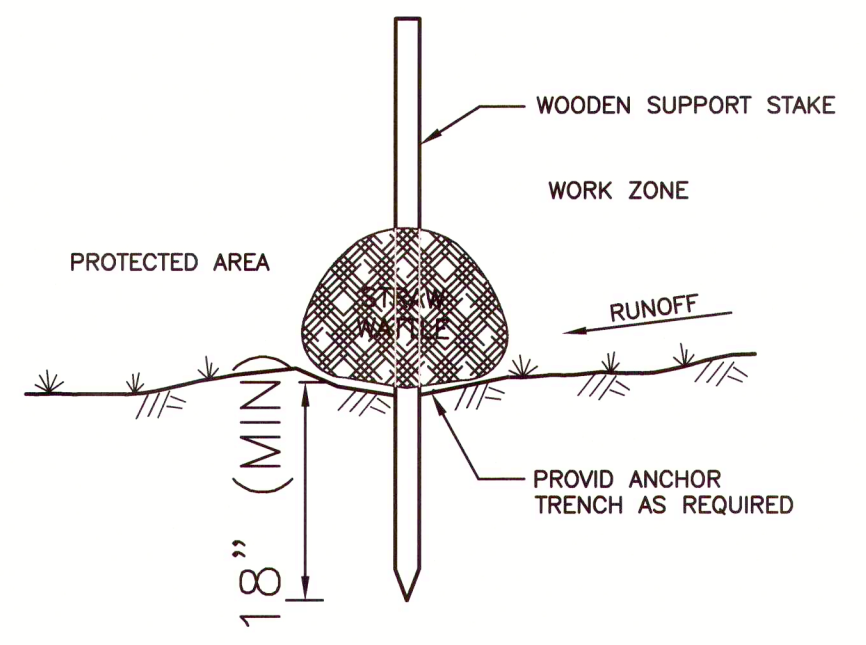
LOCATION & LAYOUT



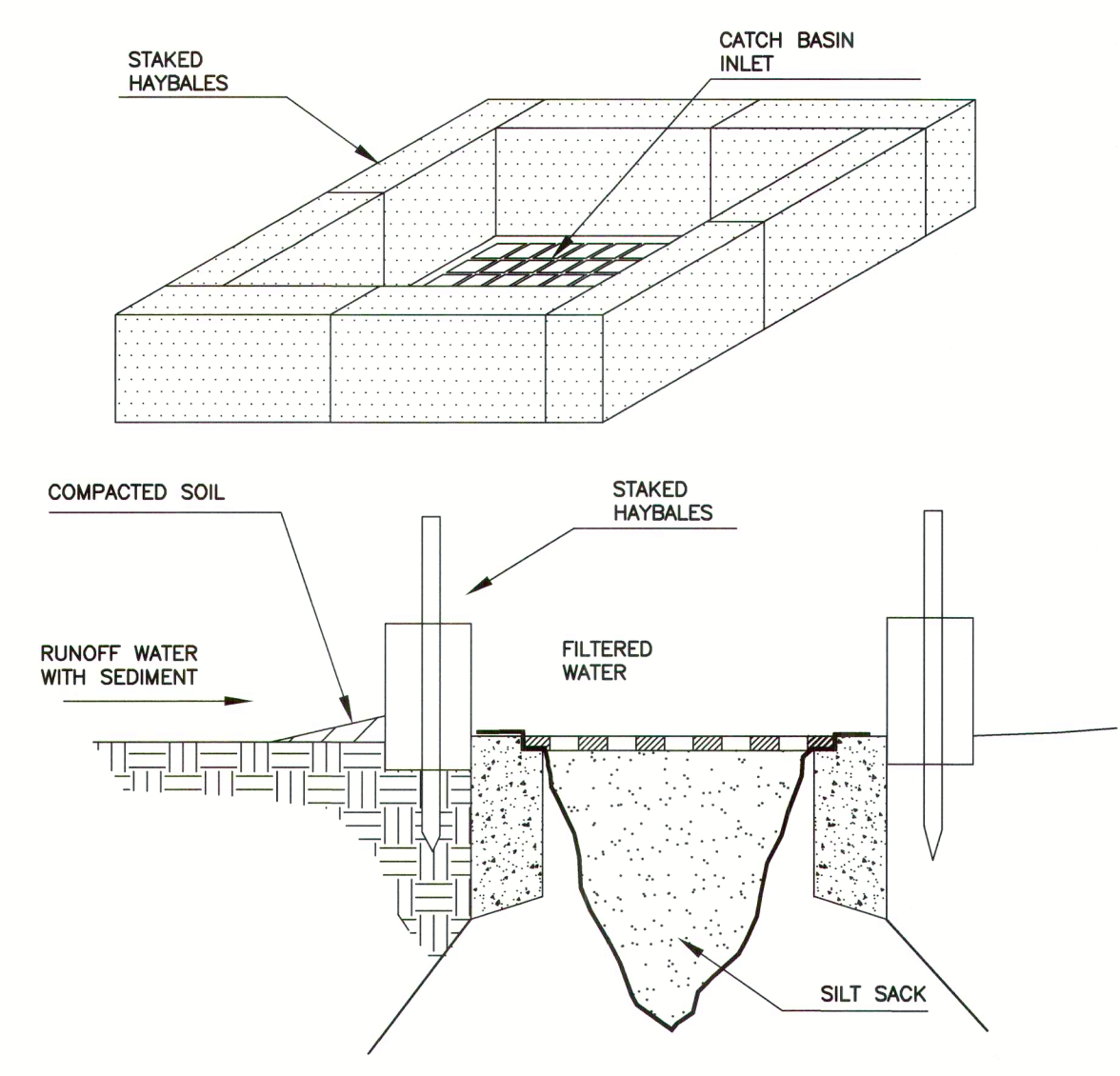
GRADING & DRAINAGE



TRAP ROCK APRON
CONSTRUCTION ENTRANCE
NOT TO SCALE



STRAW WATTLE DETAIL
NOT TO SCALE



HAYBALE & SILT SACK CATCH BASIN INLET
NOT TO SCALE

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JOYCE E. HASTINGS P.L.S.

4/8/2021
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MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

Richard J. DiJulio

DATE APPROVED: 2-25-2020
DATE ENDORSED: 4-13-2021

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Stephanie Chan 4/14/2021
TOWN CLERK DATE

Construction Period Operation and Maintenance:

Good Housekeeping Practices:

- Remove all debris from site and dispose of in trash dumpsters
- Plan for adequate disposal of scrap, waste and surplus materials
- Keep work area clean
- Secure loose or light material that is stored on the site
- Store flammable materials apart from other materials
- Secure all materials at the end of each work day
- Maintain a clean neat and orderly site

Construction Entrances:

The purpose of stabilizing entrances to a construction site is to minimize the amount of sediment leaving the area as mud and sediment attached to vehicles. The entrances shall be sized according to the Massachusetts DEP and US EPA guidelines and will be maintained on a weekly basis during construction. A Detail is included in the Site Plans prepared for the Project.

Dust Control:

Soils information for the site indicates that it is comprised of sandy soils. Therefore, Dust control BMPs to reduce surface activities and air movement that causes dust to be generated from disturbed soil surfaces will be required. The preferred measure for dust control is sprinkling/irrigation. This is an on-going/as-needed requirement until surfaces have been stabilized. There shall be a water truck on-site available as needed.

Catch Basin Protection:

Temporary inlet protection barriers consisting of Silt Sacks will be placed within all constructed inlets to prevent inflow of sediments into the constructed drainage system. The barriers shall remain in place until a permanent cover is established or diversions away from the inlets are constructed. The barriers shall be observed and maintained as necessary on a weekly basis and after every rainfall of 0.5 inches or more.

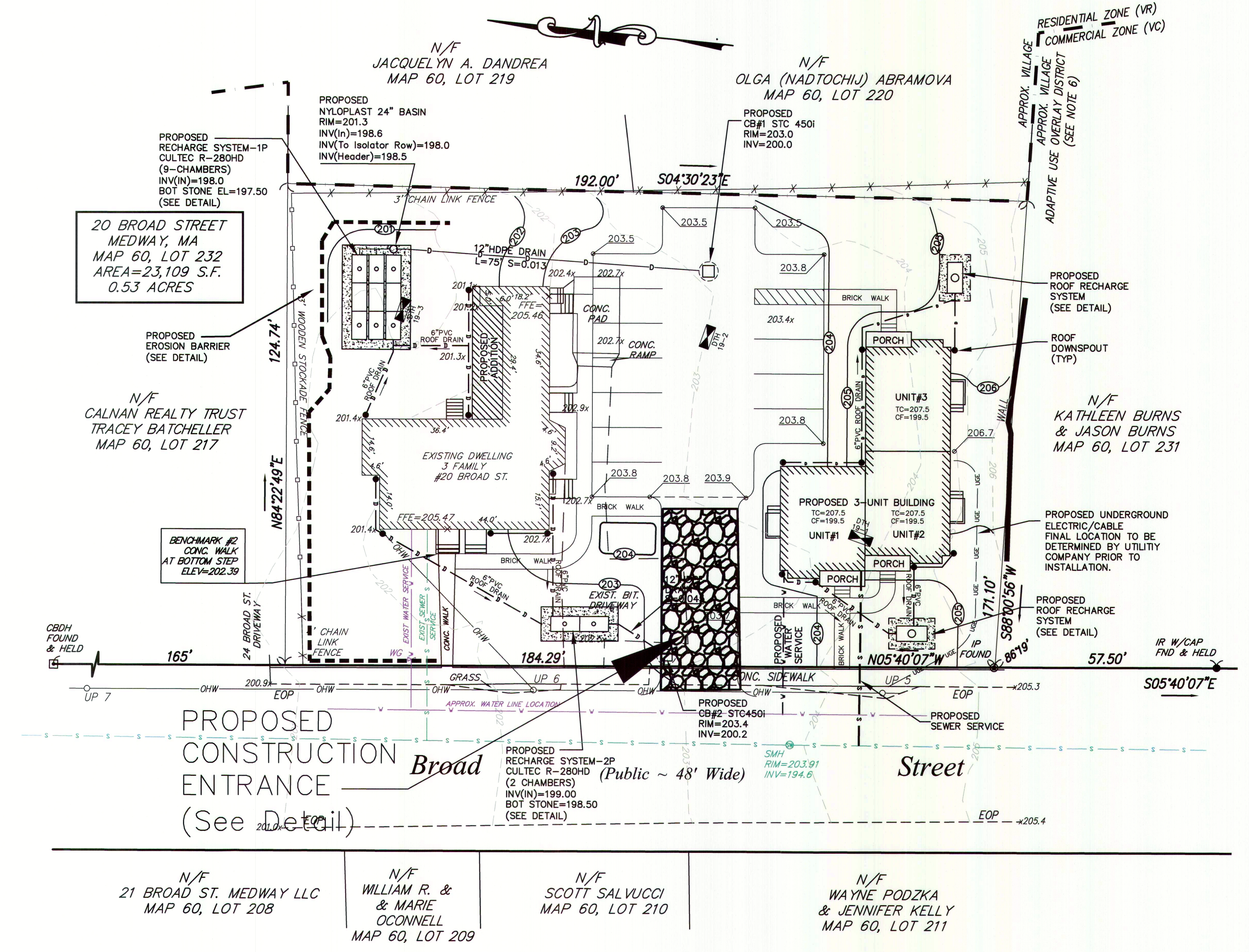
Subsurface Infiltration Chambers:

Rope or fence off the area selected for the infiltration chambers. Stabilize the site prior to installing the subsurface chambers. Do not allow runoff from any disturbed areas on site to flow to the chambers. Never allow construction equipment not performing the excavation to drive across the area where the chambers will be installed. Provide an access port, man-way, and an observation well to enable inspection of water levels within the system. Make the observation well pipe visible at grade.

