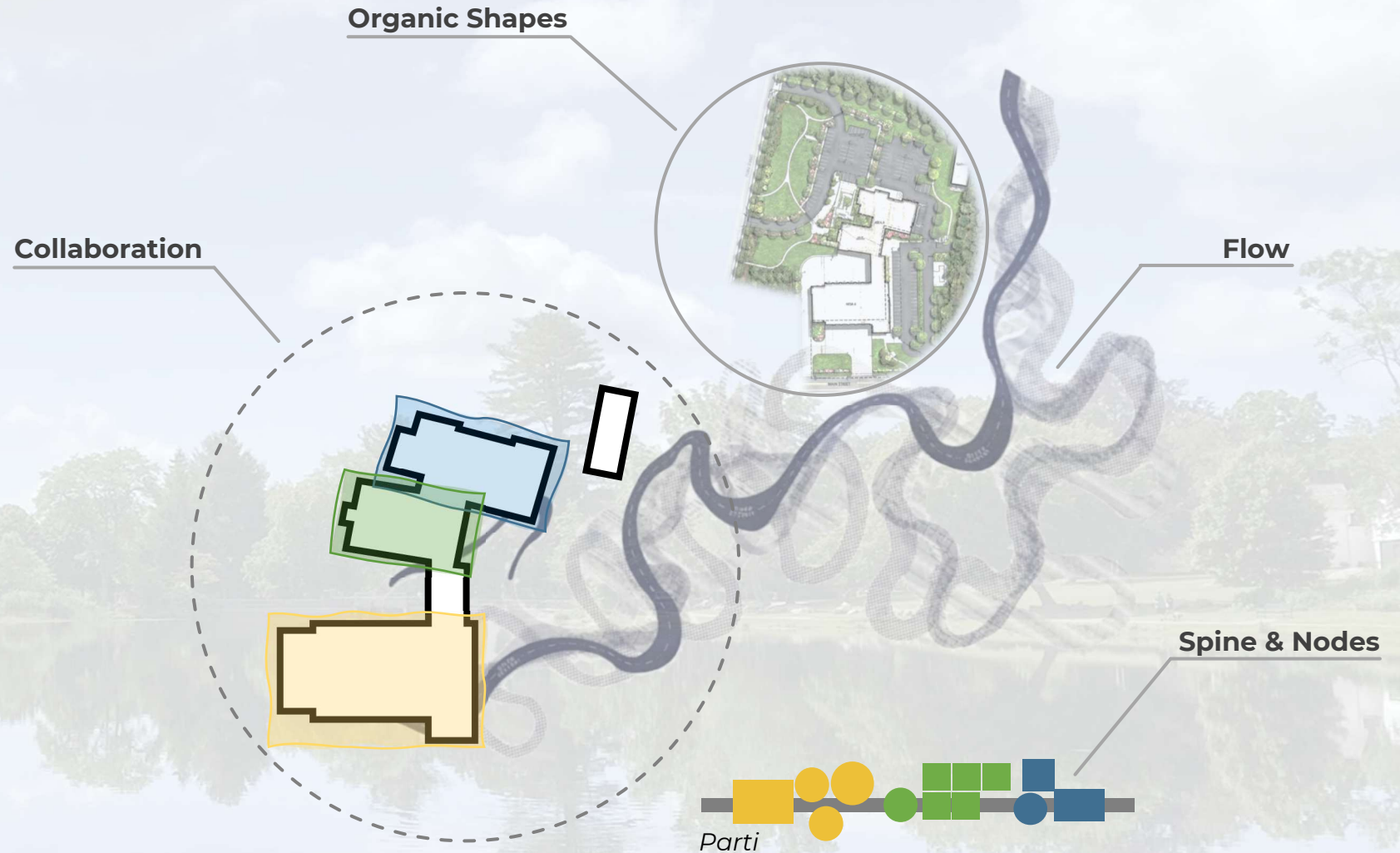


August 11, 2026

Municipal Building Complex 120 Main St

Planning and Economic Development Board

- ❑ Major Site Plan Review & Special Permits
- ❑ Land Disturbance Permit

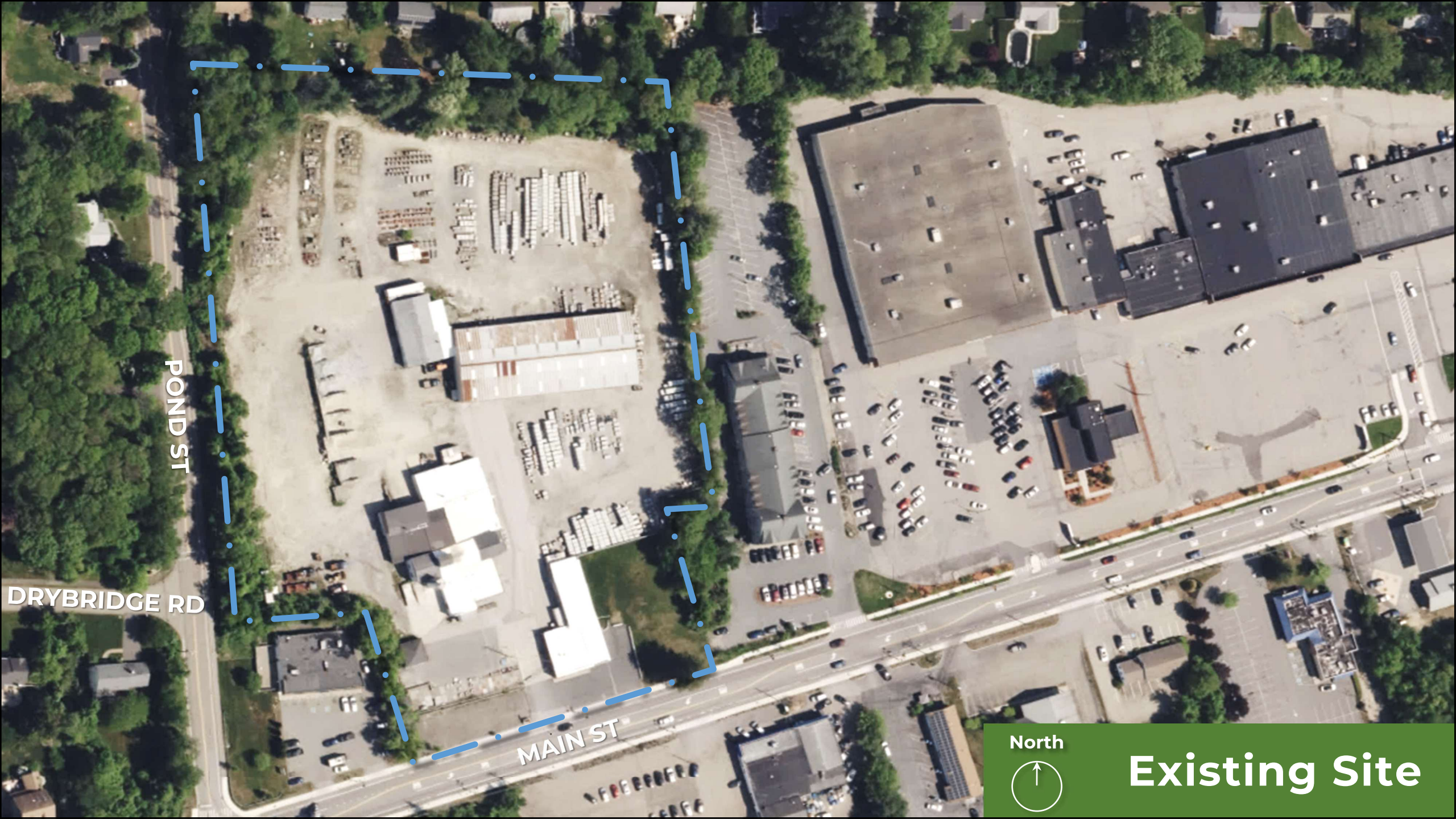


Historical / Local Context



Thayer Homestead





POND ST

DRYBRIDGE RD

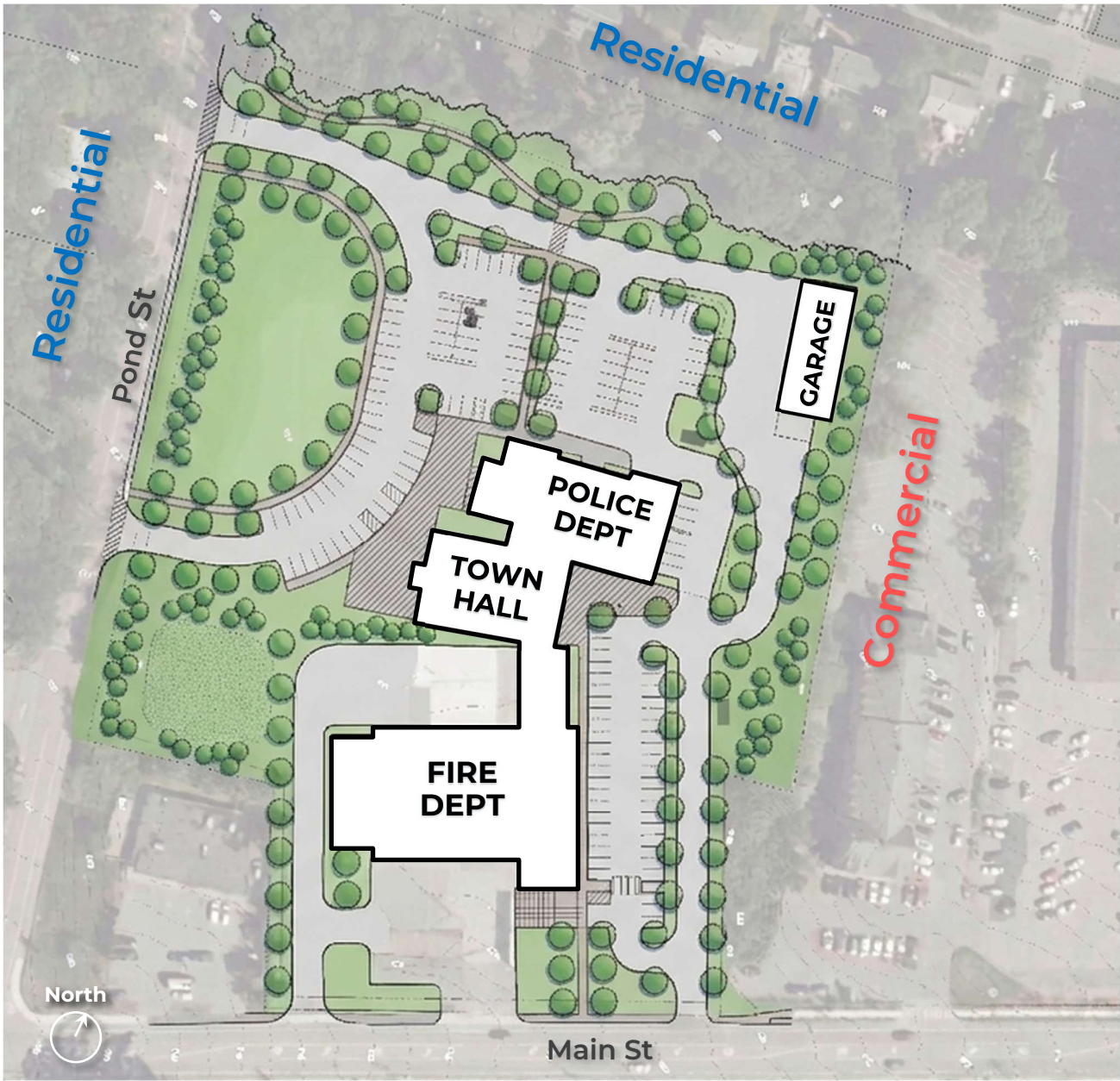
MAIN ST

North



Existing Site

Conceptual Layout



Initial Concept Diagrams

Town Hall

Police

Fire

ZONING REQUIREMENTS

ZONE: CENTRAL BUSINESS (CB)
ABUTTING ZONE: AGRICULTURAL RESIDENTIAL II (AR-II)
PROPOSED USE: MUNICIPAL (ALLOWED BY RIGHT)

DESCRIPTION	REQUIRED	PROPOSED	SECTION
MINIMUM LOT AREA	10,000 SF	361,520 SF	SECTION 6.1, TABLE 2
