PVI Site Design
18 Glendale Road, Norwood, MA - 339.206.1030
Master Planning - Civil Engineering - Land Entitlements

PROJECT NARRATIVE

The Applicant, Medway Development, LLC is proposing to develop a multifamily use project consisting of seven (7) townhouse style units in three buildings. Currently, there is an existing Duplex unit renovated in 2024. There will be a total of nine (9) units on the property at the completion of the project. The following Narrative outlines the scope of the project. Refer to the Proposed Site Plans dated February 25, 2025 and Architectural Renderings for additional detail about the design.

PERMIT REQUESTS

The project is seeking the following permits and approvals from the Town of Medway:

- Special Permit from the Planning and Economic Development Board for a Multi-Family Development
- Major Site Plan Review
- Land Disturbance (submitted concurrently with Special Permit)
- Scenic Roads

EXISTING PERMITS

The property has the following existing permits in place:

- Special Permit for 2 Family House
- Enforcement Order from Conservation Commission

Copies of these existing permits are attached to this narrative.

GENERAL SITE IMPROVEMENTS:

Access to the site is through one existing curb cut across from Main Street and one proposed curb cut with a drive aisle connecting the two. The existing curb cut will be widened. Surface parking is provided in addition to a garage for each of the new units. Additional parking is provided in a small lot between the proposed buildings and the existing duplex.

Per Section 5.6.4.E.3, residential properties require 2 spaces per dwelling unit (DU) and 1 visitor space for every 2 DUs.

9 DUs x 2 spaces / DU = 18 spaces
9 Dus x 1 visitor space / 2DUs = 4.5 spaces, round up to 5 spaces
Total spaces required = 23 spaces.

No fencing is proposed, nor is it common to the neighborhood.

As a residential development, lighting will be provided at individual building entrances only to limit potential light pollution. An existing street light at the corner of Main Street provides adequate lighting at the existing curb cut into the property.

While no programed open space is proposed, there is a large area of landscaped areas behind (west) of the proposed buildings. This is intended to remain open and be available to residents for passive recreational uses.

INFRASTRUCTURE AND OTHER SERVICES

Stormwater:

Stormwater will be managed by maintaining the existing hydrology and using natural swales and existing landscape for management of stormwater. The proposed design relies on overland flow to drain to an existing flat area behind the existing duplex. A berm is proposed to create an impoundment sufficient stormwater to meet local and DEP standards. Limited excavation is needed to create the stormwater basin.

The creation of the berm to create the impoundment can be considered Low Impact Design as it allows existing landscaped areas to remain undisturbed. The large surface area available maximizes groundwater recharge while mitigating for increased runoff during large storm events.

Water & Sewer

The proposed 7 units will each have 3 bedrooms, for a total of 21 bedrooms. Using Title 5 design values, the new sewer demand will be 2,310 gallons per day (GPD). Industry standards assume that Title 5 Design Flows account for some amount of peaking and varience to provide a conservative design. Actual flows are generally considered 60% of Title 5 Design Flows which results in an anticipated flow of 1,386 GPD. Assuming a 10% loss factor for water usage, the Water usage is estimated to be 1,525 GPD.

Private Utilities:

Utilities are provided by connecting to existing infrastructure in High Street, including electric, gas, and telecommunications. These are intended to be provided underground unless directed otherwise by the private utility company.

Trash Collection:

Trash accommodated by individual bins onsite, as is typical in Medway. No common dumpster is proposed.

CONSTRUCTION PHASE

Schedule:

The construction period for this project is expected to last 12 to 18 months depending on start date in relation to the winter months.

BUILDING DESIGN AND MEDWAY DESIGN REVIEW GUIDELINES;

The project proposed to construct three, new, wood-framed buildings. Two of the buildings will have a footprint of approximately 1,220 square feet. The third building will be approximately 1,730 square feet. The townhouses can be described as a Modern Farmhouse style and will include vertical siding, a combination of split seam roofing and traditional shingles. Proposed renderings are enclosed with the application.

In consideration of this project, the applicant has considered the Medway Design Review Guidelines. In this review, the following key concepts where considered and incorporated:

- Clustered Buildings / Compact Development
- Building Orientation
- Integrate Functional Features into the Landscape
- Minimize Lighting
- Building Massing / Roof Variations

The proposed buildings are located at the front yard setback, continuing the existing building presence on High Street. Siting the buildings along the street line, in a cluster arrangement, allows for the rear of the property to remain in its natural, vegetated state. The large landscaped area behind the building created a shared open space opportunity for all residents.

While a second curb cut is necessary to facilitate adequate access to the project, a large landscaped area is maintained along High Street continuing the Scenic Road aesthetic. Additional street trees are proposed to enhance this.

As previously noted, the Stormwater detention system has integrated into existing landscape areas.

As a smaller, compact residential development, the use of building lighting only is proposed. This preserves the residential feel of the neighborhood and minimizes impacts from light pollution.

The building architecture is farmhouse in style, consistent with the existing styles in the area. Pitched roofs and multiple roof lines provide architectural detail and create a rhythm to the front façade of the townhouses. A lower roof line above the main door brings the two story building down to the human scale. The narrow nature of the townhouse units keeps the front façade length minimized to a scale comparable to single family houses, thereby keeping with the context of the neighborhood.