Spill Control:

A contingency plan to address the spillage/release of petroleum products and any hazardous materials will be implemented for the site during construction. The plan will include the following measures:

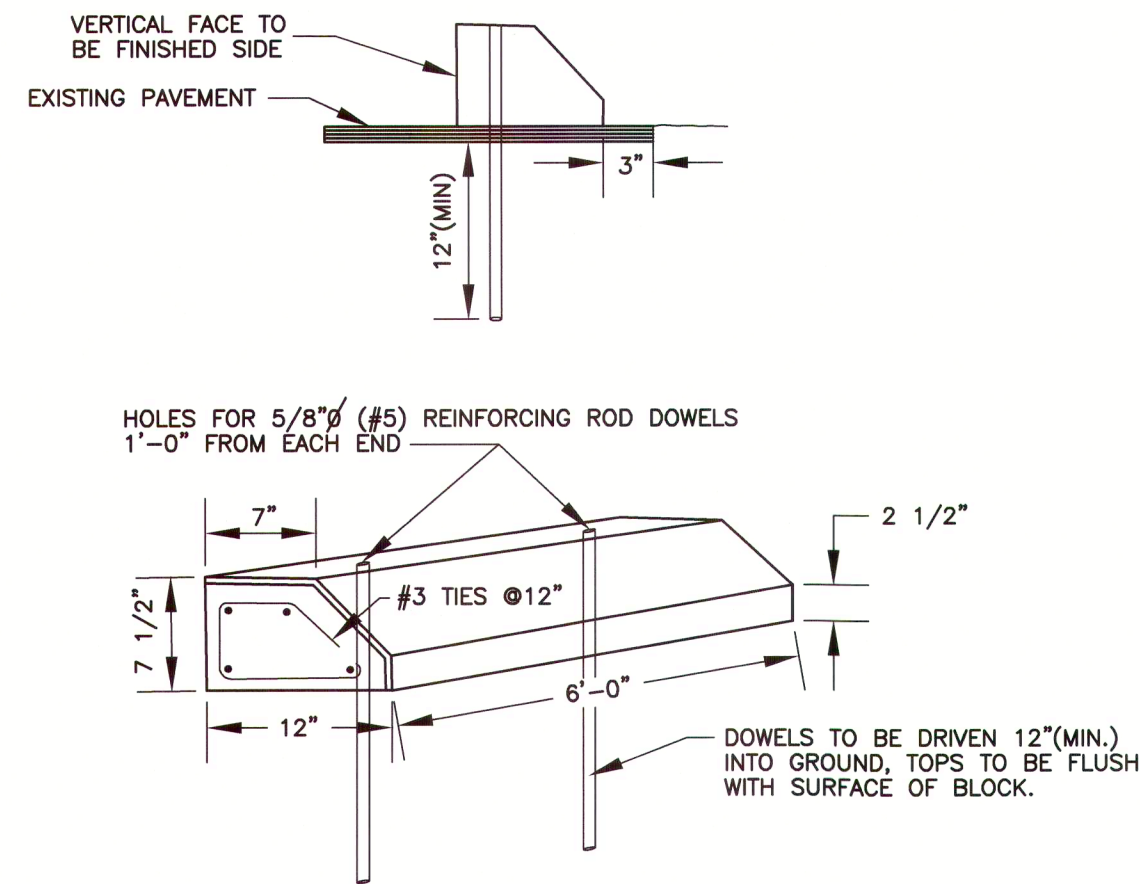
- Equipment necessary to quickly attend to inadvertent spills or leaks shall be on-site in a secure but accessible location. Such equipment will include, but not be limited to, the following: urethane drain cover seals (mats), a spill containment kit which includes sand and shovels, suitable absorbent materials, storage containers, safety goggles, chemically resistant gloves and overshoe boots, water and chemical fire extinguishers, and first aid equipment.
- Spills or leaks will be treated properly according to material type, volume of spillage and location of spill. Mitigation will include preventing further spillage, containing the spilled material to the smallest practical area, removing spilled material in a safe and environmentally friendly manner, and remediating any damage to the environment.
- The contractor shall be familiar with the reporting requirements of the Massachusetts Contingency Plan (310 CMR 40.00) as issued by the Massachusetts Department of Environmental Protection (DEP); specifically Subpart C Notification of Releases and Threats of Release of Oil and Hazardous Materials and Subpart D Preliminary Response Activities and Risk Reduction Measures.
- For any large spills. The Massachusetts DEP Hazardous Waste Incident Response Group shall be notified immediately at 1-617-792-7653 and an emergency response contractor will be called in.



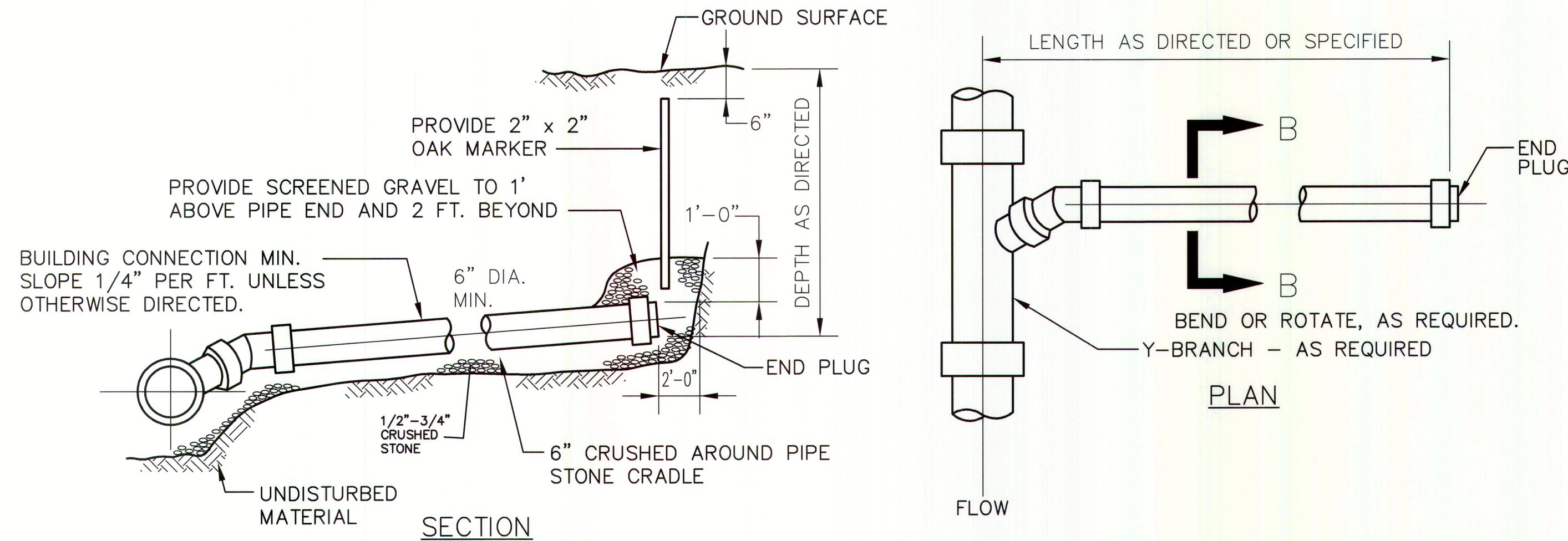
EROSION CONTROL

REVISIONS		DESCRIPTION
No.	DATE	
1	11/22/19	PLANNING BOARD REVIEW
2	03/27/20	PLANNING BOARD DECISION
3	03/12/21	PLANNING BOARD DECISION
4	04/08/21	PLANNING BOARD DECISION

JOB No.		16,529
DATE:		SEPT. 16, 2019
SCALE:		1"=20'
SHEET:		5 of 7
PLAN #:		27,355



CONCRETE CURB STOP
NOT TO SCALE



TYPICAL BUILDING SEWER CONNECTION
NOT TO SCALE

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

[Signature]

[Signature]

[Signature]

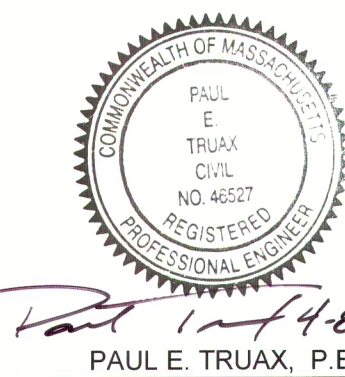
DATE APPROVED: 2-25-2020

DATE ENDORSED: 4-13-2021

APPROVAL SUBJECT TO A PERFORMANCE
SECURITY COVENANT TO BE EXECUTED BY THE
BOARD AND RECORDED WITH THE SPECIAL
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No.	DATE	DESCRIPTION
1	11/22/19	PLANNING BOARD REVIEW
2	03/27/20	PLANNING BOARD DECISION
3	03/12/21	PLANNING BOARD DECISION
4	04/08/21	PLANNING BOARD DECISION

FOR REGISTRY USE ONLY



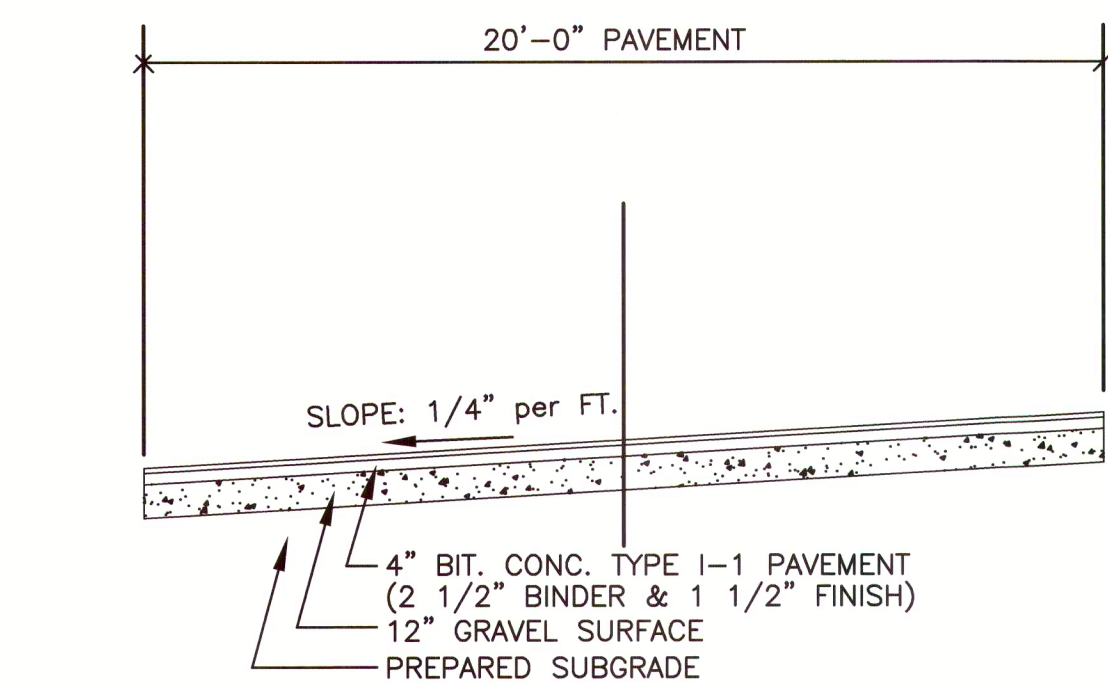
PAUL E. TRUAX, P.E.