MINIMUM LOT FRONTAGE	30 FT	353± FT ¹	SECTION 6.1, TABLE 2
MINIMUM FRONT SETBACK	10 FT	98± FT	SECTION 6.1, TABLE 2
MINIMUM SIDE SETBACK	10 FT	40± FT	SECTION 6.1, TABLE 2
MINIMUM REAR SETBACK	25 FT	30± FT	SECTION 6.1, TABLE 2
MINIMUM TRANSITIONAL BUFFER	75 FT	98± FT	SECTION 10.E.3
MAXIMUM BUILDING HEIGHT	70 FT	TBD	SECTION 6.1, TABLE 2
MAXIMUM LOT COVERAGE	80%	±13%	SECTION 6.1, TABLE 2
MAXIMUM IMPERVIOUS COVERAGE	N/A	±53%	SECTION 6.1, TABLE 2
MINIMUM OPEN SPACE	15%	±42%	SECTION 6.1, TABLE 2

¹ LOT HAS FRONTAGE ON MAIN STREET AND POND STREET. FOR THROUGH LOTS, ONLY ONE FRONT LOT LINE MAY BE USED TO MEET THE MINIMUM FRONTAGE LENGTH REQUIREMENT. FRONTAGE ALONG MAIN STREET IS SHORTER LENGTH.

