

Project Narrative

39 West Street currently comprises of a single-family dwelling, paved driveway in front of an existing garage, a gravel driveway to the north of the dwelling that accesses the rear of the site and a continued gravel road, woodland, and grass areas. Steven Brody proposes to remove the existing structures on site and construct a 24-unit two-story residential condominium building with parking for forty (40) vehicles. Thirty-six (36) parking spaces are required per Section 7.1.1 of the Town of Medway Zoning Bylaw requiring 1.5 spaces per unit, see Parking Calculation on the Layout and Materials Plan (Sheet 7). A new paved driveway is proposed in approximately the same location as the existing gravel driveway, and a concrete sidewalk is proposed from the main entrance of 39 West Street, along West Street, and connecting to the existing sidewalk leading to Glen Brook Way Apartments. Please see enclosed architectural plans for details on the proposed building layout and elevations.

Associated improvements include paved vehicular and pedestrian access, outdoor amenity space, landscaped areas, stormwater management systems, and utility services. The proposed sewer service will be connected to the existing 18" PVC town sewer main, and proposed water service will be connected to the existing 12" ductile iron water main in West Street. The proposed development will generate 4,400 gallons per day of water demand and sewer usage based on estimates per 310 CMR 15.203 for multiple family dwellings. A dumpster enclosure is proposed near the rear of the site for regular pickup.

The proposed stormwater management system will include catch basins with deep sumps and hoods, underground infiltration chambers, a flow-through treatment device, an infiltration basin, and a network of pipes. The proposed stormwater management system was designed to meet the Stormwater Management Standards described in the Massachusetts Stormwater Handbook and the Town of Medway's Stormwater Design Requirements. Landscaping is proposed in accordance with Section 207-19 of the Site Plan Rules and Regulations. Lighting is proposed in accordance with Section 7.1.2 of the Medway Zoning Bylaw.

Proposed lot coverage is 19.99% in compliance with Section 5.6.5.E of the Town of Medway Zoning Bylaw. The proposed impervious surface on the site is 25,950 square feet, which is an increase of 12,480 square feet from existing conditions.

We are concurrently applying for a Land Disturbance Application and a Notice of Intent (NOI) with the Medway Conservation Commission.