I, TOWN CLERK OF THE TOWN OF MEDWAY,
RECEIVED FROM THE PLANNING BOARD
APPROVAL OF THIS PLAN AND NO APPEAL HAS
BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

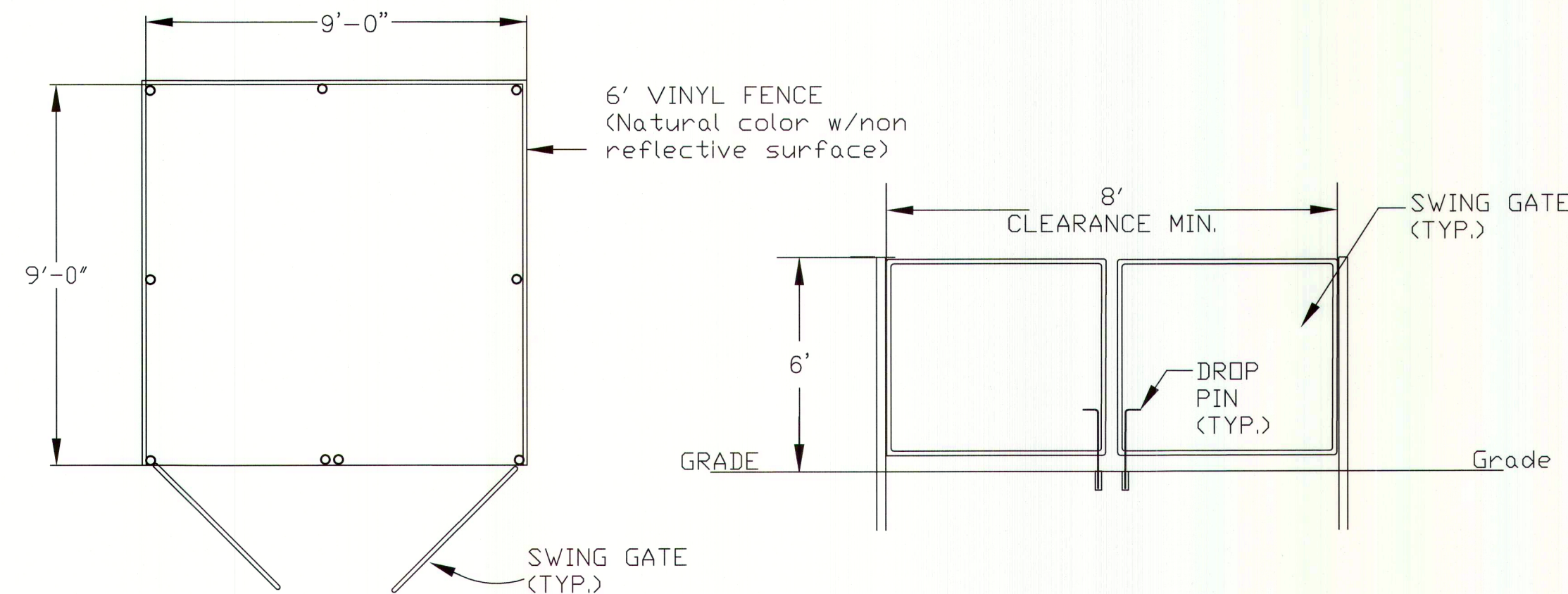
[Signature] 4/14/2021
TOWN CLERK DATE

THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE
WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

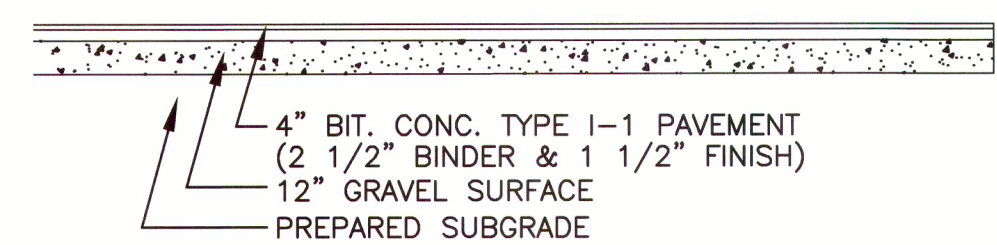
[Signature] 4/8/2021
JOYCE E. HASTINGS P.L.S. DATE



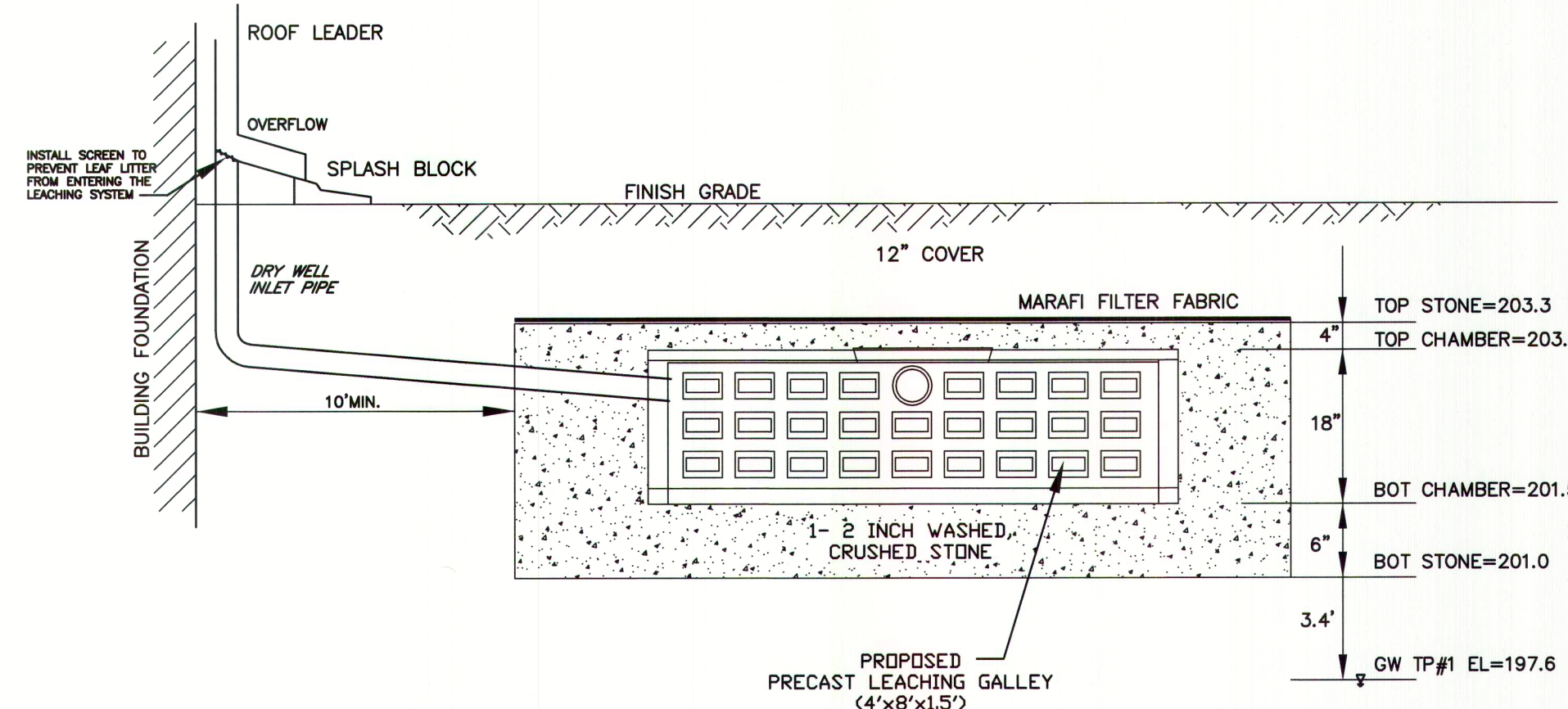
ENTRANCE DRIVE CROSS SECTION
NOT TO SCALE



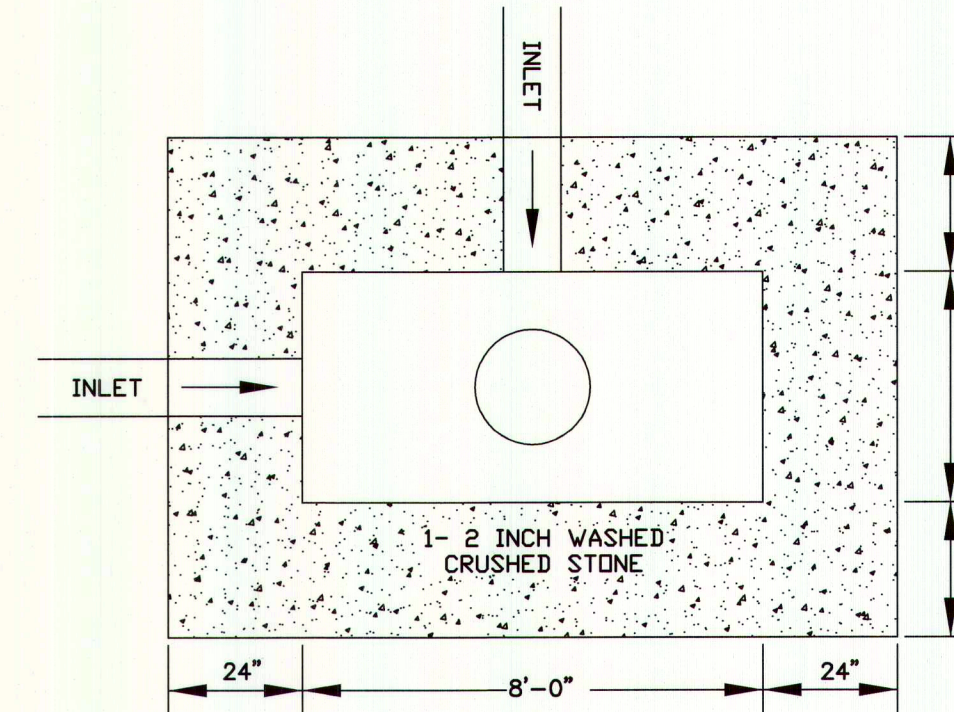
DUMPSTER SCREENING DETAIL
NOT TO SCALE



PAVEMENT CROSS SECTION
NOT TO SCALE

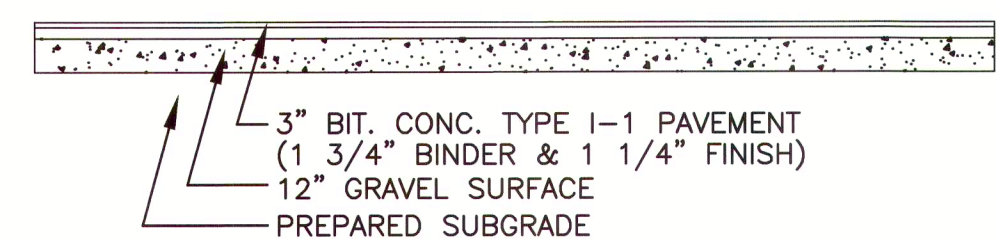


- NOTES:
1. PRECAST CONCRETE GALLEY 4'x8'x1.5'
 2. CONCRETE 4000 PSI MINIMUM AFTER 28 DAYS.
 3. REQUIRED FOR H-20 LOADING.
 4. 1/2" TO 2" DOUBLE WASHED CRUSHED STONE TO BE PLACED AROUND GALLEY.