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROPOSED	SECTION
QUANTITY OF PARKING SPACES FOR GOVERNMENTAL OFFICE	1 SPACE PER 300 SF = 100± SPACES	145 SPACES ²	SECTION 7.1, TABLE 3
ADA SPACES	101-150 TOTAL SPACES = 5 ADA SPACES	8 SPACES	521 CMR 23
EV PARKING	101-150 TOTAL SPACES = 5 EV SPACES	18 SPACES ³	SECTION 7.1.1.E.4
EV READY PARKING	20% OF TOTAL SPACES = 29 SPACES	30 SPACES	225 CMR 23
BICYCLE PARKING	1 SPACE PER 20 CAR PARKING SPACES = 8 SPACES	>8 SPACES	SECTION 7.1.1.I

² WAIVER REQUIRED. IN THE CENTRAL BUSINESS DISTRICT (CB) THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY USE ON TABLE 3 IN SECTION 7.1.1.D. SHALL BE INTERPRETED TO BE BOTH THE MINIMUM AND THE MAXIMUM AMOUNT OF PARKING SPACES REQUIRED (SECTION 10.2.D.2.A).

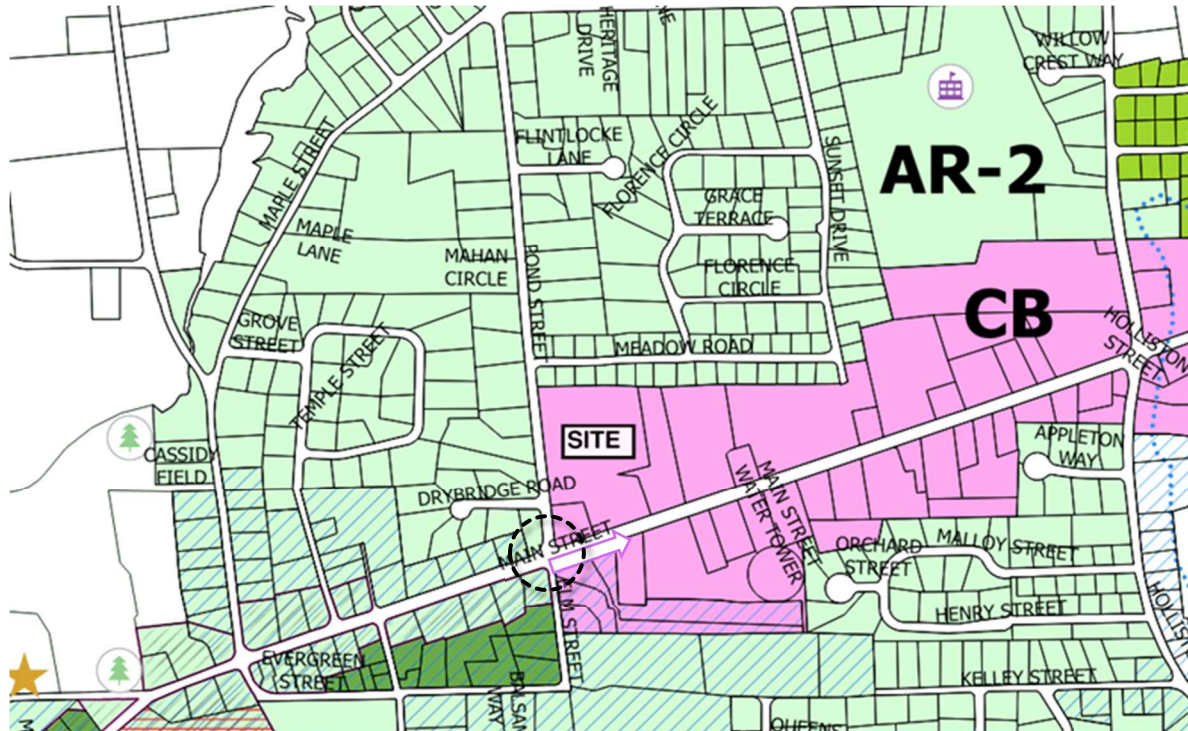
³ EV READY PARKING SPACES SHALL ALSO BE PROVIDED IN ACCORDANCE WITH 225 CMR CHAPTER 23 SECTION C405.13.

SPECIAL PERMIT REQUIRED FOR "FRONTAGE PARKING" BETWEEN BUILDING AND MAIN STREET (SECTION 7.1.1.K.4).

Site Layout



DRC Guidelines / Zoning



Zoning District: Central Business (Purpose):

- ✓ To further the goals of the Medway Master Plan,
- ✓ Encourage revitalization to represent the qualities of a traditional New England town center.
- ✓ Improve walkability and provide better access between housing, shops, services, and employment.

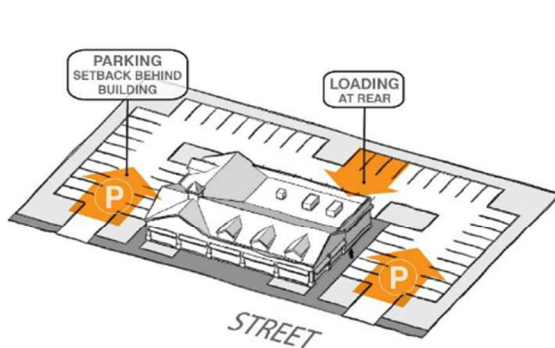
Use: Municipal Use. Allowed by right.

Dimensional Requirements:

Frontage:	N/A
Front Setback:	10'
Side Setback:	10' / 25' when abutting residential
Rear Setback:	25'
Building Height:	40'

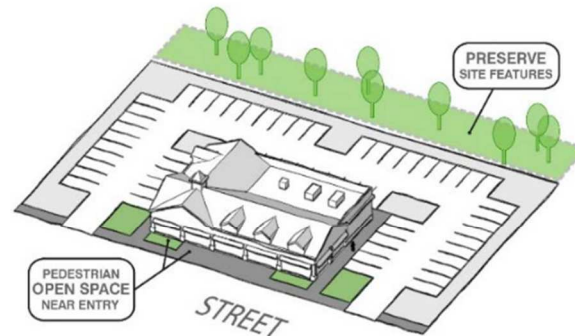
Key Zoning / DRC Considerations

- ❑ Main Street Pedestrian Frontage Zone.
- ❑ Building Step-back: Set buildings back from street line to achieve max. building height.
- ❑ Parking Placement: Located behind or beside buildings located in the Pedestrian Frontage Zone.
- ❑ Site Composition: Reinforce New England Village Environment, Integrate Natural Site Features, Cluster Components, Reduce Impact of Parking.



