

October 30, 2024

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

**Re: Revised - Waiver Request Major Site Plan  
“Lawrence Waste Services Corp. Proposed Commercial Building”  
39 Alder Street, Medway, MA  
CMG ID: 2024-128**

Dear Planning & Economic Development Board,

On behalf of East Hill Associates LLC, (Applicant), CMG is writing you this waiver request letter associated with the proposed work located at 39 Alder Street in Medway, MA (the “Site”). In conformance with §202-5.A of the Town of Medway Planning Economic Development Board Rules and Regulations, the following waivers are requested as it is CMG’s belief that they meet the following findings:

- §202-5.A.3): that a waiver would allow construction which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval as set forth herein;
- §202-5.A.5): that a waiver is consistent with the purpose and intent of the Zoning Bylaw and these Rules and Regulations

**Waiver Requests:**

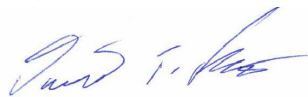
The applicant requests the following waivers in conformance with applicable regulations stated above:

1. **Ch. 200 §204-3.F.1: Applicant is requesting a waiver from the requirement to provide a Traffic Impact Assessment.** Applicant is expanding its business located on the adjacent property at 49 Alder Street and does not anticipate a significant change in current traffic conditions.
2. **Ch. 200 §204-4.B: Applicant is requesting a waiver from the requirement that site plan be drawn at a scale of one inch equals forty feet.** CMG’s plans are drawn at a scale of 1”=20’ which is easier to read and consistent with standard engineering practice.
3. **Ch. 200 §204-5.C.3: Applicant is requesting a waiver from the requirement to provide an existing landscape inventory.** CMG quantified the number of trees to be removed as part of this application to satisfy requirements associated with the Medway Conservation Commission application process. Approximately 20 trees with a diameter greater than 15 inches will be removed. CMG is currently coordinating mitigation efforts with the Conservation Commission.

4. **Ch. 200 §207-9.E: Applicant requests a waiver from the requirement to provide a pedestrian walkway.** Alder Street currently contains a pedestrian sidewalk located on the opposite side of the street as the subject parcel. Per the Tetra Tech Peer Review Letter, dated 6/2/2023, the peer reviewer requested a sidewalk and crosswalk connection from the subject parcel to the existing sidewalk. Due to the industrial nature of the abutting parcels and the proposed development, there does not appear to be a significant need for pedestrian access to the site. Additionally, there is very limited space to construct a sidewalk along the site access driveway due to the presence of wetlands and an existing stormwater basin associated with the Alder Street drainage system. The proposed use will not generate significant pedestrian traffic.
5. **Ch. 200 §207-12.B: Applicant is requesting a waiver from the requirement to provide parking to the side or rear of the Site.** The proposed parking area, which is located in the front of the proposed building, is located in close proximity to the main entrance of the building. Additionally, the parking is located away from the rear paved storage area (which is screened by the building) in order to deter business operations from interfering with potential customer or employee pedestrian traffic. The proposed plan set proposes maintaining a limited area of existing woods in addition to landscaping at the front of the Site.
6. **Ch. 200 §207-12.G.3.a: Applicant is requesting a waiver from the requirement that parking spaces should not be within 20 FT of the building entrance.** The proposed handicap accessible space and associated striped aisle is located in close proximity to the front entrance of the proposed building to comply with federal and State ADA / AAB requirements. CMG believes the proposed location for the space provides the best accessibility to the building. Pushing the parking space further away from the building's main entrance would create additional distance for the accessible route.
7. **Ch 200 §207-12.G.3.b: Applicant is requesting a waiver for parking to be within the 15 FT side yard setback.** The proposed parking area is located in the front of the site and is within 10 FT of the northeasterly side property line. The proposed parking layout allows an oversized drive aisle which is consistent with an industrial development to allow safe traffic circulation for potential larger commercial vehicles. In addition, there is limited space at the front of the Site due to the presence of wetlands and the existing stormwater basin associated with the Alder Street drainage system. A majority of the existing mature vegetation will remain which will continue to create a buffer to the abutting industrial building.

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