ROOF RECHARGE LEACHING SYSTEM DETAIL
NOT TO SCALE:

CONSTRUCTION DETAILS



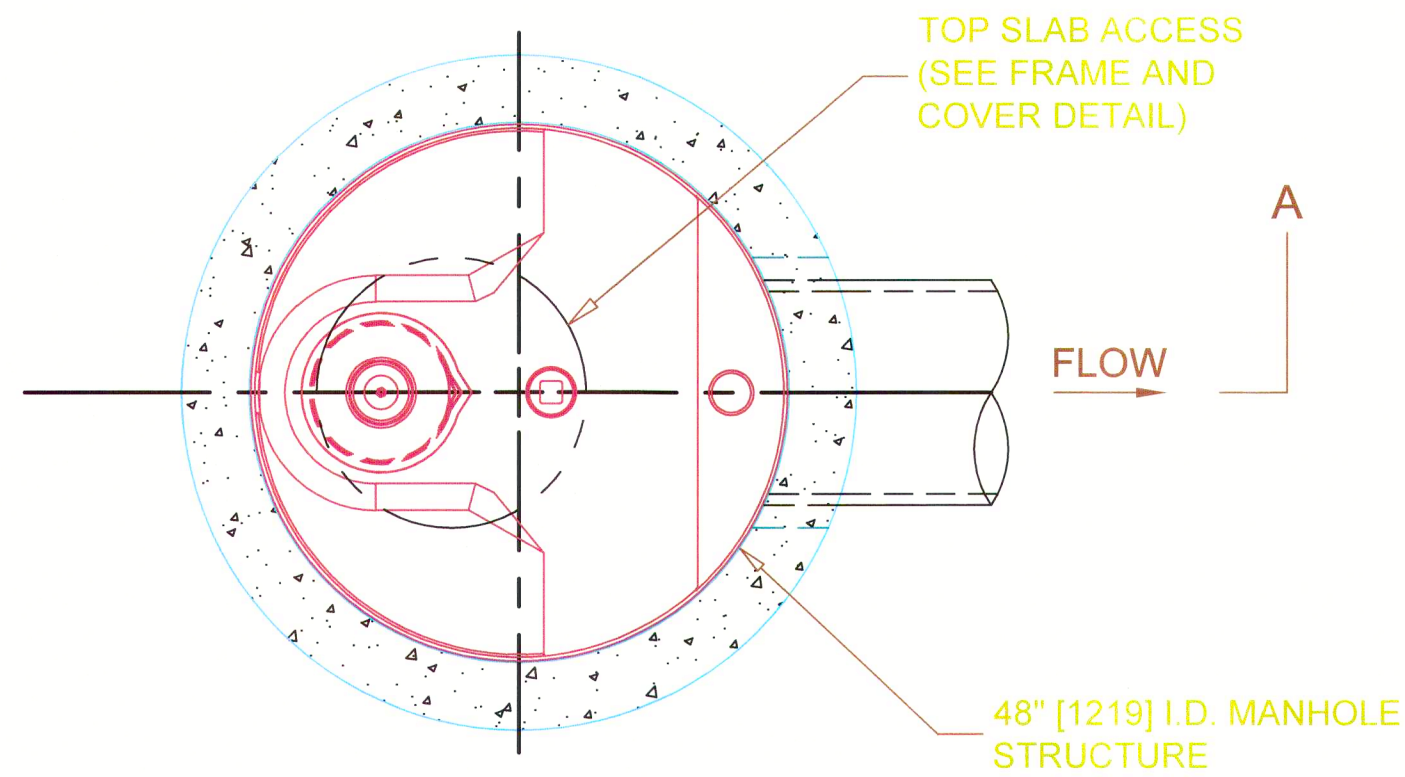
SIDEWALK CROSS SECTION
NOT TO SCALE

SITE DEVELOPMENT PLAN
20 BROAD STREET
MEDWAY, MASSACHUSETTS

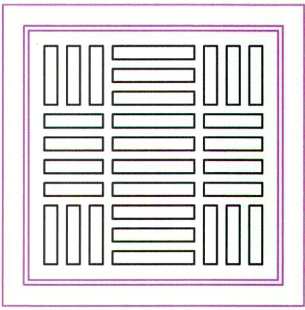
PREPARED FOR:
VILLAGE DISTRICT DEVELOPMENT, LLC
9A NORTH STREET
MEDWAY, MASSACHUSETTS 02053

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

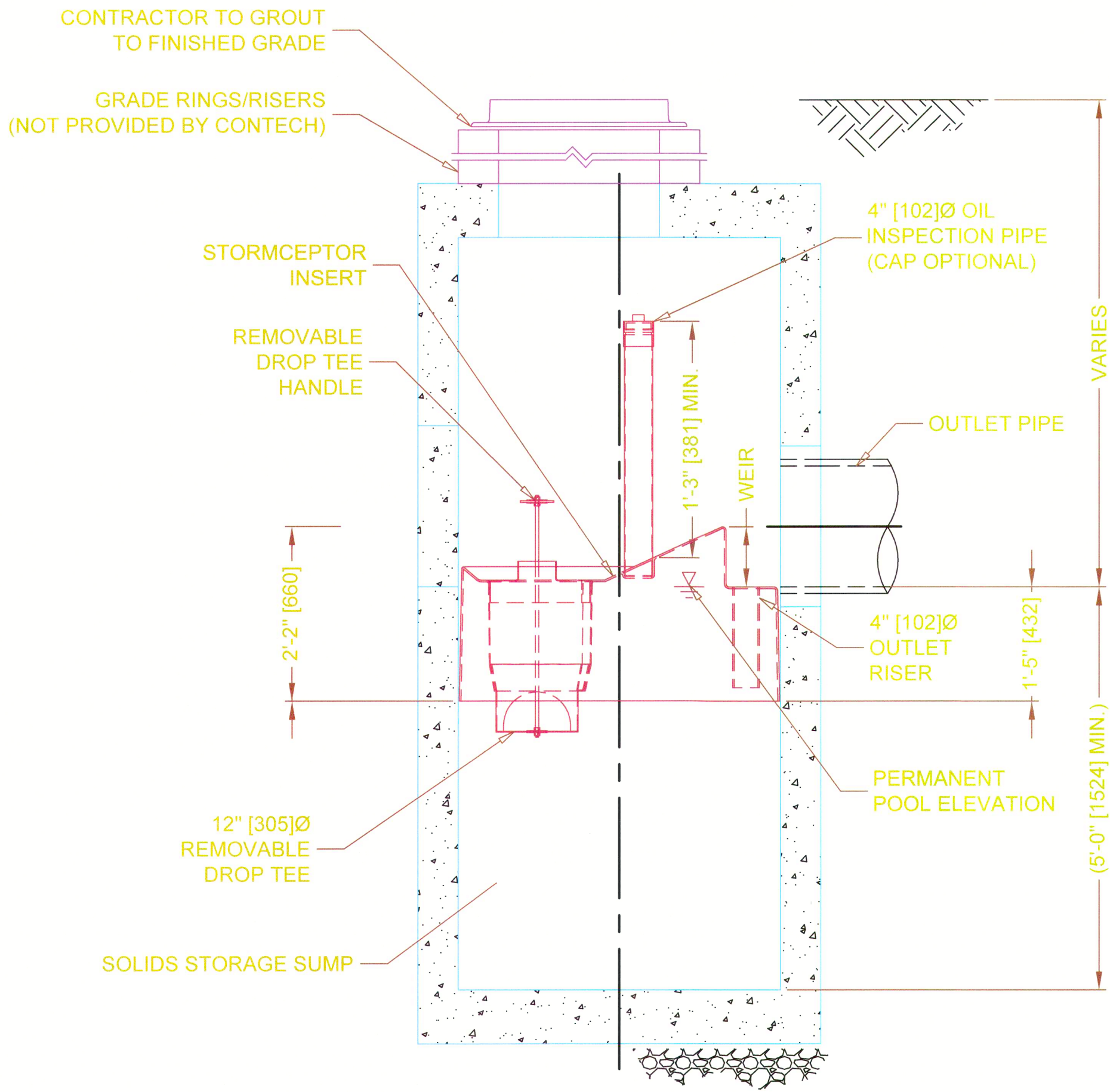
JOB No. 16,529
DATE: SEPT. 16, 2019
SCALE: AS SHOWN
SHEET: 6 of 7
PLAN #: 27,355



