

PVI Site Design

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

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

October 14, 2025

RE: Waiver Request Major Site Plan Review 21 High Street, Medway, MA

Board Members,

On behalf of the applicant, Medway Development LLC, PVI Site Design submits this waiver request letter for the proposed project at 21 High Street. 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 PVI's belief that they meet the following findings:

Chapter 200 §202-5.A.3): that the 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

Chapter 200 §202-5.A.4): that a waiver is in the best interest of the Town

Waiver Requests:

Chapter 200 §207-11.A.15

"Building Elevations and Architectural Plan with dimensions and details of façade designs of each building from all directions including specifications on the building style, architectural features, materials, and colors including awnings."

The applicant is seeking a waiver from strict compliance with the bylaw to provide technical elevations. As an alternative, the applicant has provided 3D renderings that provide an accurate and easy-to-digest representation of how the buildings will look in their completed state. The 3d visualizations are easier to follow for the general public. The renderings provide a superior product over flat elevations for the review team to comprehend the intent of the building design. The impact to the development if this is denied is an extended review time and additional meetings. No mitigation is warranted for this waiver, as the information provided is adequate to review and for the board to make a reasonable decision.

Chapter 200 §204-5-D-18 (Lighting Plan)

"Lighting Plan prepared in conformance with Section 7.1.2 of the Zoning Bylaw"

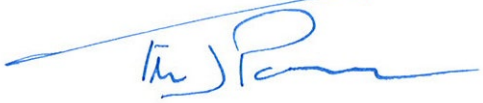
The applicant is seeking a waiver from providing a photometric plan. Post lights are noted on the Layout and Materials Plan sheet C102. These lights were added at the request of the planning board to provide more lighting.

Typical review of a photometric plan is to confirm light levels are reduced at the property lines. As residential scale lighting, excessive light levels are not anticipated. Lights are proposed as dark sky compliant.

We look forward to discussing these requests at the next public hearing. If you have any questions, or require additional information, please feel free to contact our office.

Thank you.

PVI Site Design, LLC

A handwritten signature in blue ink, appearing to read 'Tim J Power', is written over a horizontal line.

Timothy J. Power, PE

Principal

tpower@PVIsitedesign.com

339-206-1030

Copy: Michael Larkin (Medway Development LLC)

Enclosures: As Noted