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 September 17, 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)

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 Mann Street. 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.

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 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.

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.

DEVELOPMENT IMPACT STATEMENT

1) Traffic Impact Assessment

The project is limited to 23 parking spaces, some of which are existing, and therefore does not require a Full Traffic Impact Assessment.

The ITE Trip Generation estimates approximately 9.4 average daily trips per unit for a townhouse style unit and a single family home. With 7 units proposed, that's an anticipated increase of 66 new daily trips. A brief roof top count estimates 25 additional residential units on High Street as well as the Medway Library. Total existing trips is estimated at 1,336 per day. A more detailed study would include additional pass by trips that is beyond the extent of this analysis.

The increase in trips is about 5% of the existing trips generated soley from uses on High Street. This amount is a reasonable increase for a collector street and is expected to be a negligible impact to the capacity of High Street.

Safety of the roadway is improved with the removal of an existing curb cut.

2) Environmental Impact Assessment

The project proposes to disturb more than 20,000 square feet of area and therefore an Environmental Impact Assessment is required.

Damage or Threat to Wetlands:

The project poses a low threat to the nearby wetlands to the west. The general watershed of the development area flows off-site too the south east under existing conditions. This flow pattern will remain post-construction. Additionally, no work is

proposed in the Wetland Buffer thereby providing maximum protection to the resource area.

Surface Water and Groundwater Quality.

Any new impervious areas can impact surface and groundwater by increasing runoff and reducing infiltration. This project mitigates those impacts by use of Low Impact Design techniques including minimizing impervious areas, collecting runoff close to the source, and promoting groundwater infiltration. See the Stormwater Design Narrative for more detailed discussion of these practices.

Increases in Impervious Surfaces / Stormwater Impacts

Reference is made to the Stormwater Design Narrative for specifics on stormwater practices implemented at the site. In short, the site utilizes an existing low area as an infiltration basin. Additionally, the natural depression provides excess storage such that runoff from the property is reduced over existing conditions. Smaller rain storm events (2- and 10-year storms) runoff rates are reduced by approximately 90%. In the larger 100-year storm, runoff is reduced by 40%.

Stormwater practices include pre-treatment and meet all local and state water quality requirements.

Noise and Vibration Levels

As a residential use, excessive noise and vibrations are not anticipated.

Air Quality and Emissions

As a residential use, no harmful or noxious emissions are anticipated.

Tree Removal

The proposed project provides mitigation plantings for trees greater than 15" that will be removed. Refer to the Tree Mitigation Plan enclosed with the Site Plan set. More plant material than is required by the bylaws is proposed.

Waste Disposal

Waste disposal is anticipated to individual barrels as is typical in Medway. No common dumpster is proposed.

3) Neighborhood Impact Assessment

Architectural Character

The project is proposing new England style architecture and will be reviewed by Medway's design review committee for consistency with the area.

Community Plans

See the previous section "Building Design and Medway Design Review Guidelines".

Quality of Life

Existing residents will continue to enjoy the residential aesthetic of the neighborhood. The project retains a large amount of wooded, natural landscape area to the benefit oof surrounding neighbors to the west.

Demand on Municipal Services

Demand on municipal services is expected to be as outlined below:

- Additional Water / Sewer Usage: 1,386 gallons per day
- Additional School Children: Up to 7 new families.
- Snow Removal: Not required for project.
- Trash Removal: Individual Barrells.
- Roadway maintenance: Private Driveways only.
- Stormwater Management: Private system, HOA Responsible.

The project is anticipated to have a low impact to the neighborhood and municipal systems. Seven units is a small number of new families added to the town of Medway and a reasonable amount of economic growth for the area. The applicant considered a larger project in the past, but has reduced the density to the project presented here. The result is a good balance between economic growth, new housing, and protection of natural resources.