PLAN VIEW
TOP SLAB NOT SHOWN



FRAME AND GRATE
(MAY VARY)
NOT TO SCALE



SECTION A-A

Stormceptor®
FOR FURTHER INFORMATION, VISIT US ONLINE AT WWW.CONTECHES.COM

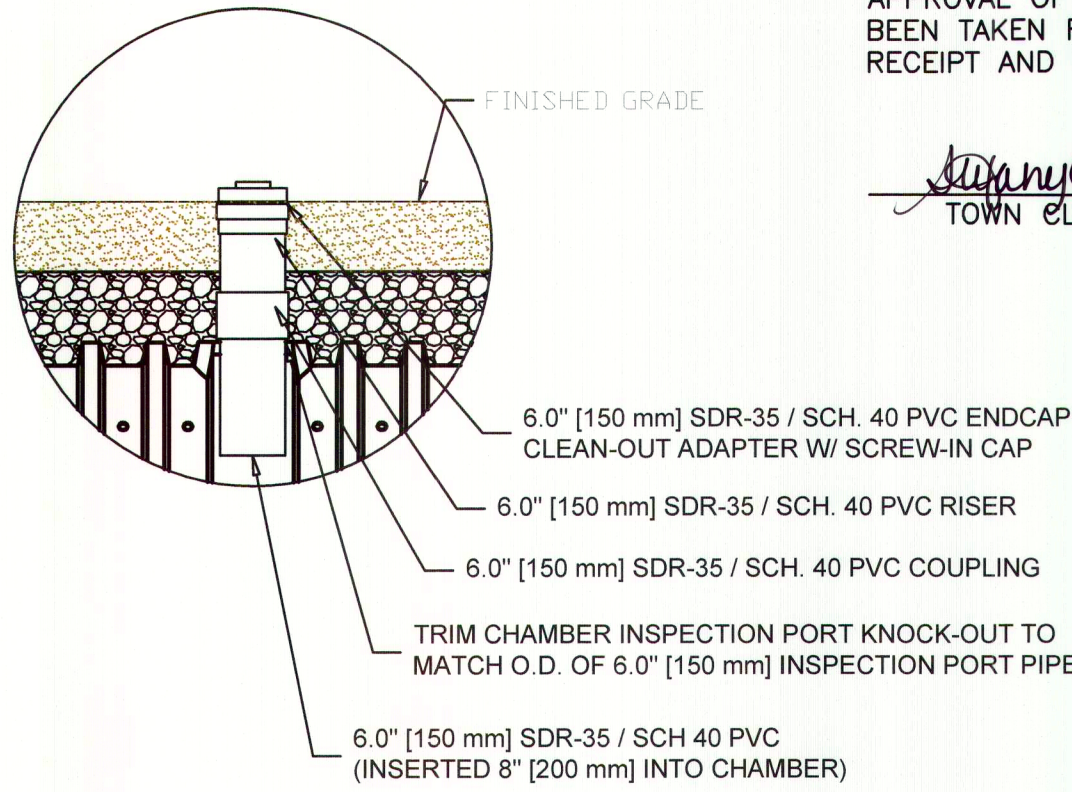
STC450i
STORMCEPTOR
STANDARD DETAIL

CONTECH
ENGINEERED SOLUTIONS LLC
www.conteches.com

1000 Center Plains Dr., Suite 402, West Chester, OH 45380
800.558.1122 913.645.7000 913.645.7993 FAX

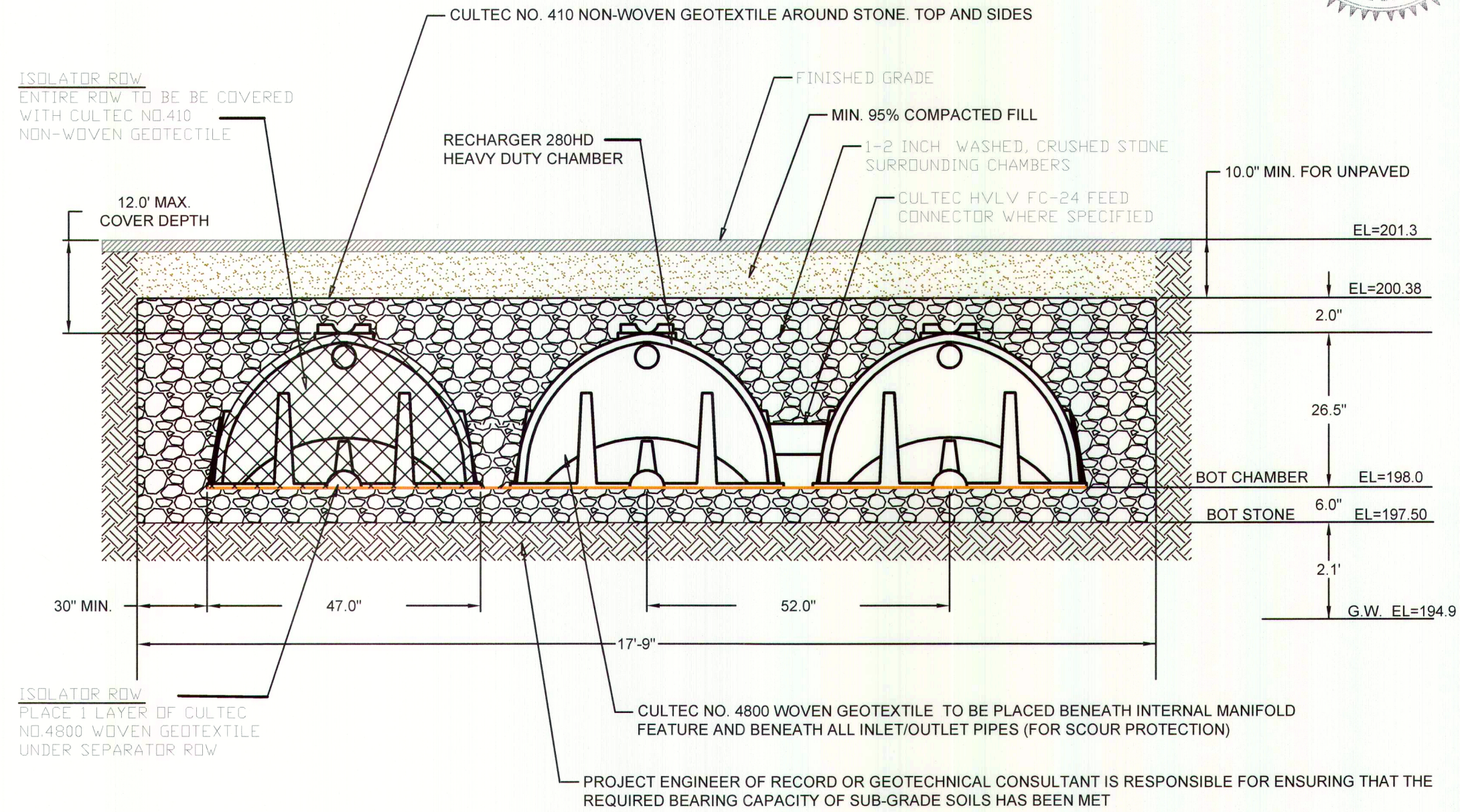
CATCH BASIN - STC450i STORMCEPTOR STANDARD DETAIL

NOT TO SCALE:



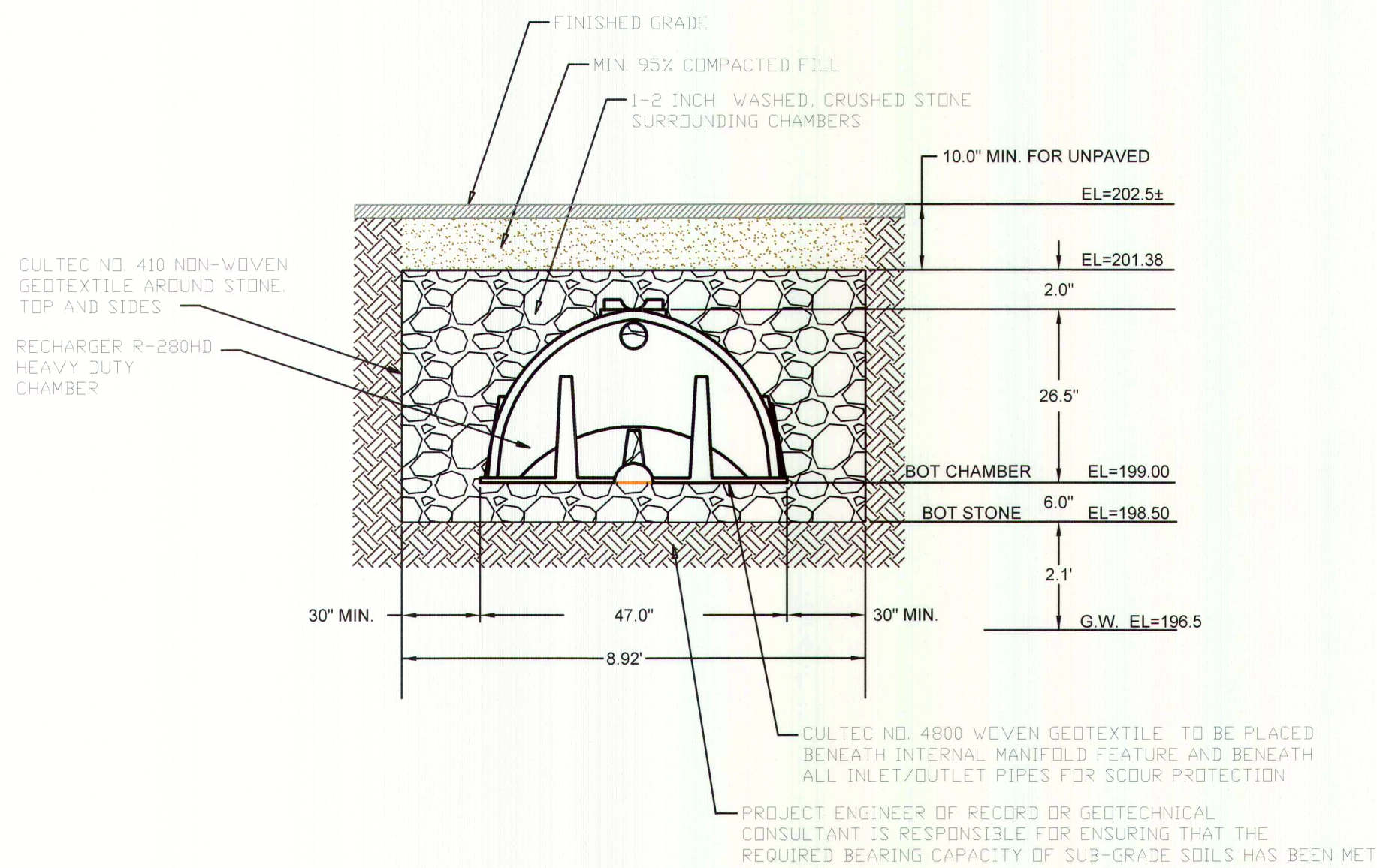
RECHARGE SYSTEM CLEANOUT DETAIL

NOT TO SCALE:



RECHARGE SYSTEM-1P STANDARD DETAIL

NOT TO SCALE:



RECHARGE SYSTEM-2P STANDARD DETAIL

NOT TO SCALE:

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

Kieran O'Connell
TOWN CLERK

4/14/2021
DATE

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

Anthony Rod

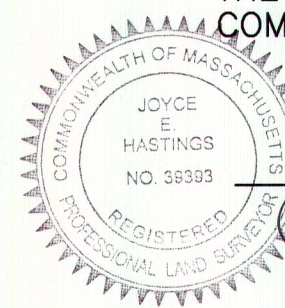
Richard J. D'Amico
Mark J. Ryan

DATE APPROVED: 2-25-2020

DATE ENDORSED: 4-13-2021

APPROVAL SUBJECT TO A PERFORMANCE SECURITY COVENANT TO BE EXECUTED BY THE BOARD AND RECORDED WITH THE SPECIAL PERMIT AND PLAN.

THIS PLAN & SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



Paul E. Truax
JOYCE E. HASTINGS P.L.S.

4/8/2021
DATE

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REVISIONS		DESCRIPTION
No.	DATE	
1	11/22/19	PLANNING BOARD REVIEW
2	03/27/20	PLANNING BOARD DECISION
3	03/12/21	PLANNING BOARD DECISION
4	04/08/21	PLANNING BOARD DECISION



Paul E. Truax
PAUL E. TRUAX, P.E.

SITE DEVELOPMENT PLAN 20 BROAD STREET MEDWAY, MASSACHUSETTS

PREPARED FOR:
VILLAGE DISTRICT DEVELOPMENT, LLC
9A NORTH STREET
MEDWAY, MASSACHUSETTS 02053

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No. 16,529

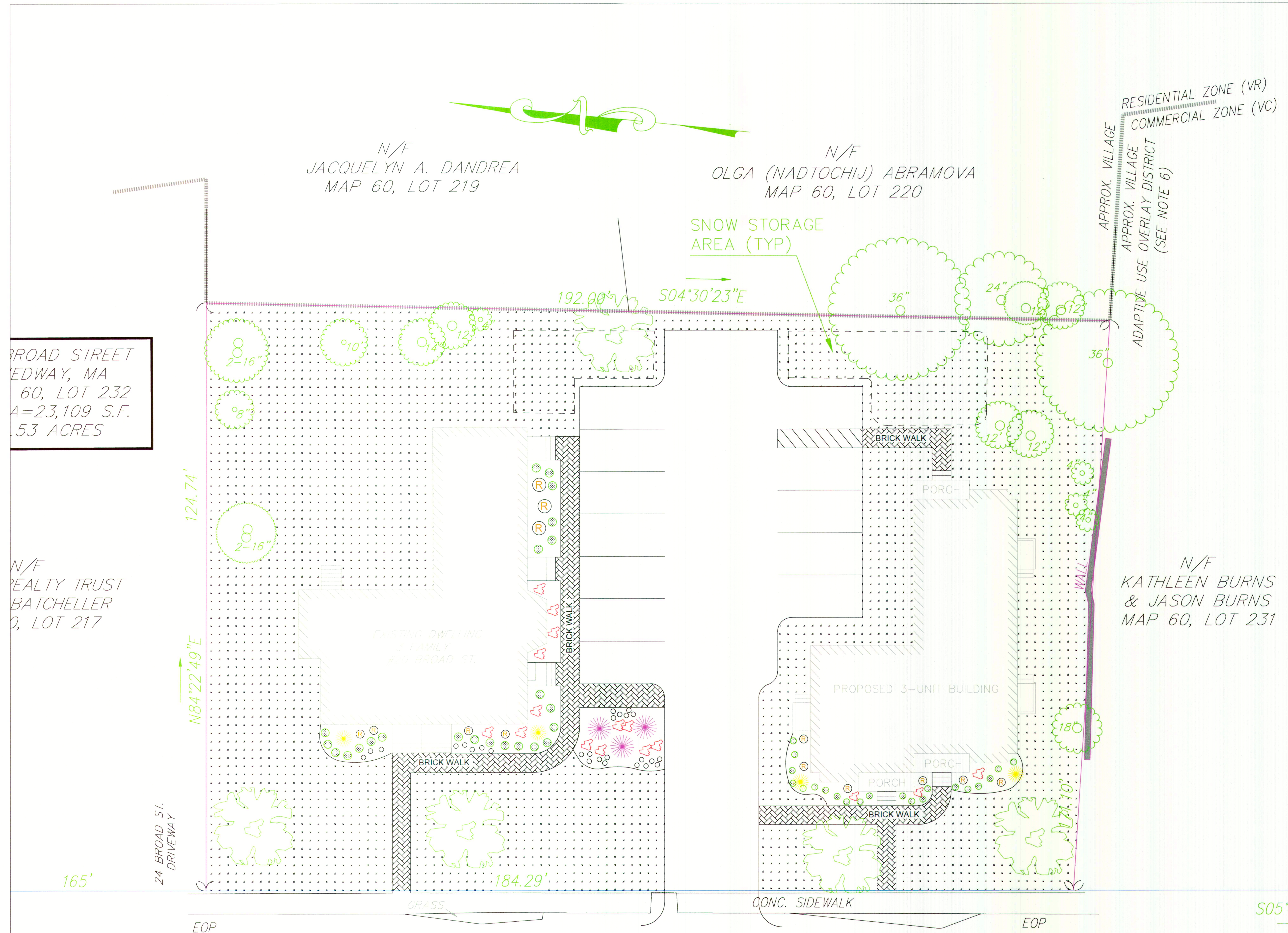
DATE: SEPT. 16, 2019

SCALE: AS SHOWN

SHEET: 7 of 7

PLAN #: 27,355

DETAILS



BROAD STREET
MEDWAY, MA
60, LOT 232
A=23,109 S.F.
.53 ACRES

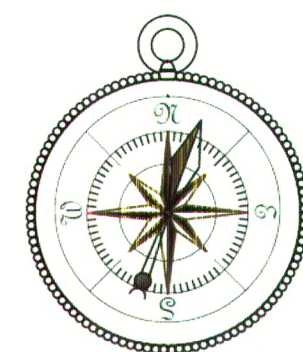
N/F
PEALTY TRUST
BATCHELLER
0, LOT 217

N/F
JACQUELYN A. DANDREA
MAP 60, LOT 219

N/F
OLGA (NADTOCHIJ) ABRAMOVA
MAP 60, LOT 220

RESIDENTIAL ZONE (VR)
COMMERCIAL ZONE (VC)
APPROX. VILLAGE
APPROX. VILLAGE
ADAPTIVE USE OVERLAY DISTRICT
(SEE NOTE 6)

