

192 Main St.

Project Narrative

Project Description

The applicant proposes to demolish the existing garage and construct a two-townhouses building. The total number of units will be 8 townhouses.

Description of proposed site improvements

The project includes a number of site improvements:

- Demo of existing dilapidated garage
- Restoration of the wetlands within the buffer zone
- Reduction in the total impervious surfaces
- Complete stormwater management
- Increase housing units in the town in a manner consistent with the historic nature of Rabbit Hill district.

Parking (Section 7.1.1)

The proposed site includes 16 parking spots (2 per unit). In addition, Medway Community Church has historically allowed parking on their premises from 192 Main St. The attached support letter shows the Church's making available 4 guest spots.

Outdoor Lighting (7.1.2)

No outdoor lighting other than a wall sconce by the entry doors and rear doors is proposed.

Expected number of occupants

The expected number of occupants per unit is 4.

Projected Water/Sewer Demand

Using the MA state standard of 65 gallons per capital, the total demand for the proposed (2) units is $2 \times 4 \times 65$ gallons = 520 Gallons/day.

Title V requires $2 \times 4 \times 110$ gpd = 880 gallons per day. This property uses public water.

Description of compliance w/ Design Review Guidelines

The applicant met with the DRC in the Spring of 2024. The applicant reviewed the initial proposal for townhouses. Based on this review, the applicant has significantly modified the proposed architecture to better blend with the historic nature of the Rabbit Hill neighborhood.