PARKING AND LOADING

Figure 16: Parking, service and loading site orientation



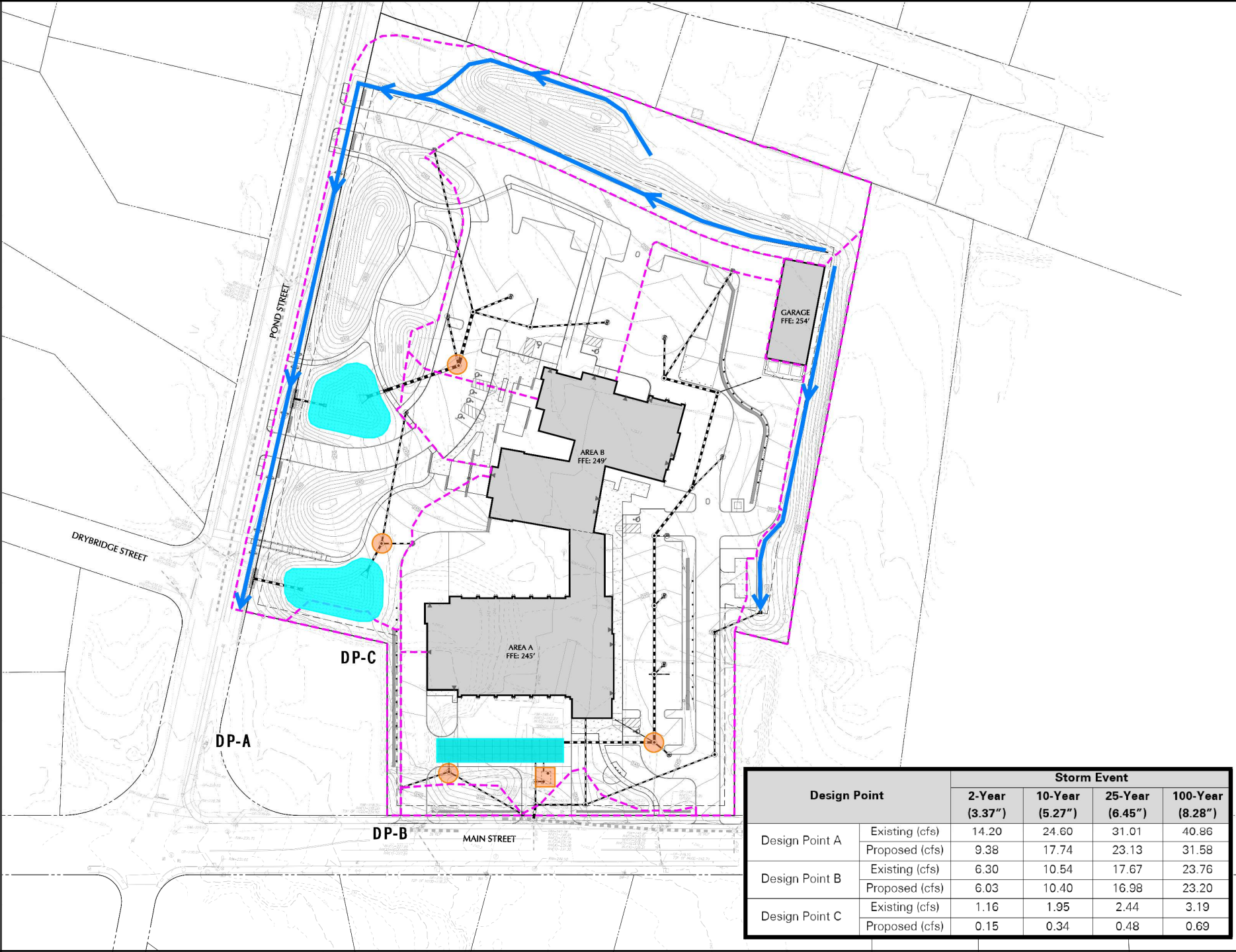
SITE FEATURES AND OPEN SPACE

Figure 7: Site features and site composition

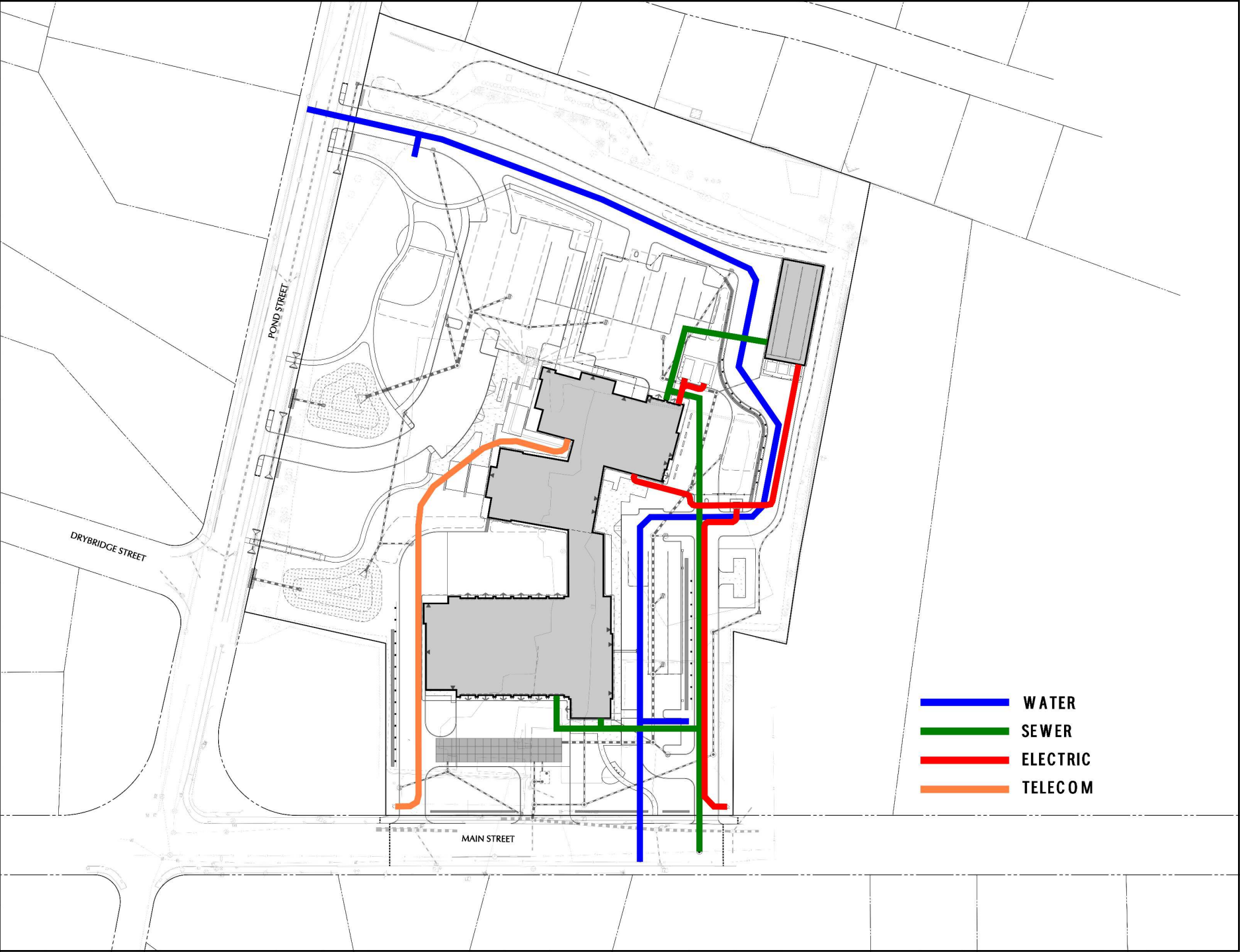
Existing Conditions / Context



Drainage Plan