N/F
KATHLEEN BURNS
& JASON BURNS
MAP 60, LOT 231



VILLAGE
LIMITED
39 WEST STREET
MEDWAY, MA 01746

P: 508-816-6700
VILLAGE.LIMITED@OUTLOOK.COM

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APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

[Signature]

[Signature]

[Signature]

DATE APPROVED: 2-25-2020

DATE ENDORSED: 4-13-2021

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SECURITY COVENANT TO BE EXECUTED BY THE
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[Signature] 4/14/2021
TOWN CLERK DATE

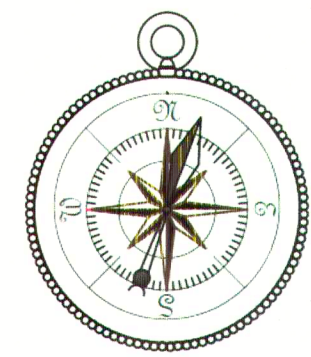
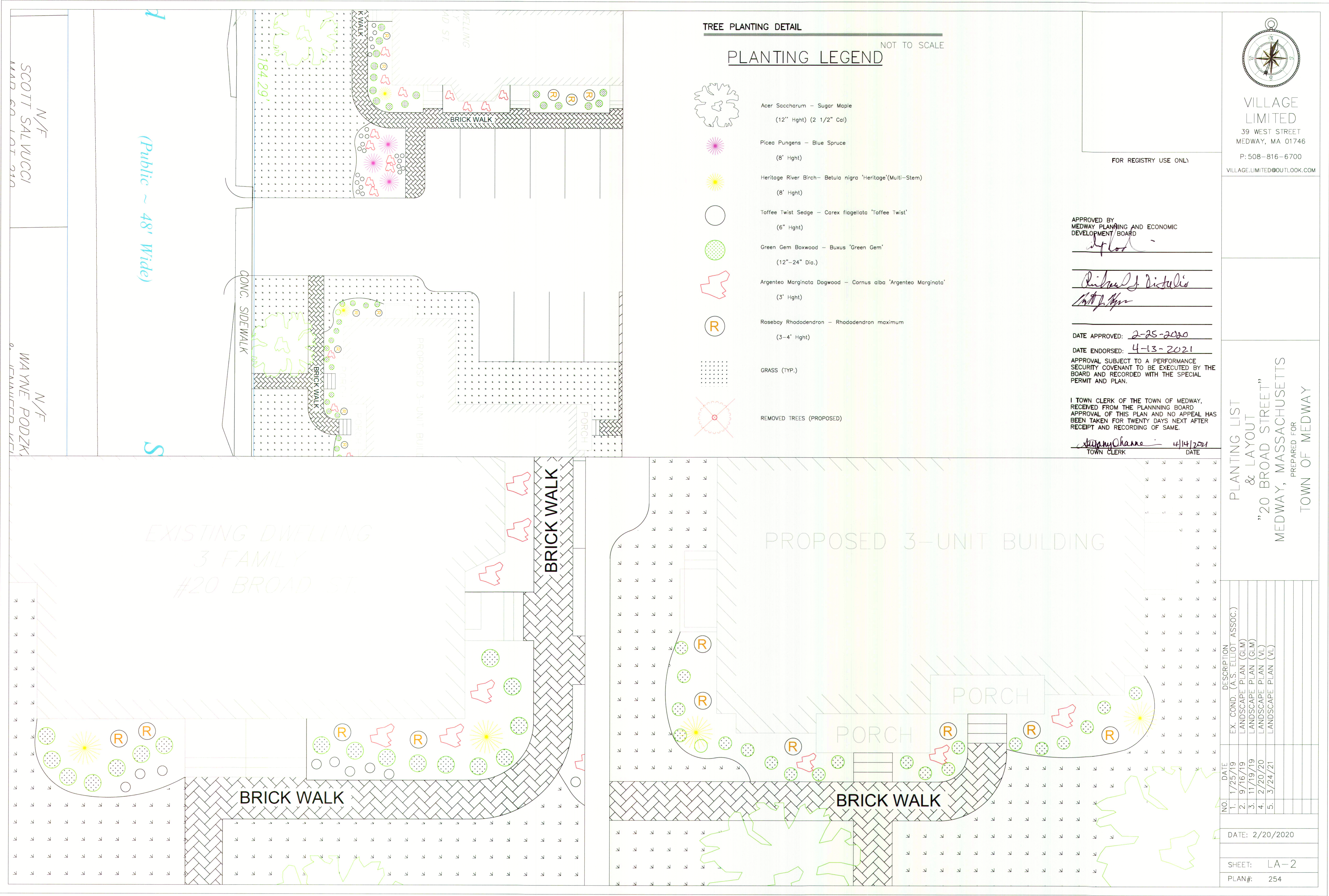
LANDSCAPE PLAN
"20 BROAD STREET"
MEDWAY, MASSACHUSETTS
PREPARED FOR
TOWN OF MEDWAY

NO.	DATE	DESCRIPTION
1.	1/25/19	EX. COND. (A.S. ELLIOT ASSOC.)
2.	9/16/19	LANDSCAPE PLAN (GLM)
3.	11/19/19	LANDSCAPE PLAN (GLM)
4.	2/20/20	LANDSCAPE PLAN (VL)
5.	3/24/21	LANDSCAPE PLAN (VL)

DATE: 2/20/2020

SHEET: LA-1

PLAN#: 254



VILLAGE
LIMITED

39 WEST STREET
MEDWAY, MA 01746

P: 508-816-6700

VILLAGE.LIMITED@OUTLOOK.COM

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DEVELOPMENT BOARD

Richard J. DiStasio
Chris P. Hynes

DATE APPROVED: 2-25-2020

DATE ENDORSED: 4-13-2021

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SECURITY COVENANT TO BE EXECUTED BY THE
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Jimmy Channe 4/14/2021
TOWN CLERK DATE

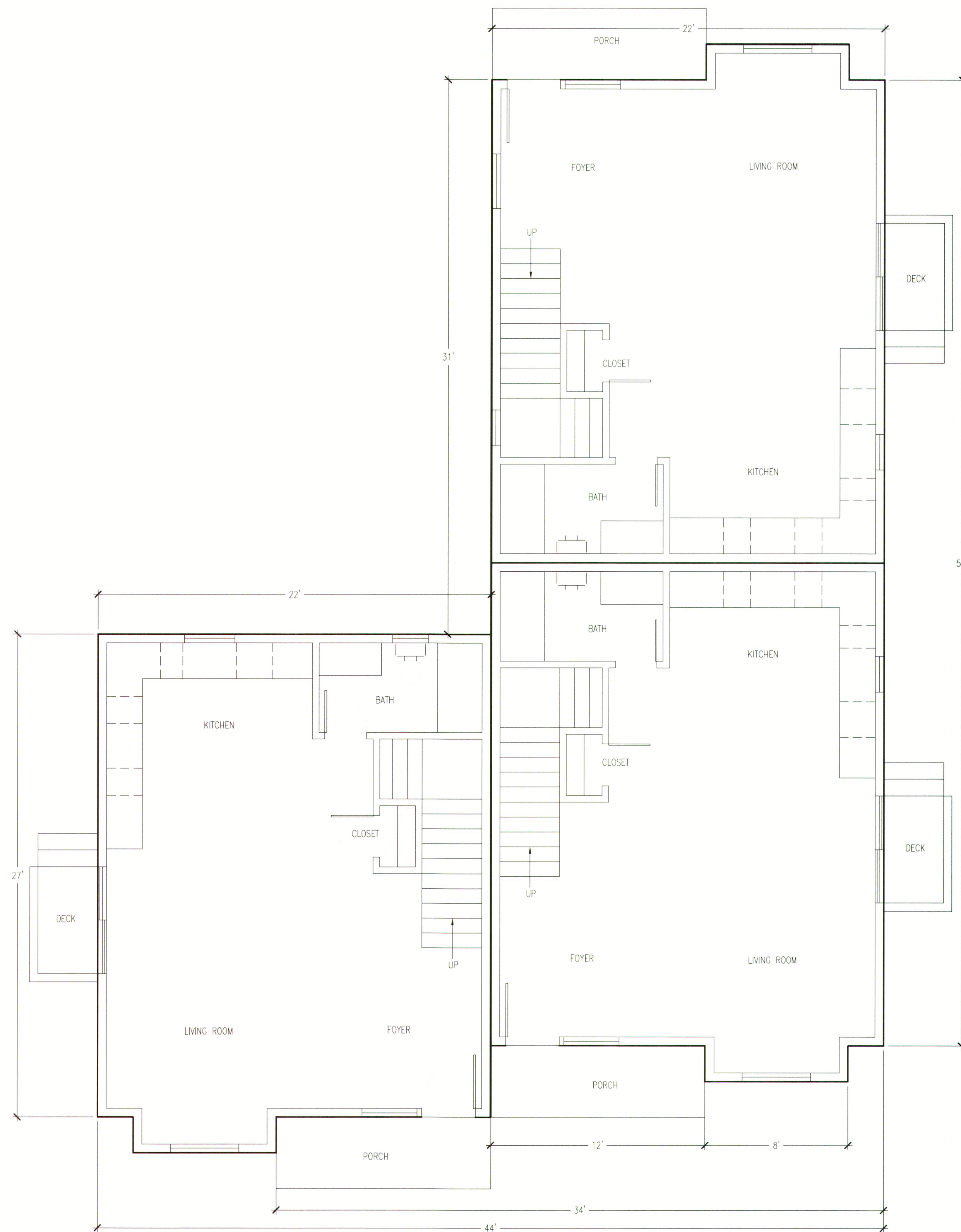
PLANTING LIST
& LAYOUT
"20 BROAD STREET"
MEDWAY, MASSACHUSETTS
PREPARED FOR
TOWN OF MEDWAY

NO.	DATE	DESCRIPTION
1.	1/25/19	EX. COND. (A.S. ELLIOT ASSOC.)
2.	9/16/19	LANDSCAPE PLAN (GLM)
3.	11/19/19	LANDSCAPE PLAN (GLM)
4.	2/20/20	LANDSCAPE PLAN (VL)
5.	3/24/21	LANDSCAPE PLAN (VL)

