

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 (Site Plans) 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
- ORAD from 2019 (Expired)

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 programmed 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.

The Site Plans include a full zoning table outlining dimensional requirements for the property. The following are basic dimensional information about the project:

Lot Area	164,173 SF
Lot Coverage	5.9%
Impervious Area Coverage	12.4%

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 variance 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 were 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.

ENERGY CONSERVATION AND SUSTAINABILITY MEASURES

The project will provide reasonable energy conservation and sustainability measures typical for a project of this scale. Many common energy conservation measures have been incorporated into current building codes including improved building envelope to retain heat and/or cool air, LED light fixtures, and heat pumps for heating and cooling.

Additionally, the site has been proposed to use Low Impact Design features including working within the existing topography for stormwater management, the use of overland flow and vegetated swales for collection and/or conveyance of stormwater when possible.

The project has been reduced in footprint from initial concepts minimizing impervious area and general disturbance to naturalized areas and resource areas.

For Registry of Deeds Use Only



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Order of Resource Area
Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

216-0926

MassDEP File Number

eDEP Transaction Number

Medway

City/Town

A. General Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Medway Conservation Commission
1. Conservation Commission

2. This Issuance is for (check one):

- a. ☒ Order of Resource Area Delineation
b. ☐ Amended Order of Resource Area Delineation

3. Applicant:

a. First Name _____ b. Last Name _____
Larkin Real Estate Group Inc.
c. Organization _____
29 Hospital Rd
d. Mailing Address _____
Medfield MA 02052
e. City/Town _____ f. State _____ g. Zip Code _____

4. Property Owner (if different from applicant):

a. First Name _____ b. Last Name _____
Medway Development LLC
c. Organization _____
383 Main Street
d. Mailing Address _____
Medfield MA 02052
e. City/Town _____ f. State _____ g. Zip Code _____

5. Project Location:

21 High St Medway MA
a. Street Address _____ b. City/Town _____ c. Zip Code _____
57 62
d. Assessors Map/Plat Number _____ e. Parcel/Lot Number _____
Latitude and Longitude _____ d m s _____ d m s
(in degrees, minutes, seconds): f. Latitude _____ g. Longitude _____

6. Dates: Novemebr 26, 2018 December 13, 2018
a. Date ANRAD filed _____ b. Date Public Hearing Closed _____ c. Date of Issuance _____

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DORCHESTER, MA
O F F I C E
C O P Y
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

MASSACHUSETTS STATE EXCISE TAX
N O T Norfolk Registry of Deeds
A N Date: 11-15-2018 @ 02:22pm
O F F I C E Ct1#: 969 Doc#: 102310
C O P Y Fee: \$2,394.00 Cons: \$525,000.00

Quitclaim Deed

I, James F. Byrnes, a married man, of Uxbridge, Massachusetts, Worcester County,
Massachusetts

for consideration paid and in full consideration of Five Hundred Twenty-Five Thousand and
00/100 DOLLARS (\$525,000.00)

grant to Medway Development LLC, with a principal place of business of 383 Main Street,
Medway, Massachusetts

with Quitclaim Covenants

A certain parcel of land with the buildings thereon situated in the Town of Medway, County of
Norfolk, Massachusetts, shown as "Map 57, Lot 62, 21 High St. N/F James F. Byrnes, D.B.
4944, P. 345" on a plan entitled "Division of Land in Medway, MA, owned by James F. Byrnes"
and recorded with the Norfolk County Registry of Deeds in Plan Book 676, Page 48 being
bounded and described according to said plan. Said parcel contains 164, 288 square feet, more or
less, according to said plan.

For Grantor's title see the Estate of Margaretha M. Bleakney (Norfolk Probate and Family Court
Docket No. 95P1415E1) and the Estate of Robert G. Bleakney (Norfolk Probate and Family
Court Docket No. 76F1048E1). Being a portion of the same premises conveyed from
Margaretha M. Bleakney to Robert G. Bleakney and Margaretha M. Bleakney by deed dated
May 7, 1973 and recorded with Norfolk Registry of Deeds in Book 4944, Page 345.

The Grantor named herein, states that the Premises was not his primary residence and states
under the pains and penalties of perjury that there are no other person or persons entitled to any
homestead rights.

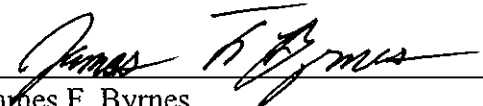
{SIGNATURES and NOTARY ACKNOWLEDGMENTS FOLLOW ON NEXT PAGE}

Property: Address 21 High Street, Medway, MA

N O T
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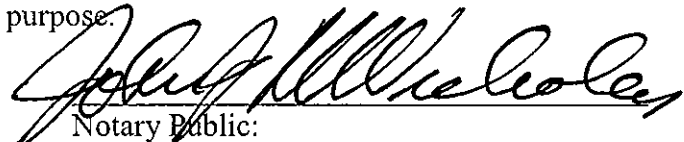
Executed as a sealed instrument this 26th day of October, 2018.


James F. Byrnes

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss:

On this 26th day of October, 2018, before me, the undersigned notary public, personally appeared, James F. Byrnes, and proved to me through satisfactory evidence of identification, which were ☐ photographic identification with signatures issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the persons whose names are signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public:
My Commission Expires: 12/28/18