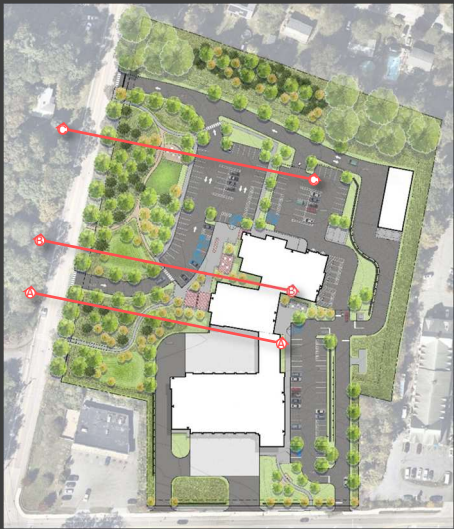


Utility Plan

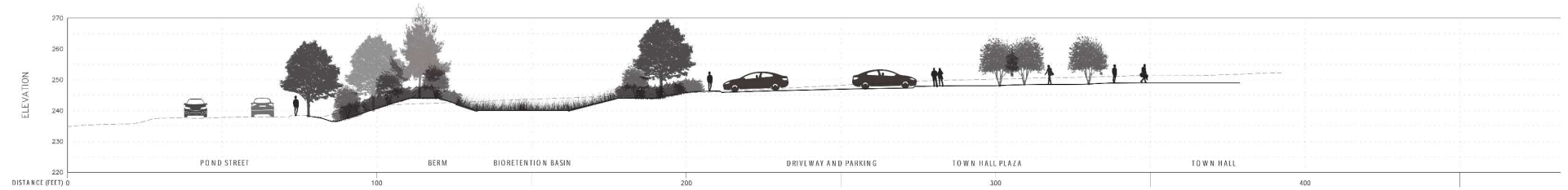


Site Sections

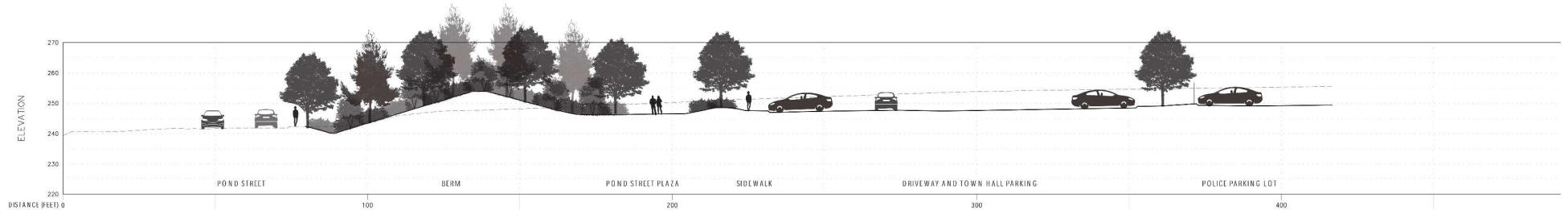




A1 PROFILE

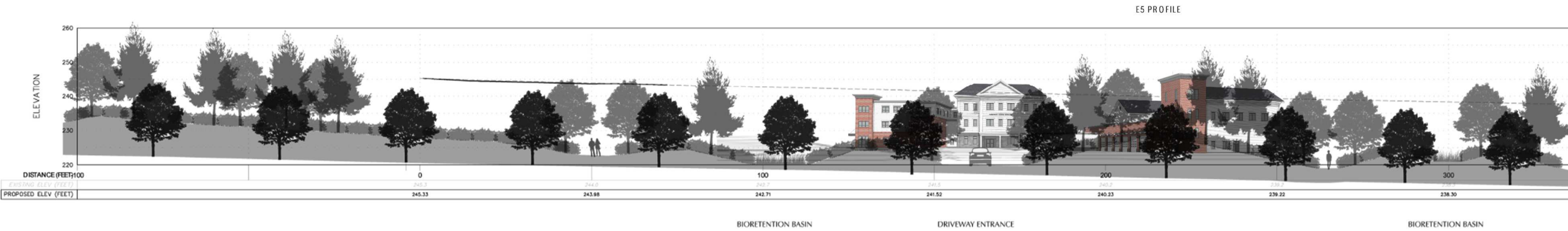
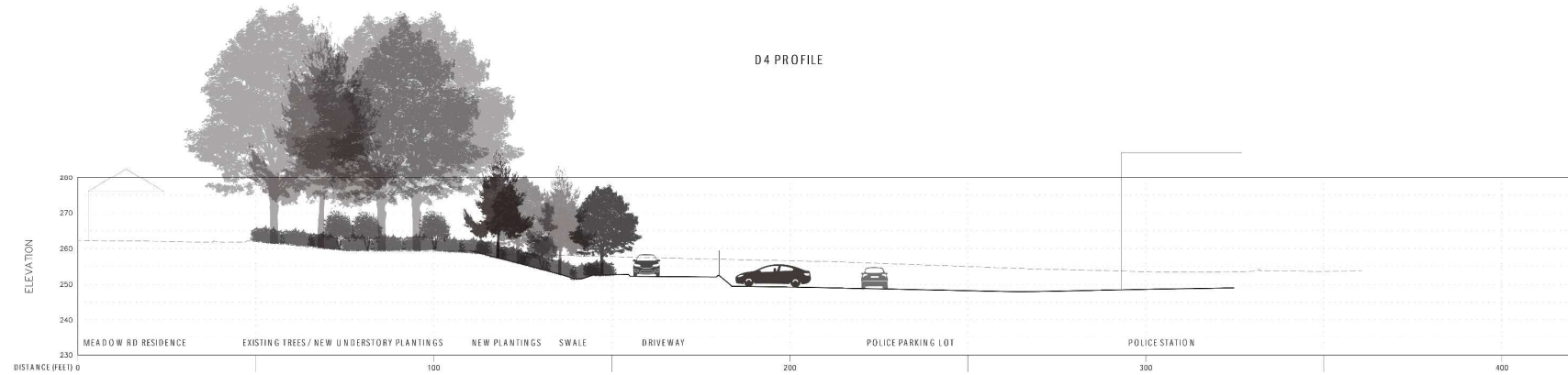
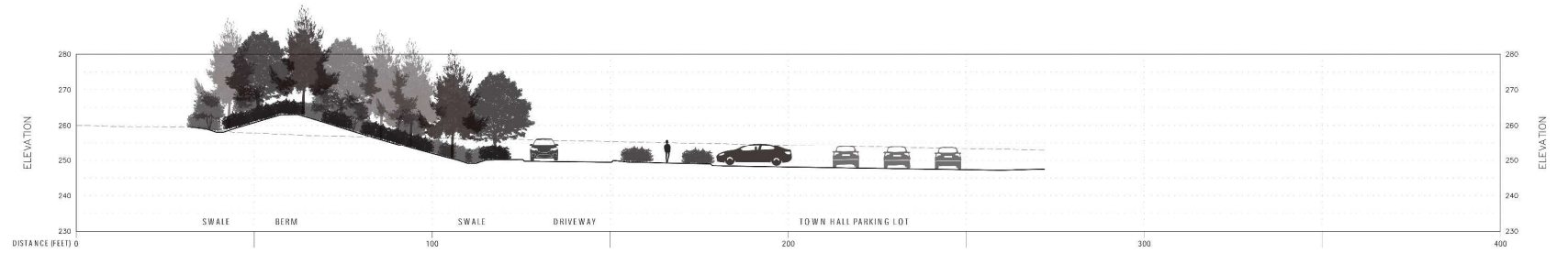