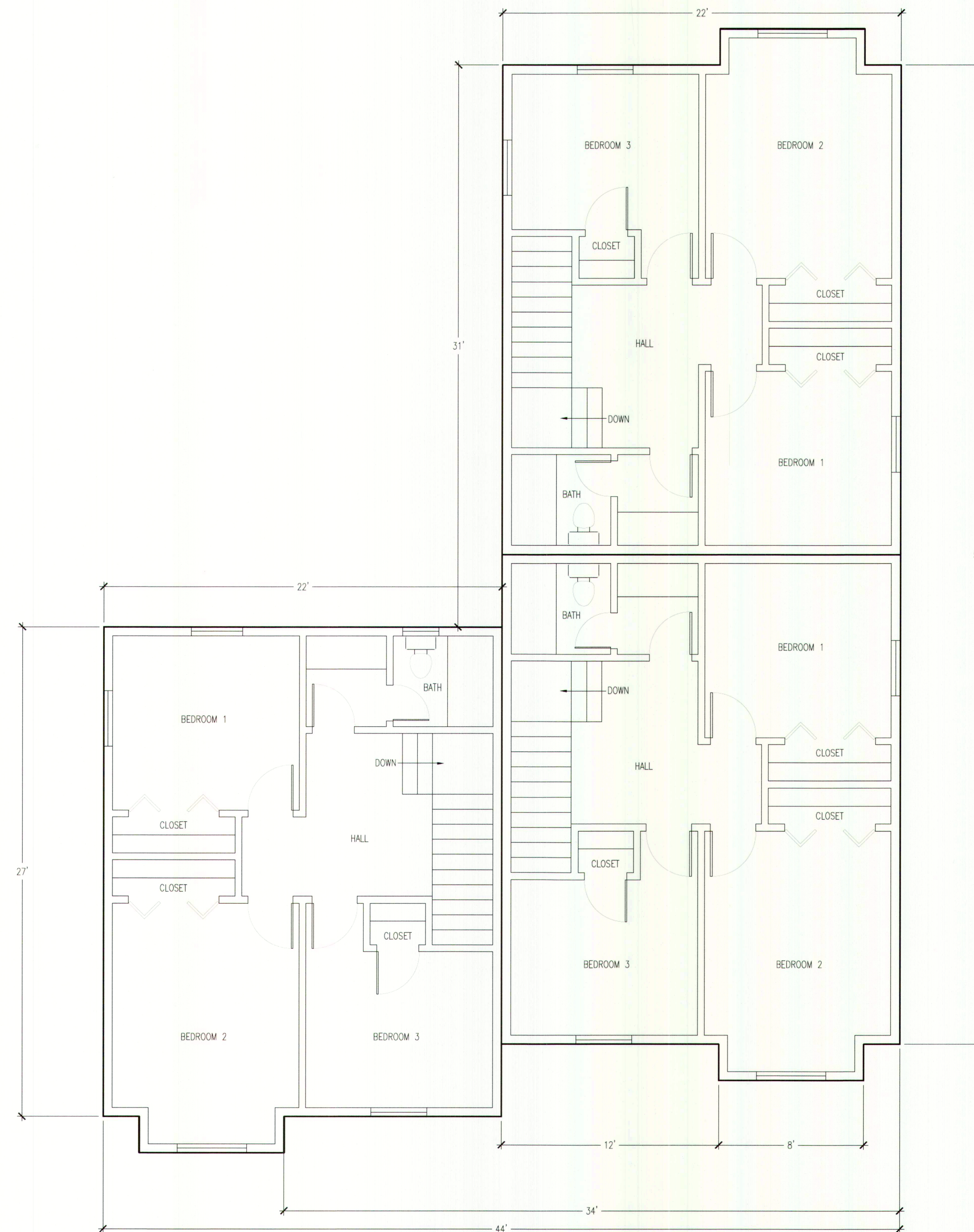
DATE: 2/20/2020

SHEET: LA-2

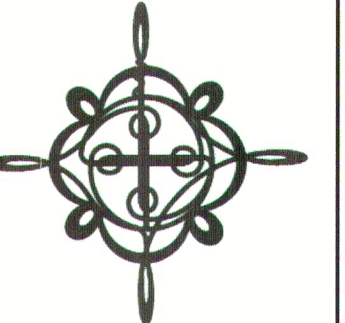
PLAN#: 254



20 BROAD STREET, MEDWAY MA. FIRST FLOOR PLAN SCALE: $\frac{1}{4}" = 1'-0"$



20 BROAD STREET, MEDWAY MA. SECOND FLOOR PLAN SCALE: $\frac{1}{4}" = 1'-0"$



B T A
BRETT THIBAUT ARCHITECT
28 VINCENT ROAD
MEDWAY, MA 01756
BRETT@BTARC.COM
(508) 634 8401

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MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

[Signature]
[Signature]
[Signature]

DATE APPROVED: 2-25-2020

DATE ENDORSED: 4-13-2021

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[Signature] 4/14/21
TOWN CLERK DATE

20 BROAD STREET
MEDWAY MA

DRAWING TITLE:
FLOOR PLANS--PROPOSED TRIPLEX

REVISED:	REVISED:	REVISED:	REVISED:	REVISED:	REVISED:
ISSUE:	SCHEMATIC				
SCALE:	AS NOTED				
DATE:	12/16/2019				

P

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

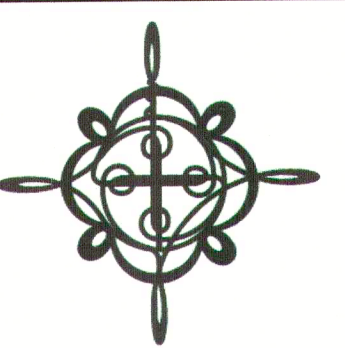
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[Signature]
[Signature]

DATE APPROVED: 2-25-2020
DATE ENDORSED: 4-13-2021

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[Signature] 4/14/2021
TOWN CLERK DATE



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BRETT THIBAUT ARCHITECT
28 VINCENT ROAD
MENDON, MA 01756
BRETT@BTARC.COM
(508) 634 8401

ACCESSORY ADDITION
153 HOPDALE STREET
HOPDALE, MA 01747

18007

DRAWING TITLE:
FOUNDATION AND FRAMING PLANS,
KEY AND NOTES

1	REVISION	DATE	DESCRIPTION
1	REVISION	07/13/18	Changes per email 07/12/18
2	REVISION	09/04/2018	per emails 8/11/18 & 9/3/18
3	REVISION		
4	REVISION		
5	REVISION		

ISSUE	PERMIT
SCALE	AS NOTED
DATE	06/25/2018

A2.0

32'-0"
TOP OF RIDGE

25'-0"
TOP OF RIDGE

ARCHITECTURAL SHINGLES

FIBERGLASS COLUMNS

1 SOUTH ELEVATION
1/4" = 1'-0"

32'-0"
TOP OF RIDGE

NEW VINYL SIDING AND TRIM

NEW DOUBLE HUNG WINDOWS

COVERED ENTRIES

22'-0"
TOP OF RIDGE

1 WEST ELEVATION
1/4" = 1'-0"

32'-0"
TOP OF RIDGE

NEW VINYL SIDING AND TRIM

NEW DOUBLE HUNG WINDOWS

COVERED ENTRY

32'-0"
TOP OF RIDGE

ARCHITECTURAL SHINGLES

25'-0"
TOP OF RIDGE

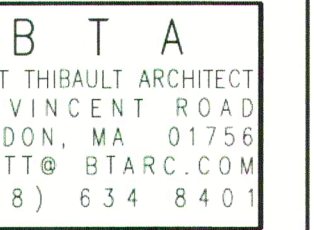
ARCHITECTURAL SHINGLES

SLIDING GLASS DOORS

FIBERGLASS COLUMNS

1 EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"



MEDWAY, MA

FLOOR PLANS

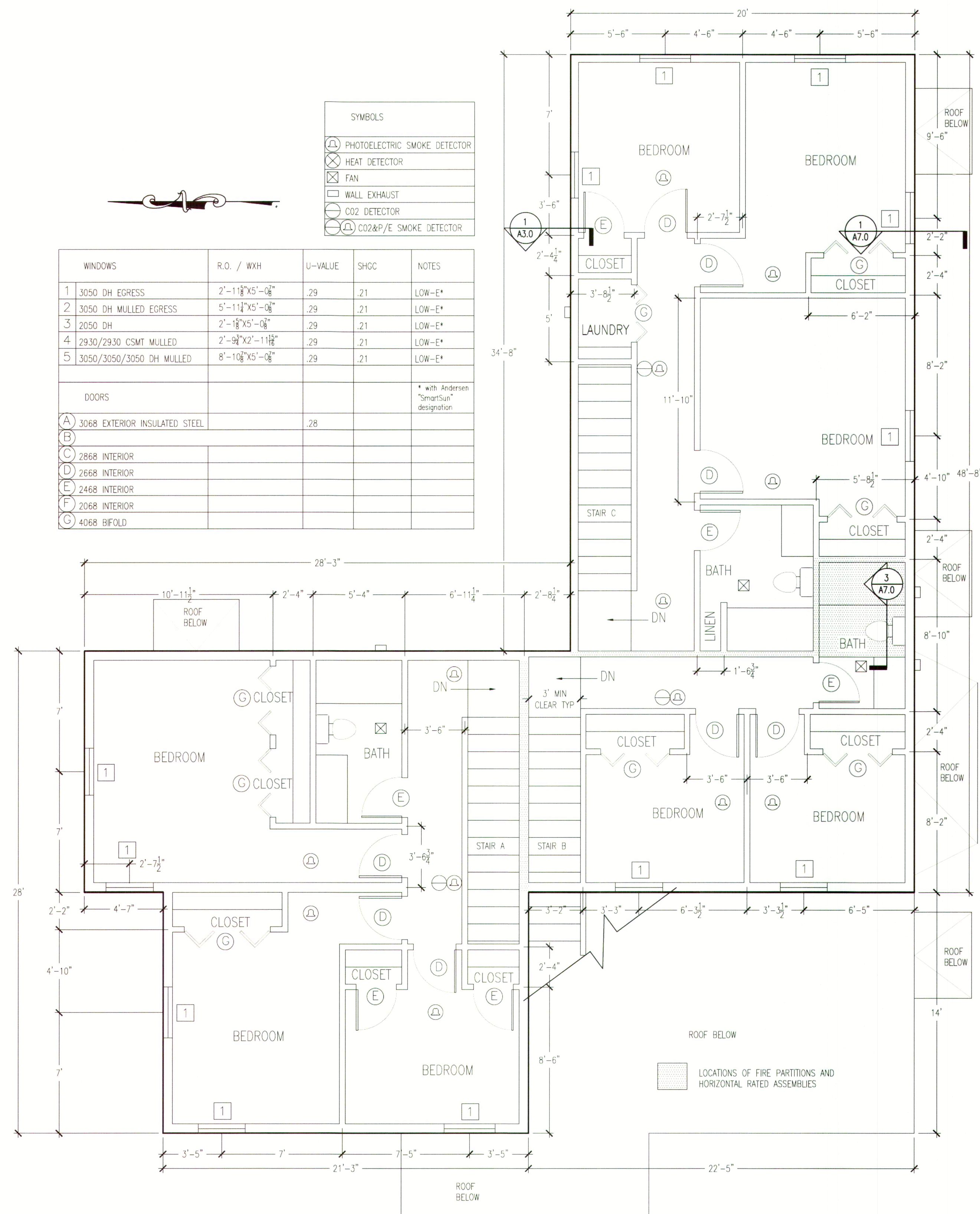
REVIS:	REVIS:	REVIS:	REVIS:	REVIS:	REVIS:
SCHEMATIC					
AS NOTED					
12/16/2019					