B2 PROFILE



C3 PROFILE

Site Sections



Pond Street Site Elevation



ENTRY / GATEWAY PLANTINGS

TREES

- Red Maple (*Acer rubrum*)
- Servicberry (*Amelanchier canadensis*)
- American Hornbeam (*Carpinus caroliniana*)
- Hackberry (*Celtis occidentalis*)

SHRUBS

- Inherry (*Ilex glabra*)
- Chokeberry (*Aronia melanocarpa*)
- Ninebark (*Physocarpus opulifolius*)

PERENNIALS

- Blue False Indigo (*Baptisia australis*)
- Purple Coneflower (*Echinacea purpurea*)
- Black-Eyed Susan (*Rudbeckia* spp.)
- Black Gum (*Nyssa sylvatica*)

GRASSES

- Pennsylvania Sedge (*Carex pensylvanica*)
- Little Bluestem (*Schizachyrium scoparium*)



STREETSCAPE / PARKING LOTS

TREES

- Red Maple (*Acer rubrum*)
- Swamp White Oak (*Quercus bicolor*)
- Chokeberry (*Aronia melanocarpa*)
- Black Gum (*Nyssa sylvatica*)

SHRUBS

- Inherry (*Ilex glabra*)
- Chokeberry (*Aronia melanocarpa*)
- Ninebark (*Physocarpus opulifolius*)

GRASSES

- Pennsylvania Sedge (*Carex pensylvanica*)
- Little Bluestem (*Schizachyrium scoparium*)



SNOW STORAGE

GRASSES

- Pennsylvania Sedge (*Carex pensylvanica*)
- Little Bluestem (*Schizachyrium scoparium*)
- Switchgrass (*Panicum virgatum*)



PLAZA / BUILDING FRONTAGE

TREES

- Servicberry (*Amelanchier canadensis*)
- American Hornbeam (*Carpinus caroliniana*)

SHRUBS

- Dwarf Fothergilla (*Fothergilla gardenii*)
- Chokeberry (*Aronia melanocarpa*)
- Smooth Hydrangea (*Hydrangea abnormis*)
- Inherry (*Ilex glabra*)

PERENNIALS

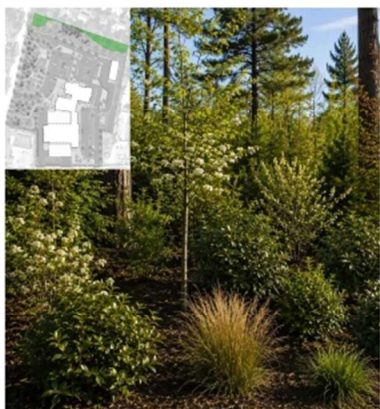
- Blue False Indigo (*Baptisia australis*)
- Purple Coneflower (*Echinacea purpurea*)
- Black-Eyed Susan (*Rudbeckia* spp.)
- Alumroot (*Muehlenbergia americana*)
- Fragrant Beardtongue (*Penstemon digitalis*)

GROUNDCOVERS

- Beardtongue (*Arctostaphylos uva-ursi*)
- Wild Ginger (*Asarum canadense*)

GRASSES

- Pennsylvania Sedge (*Carex pensylvanica*)
- Prune Dropseed (*Sporobolus heterolepis*)



EXISTING TREE TRANSITION

TREES

- Servicberry (*Amelanchier laevis*)

EVERGREEN STRUCTURE

- American Holly (*Ilex opaca*)
- Great Laurel (*Phoradendron maximum*)

SHRUBS

- Summersweet (*Clethra alnifolia*)
- Witch Hazel (*Hamamelis virginiana*)
- Spicebush (*Lindera benzoin*)
- Arrowwood Viburnum (*Viburnum dentatum*)

GROUNDCOVERS

- Wild Ginger (*Asarum canadense*)
- Pennsylvania Sedge (*Carex pensylvanica*)



NATURALIZED BERMS

TREES

- Servicberry (*Amelanchier laevis*)
- Black Gum (*Nyssa sylvatica*)
- Quaking Aspen (*Populus tremuloides*)
- Red Oak (*Quercus rubra*)

EVERGREEN STRUCTURE

- American Holly (*Ilex opaca*)
- Great Laurel (*Phoradendron maximum*)
- Eastern Redcedar (*Juniperus virginiana*)
- Pitch Pine (*Pinus rigida*)
- White Pine (*Pinus strobus*)

SHRUBS

- Summersweet (*Clethra alnifolia*)
- Black Chokeberry (*Aronia melanocarpa*)
- Sweetfern (*Comptonia pergrina*)
- Redstart Dogwood (*Cornus sericea*)
- Northern Bayberry (*Myrtila pensylvanica*)
- Ninebark (*Physocarpus opulifolius*)
- Arrowwood Viburnum (*Viburnum dentatum*)



NORTHERN BERM BUFFER

TREES

- Servicberry (*Amelanchier laevis*)
- River Birch (*Betula nigra*)
- Black Gum (*Nyssa sylvatica*)
- White Pine (*Pinus strobus*)
- Red Oak (*Quercus rubra*)

EVERGREEN STRUCTURE

- American Holly (*Ilex opaca*)
- Eastern Redcedar (*Juniperus virginiana*)
- Eastern White Pine (*Pinus strobus*)

SHRUBS

- Sweetfern (*Comptonia pergrina*)
- Witch Hazel (*Hamamelis virginiana*)
- Redstart Dogwood (*Cornus sericea*)
- Northern Bayberry (*Myrtila pensylvanica*)
- Arrowwood Viburnum (*Viburnum dentatum*)



STORMWATER / BIORETENTION

TREES

- Red Maple (*Acer rubrum*)
- River Birch (*Betula nigra*)
- Black Gum (*Nyssa sylvatica*)
- Swamp White Oak (*Quercus bicolor*)

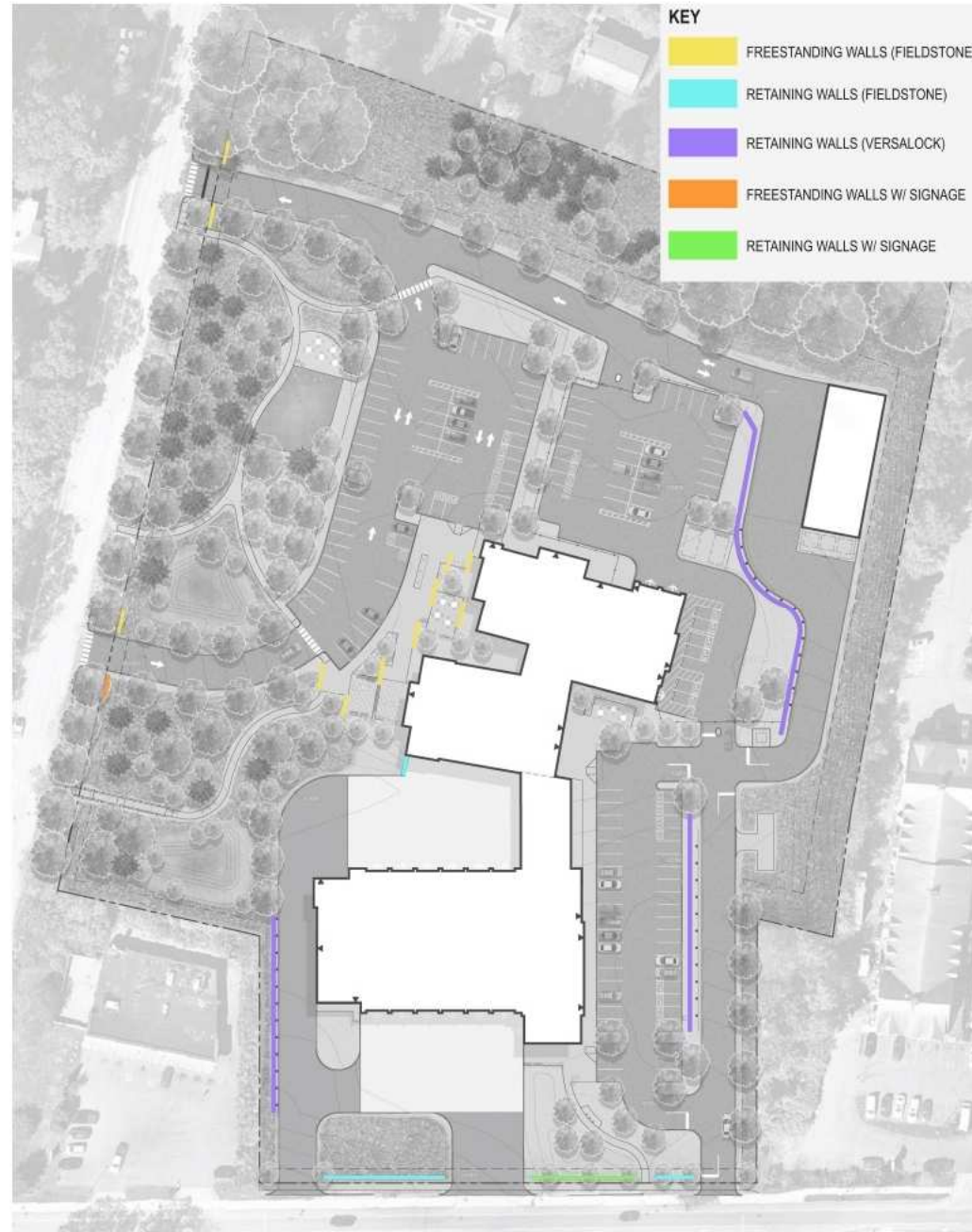
SHRUBS

- Summersweet (*Clethra alnifolia*)
- Witch Hazel (*Hamamelis virginiana*)
- Spicebush (*Lindera benzoin*)
- Arrowwood Viburnum (*Viburnum dentatum*)

HERBACEOUS

- Swamp Milkweed (*Asclepias incarnata*)
- Fox Sedge (*Carex vulpinoidea*)
- Soft Rush (*Juncus effusus*)
- Cardinal Flower (*Lobelia cardinalis*)

Materials and Site Furnishings



NEW ENGLAND FIELDSTONE (ROUND)