P

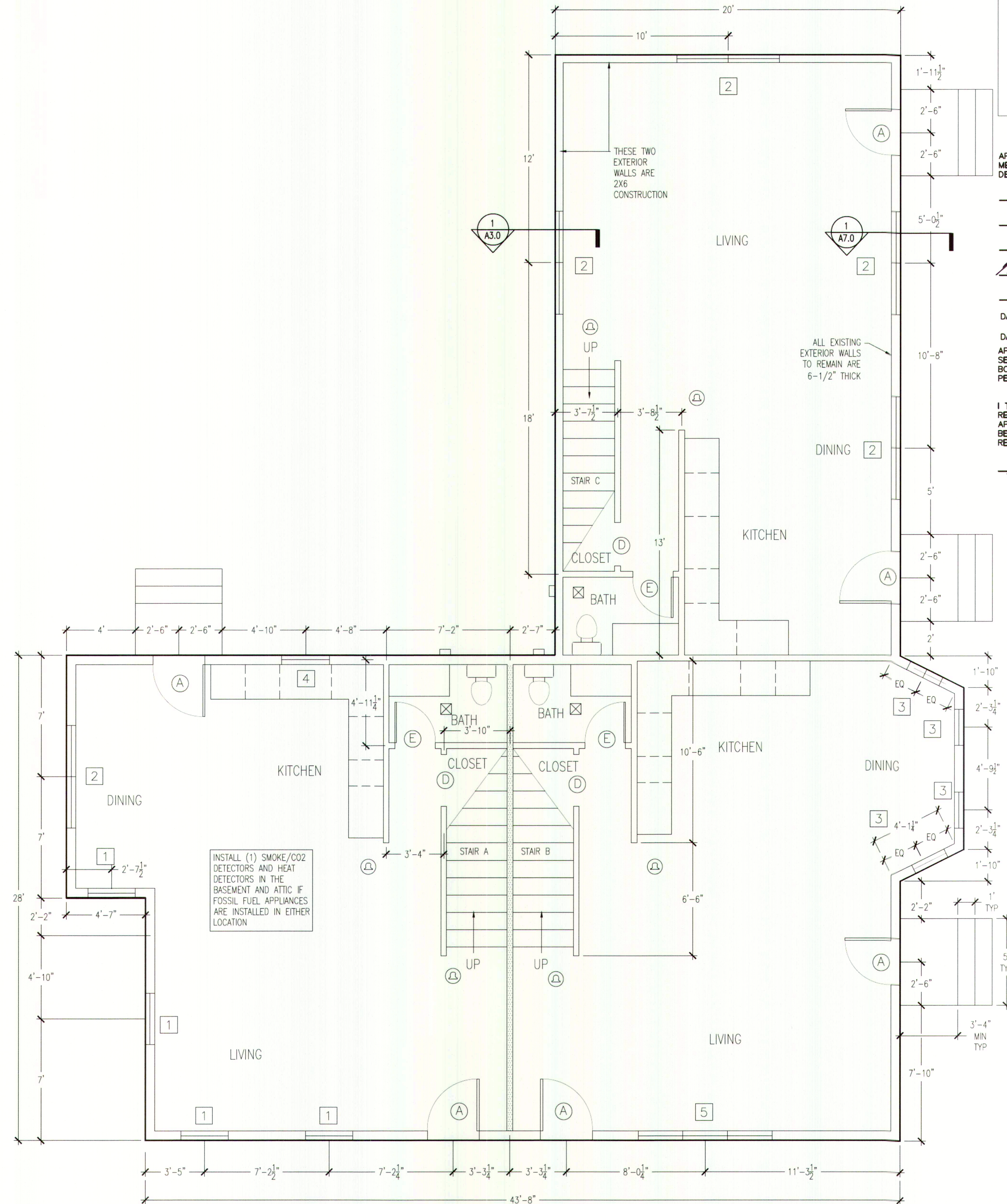
COPYRIGHT BRETT THIBAUT ARCHITECT 2019

SYMBOLS	
	PHOTOELECTRIC SMOKE DETECTOR
	HEAT DETECTOR
	FAN
	WALL EXHAUST
	CO2 DETECTOR
	CO2&P/E SMOKE DETECTOR

WINDOWS		R.O. / WXH	U-VALUE	SHGC	NOTES
1	3050 DH EGRESS	2'-1 11/16" X 5'-1 7/8"	.29	.21	LOW-E*
2	3050 DH MULLED EGRESS	5'-1 1/4" X 5'-0 5/8"	.29	.21	LOW-E*
3	2050 DH	2'-1 1/8" X 5'-0 5/8"	.29	.21	LOW-E*
4	2930/2930 CSMT MULLED	2'-9 1/2" X 2'-1 11/16"	.29	.21	LOW-E*
5	3050/3050/3050 DH MULLED	8'-10 1/8" X 5'-0 5/8"	.29	.21	LOW-E*
DOORS					* with Andersen "SmartSun" designation
(A)	3068 EXTERIOR INSULATED STEEL		.28		
(B)					
(C)	2868 INTERIOR				
(D)	2668 INTERIOR				
(E)	2468 INTERIOR				
(F)	2068 INTERIOR				
(G)	4068 BIFOLD				



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE APPROVED: 2-25-2020
DATE ENDORSED: 4-13-2021

APPROVAL SUBJECT TO A PERFORMANCE
SECURITY COVENANT TO BE EXECUTED BY THE
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I TOWN CLERK OF THE TOWN OF MEDWAY,
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RECEIPT AND RECORDING OF SAME.

Stacy Chan 4/14/2011
TOWN CLERK DATE

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

Richard J. Ditchi
Matthew J. Kim

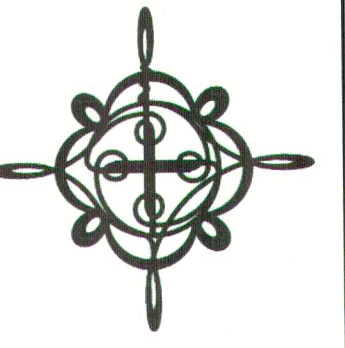
DATE APPROVED: 2-25-2020
DATE ENDORSED: 4-13-2021

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Johnny Chene 4/14/2021
TOWN CLERK DATE

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BRETT THIBAUT ARCHITECT
28 VINCENT ROAD
MENDON, MA 01756
BRETT@BTARC.COM
(508) 634 8401

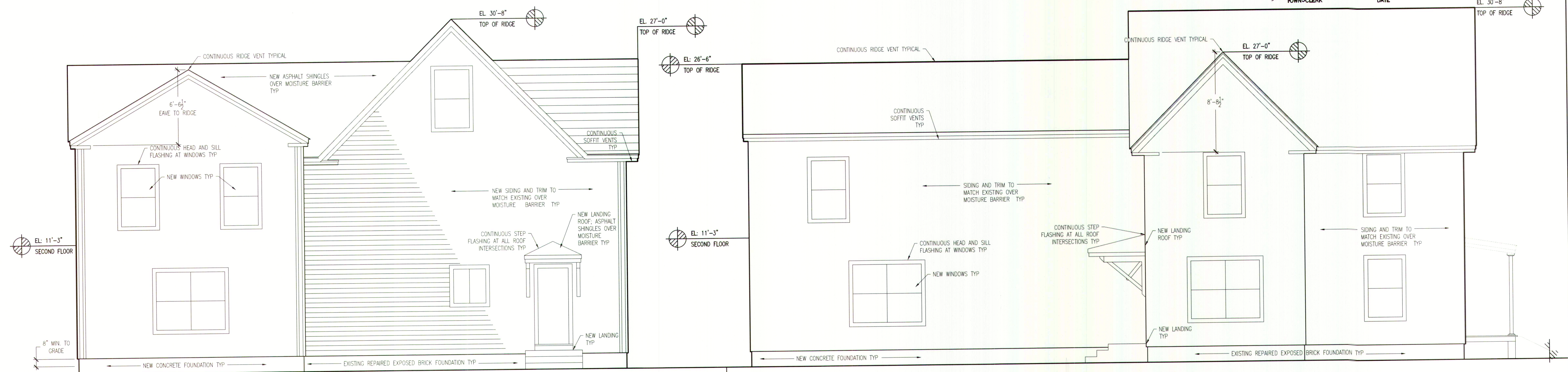
20 BROAD STREET
MEDWAY, MA

18022

DRAWING TITLE:
PROPOSED ELEVATIONS

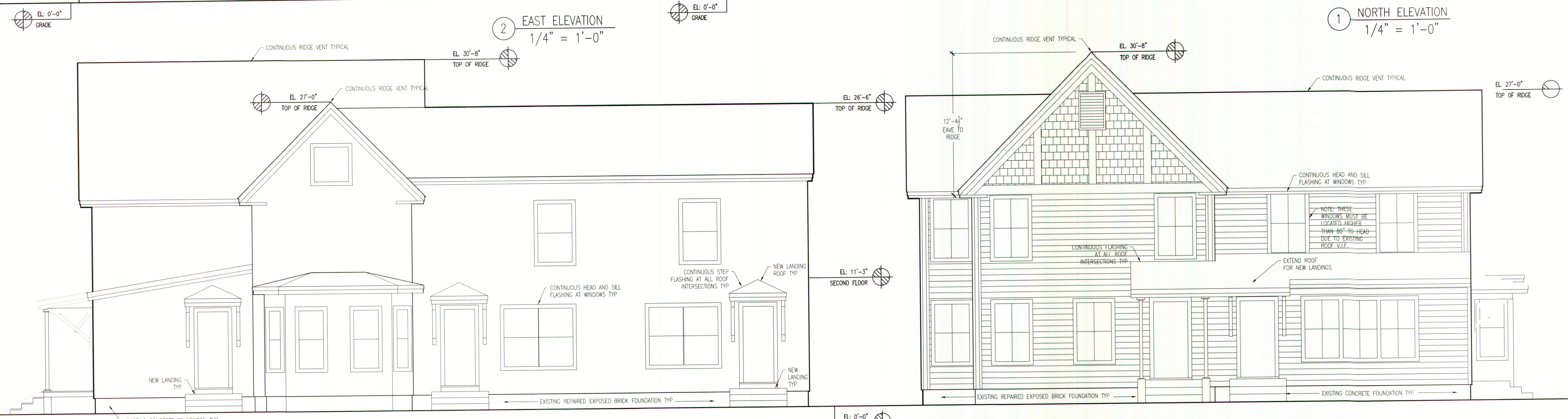
REVISED	REVISED	REVISED	REVISED	REVISED	REVISED
ISSUE	SCHEMATIC				
SCALE	AS NOTED				
DATE	12/16/2019				

E



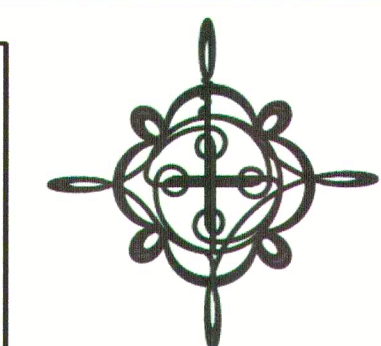
2 EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

3 WEST ELEVATION
1/4" = 1'-0"



B T A
BRETT THIBAUT ARCHITECT
28 VINCENT ROAD
WENDON, MA 01756
BRETT@BTARC.COM
(508) 634 8401

FOR REGISTRY USE ONLY

APPROVED BY
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

[Signature]

[Signature]
[Signature]

DATE APPROVED: 2-25-2020

DATE ENDORSED: 4-13-2021

APPROVAL SUBJECT TO A PERFORMANCE
SECURITY COVENANT TO BE EXECUTED BY THE
BOARD AND RECORDED WITH THE SPECIAL
PERMIT AND PLAN.

I, TOWN CLERK OF THE TOWN OF MEDWAY,
RECEIVED FROM THE PLANNING BOARD
APPROVAL OF THIS PLAN AND NO APPEAL HAS
BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

[Signature] 4/14/2021
TOWN CLERK DATE

18022

20 BROAD STREET
MEDWAY, MA 02053

DRAWING TITLE:
LIGHTING PHOTOMETRIC PLAN

REVISION: 02-05-2020 MOVE POST FUTURE 36" EAST	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
ISSUE	APP
SCALE	NTS
DATE	9/19/2019

LP

PHOTOMETRIC PLAN KEY

TYPE: POST MOUNTED DIRECTIONAL LUMINAIRE
FIXTURE HEIGHT: 8'-0"
MAX LATERAL CONE: 60 DEGREES
MAX VERTICAL CONE: 55 DEGREES
LIGHT COLOR: 3500K
INTERNATIONAL DARK SKY COMPLIANT: YES
LAMP TYPE: LED
BUG RATING: BO UO G1
FC=FOOTCANDLES

20 BROAD STREET, MEDWAY MA
PHOTOMETRIC LIGHTING PLAN