VERSALOCK RETAINING WALL



SIGNAGE

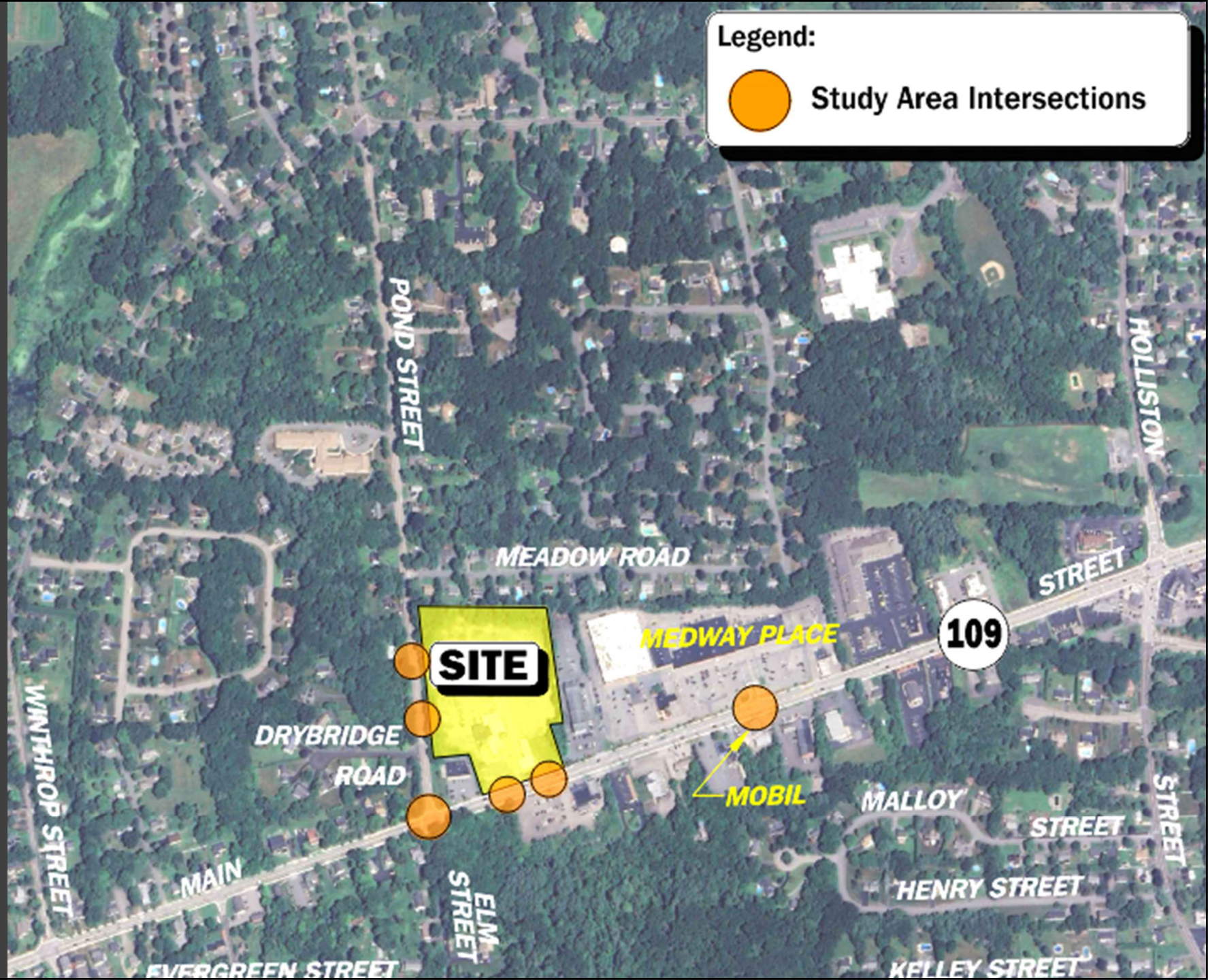


Site Lighting



STATISTICS					
DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN.	AVG/MIN.
PARKING & DRIVE	1.41fc	13.9fc	0.2fc	69.5:1	7.0:1
FIRE STATION SOUTHWEST DRIVE	2.0fc	7.3fc	0.2fc	36.5:1	10.0:1
BUILDING PERIMETER – EAST	2.4fc	11.6fc	0.1fc	116:1	23.7:1
BUILDING PERIMETER – WEST	1.4fc	12.3fc	0.1fc	123.0:1	14.0:1
EXTENDED PATHS – WEST	1.3fc	3.6fc	0.1	36.0:1	13.0:1

Project Locus

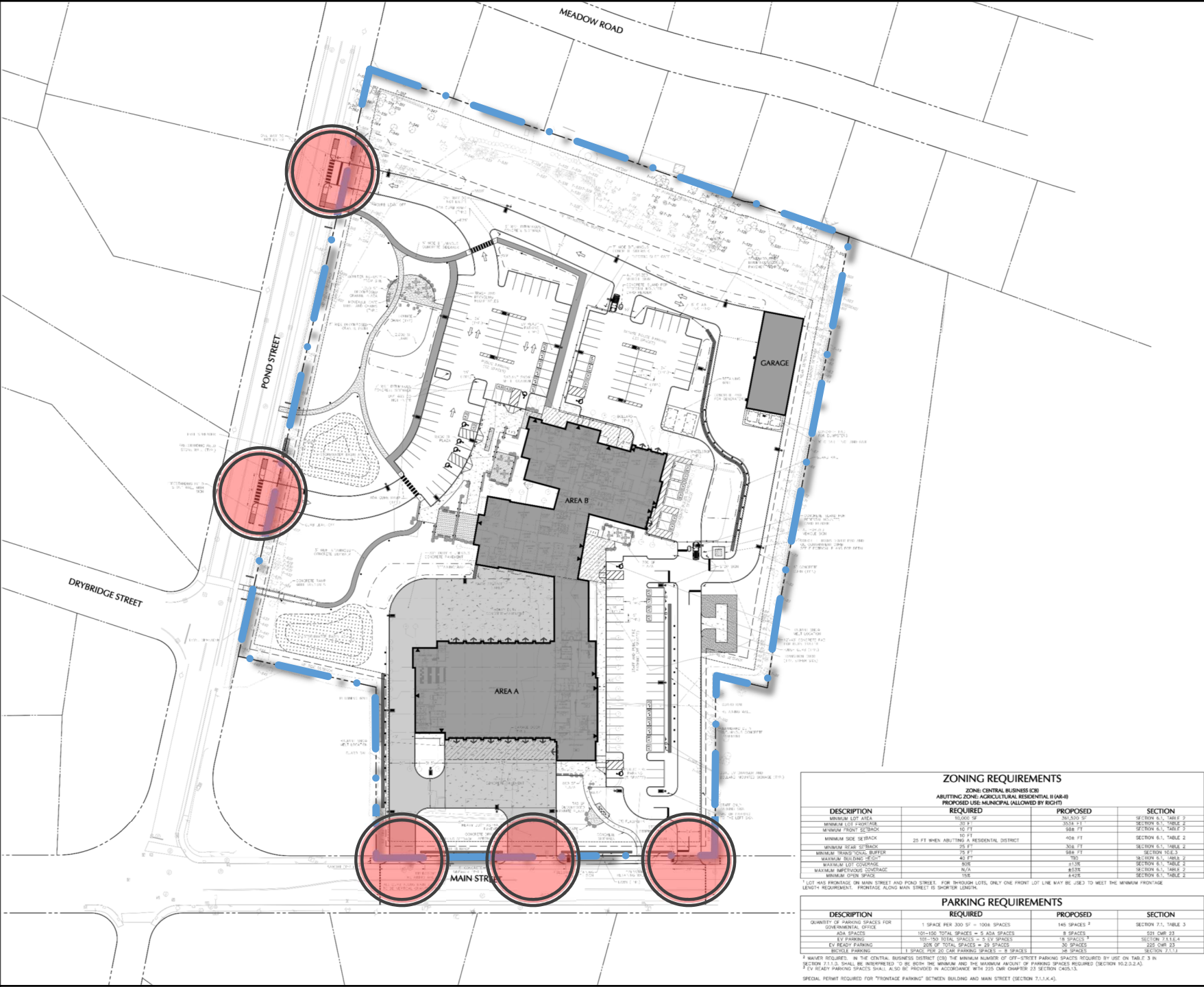


Trip Generation

Time Period/ Directional Distribution	Fire Station Trips	Police Station and Government Office Trips	Total Proposed Trips
Weekday Daily	74	410	484
Weekday Morning Peak Hour:			
Entering	8	45	53
<u>Exiting</u>	<u>3</u>	<u>16</u>	<u>19</u>
Total	11	61	72
Weekday Evening Peak Hour:			
Entering	2	8	10
<u>Exiting</u>	<u>5</u>	<u>31</u>	<u>36</u>
Total	7	39	46

Five total access points:
One entrance and one exit-only driveway on Pond Street and three driveway curb cuts along Main Street

Project Access

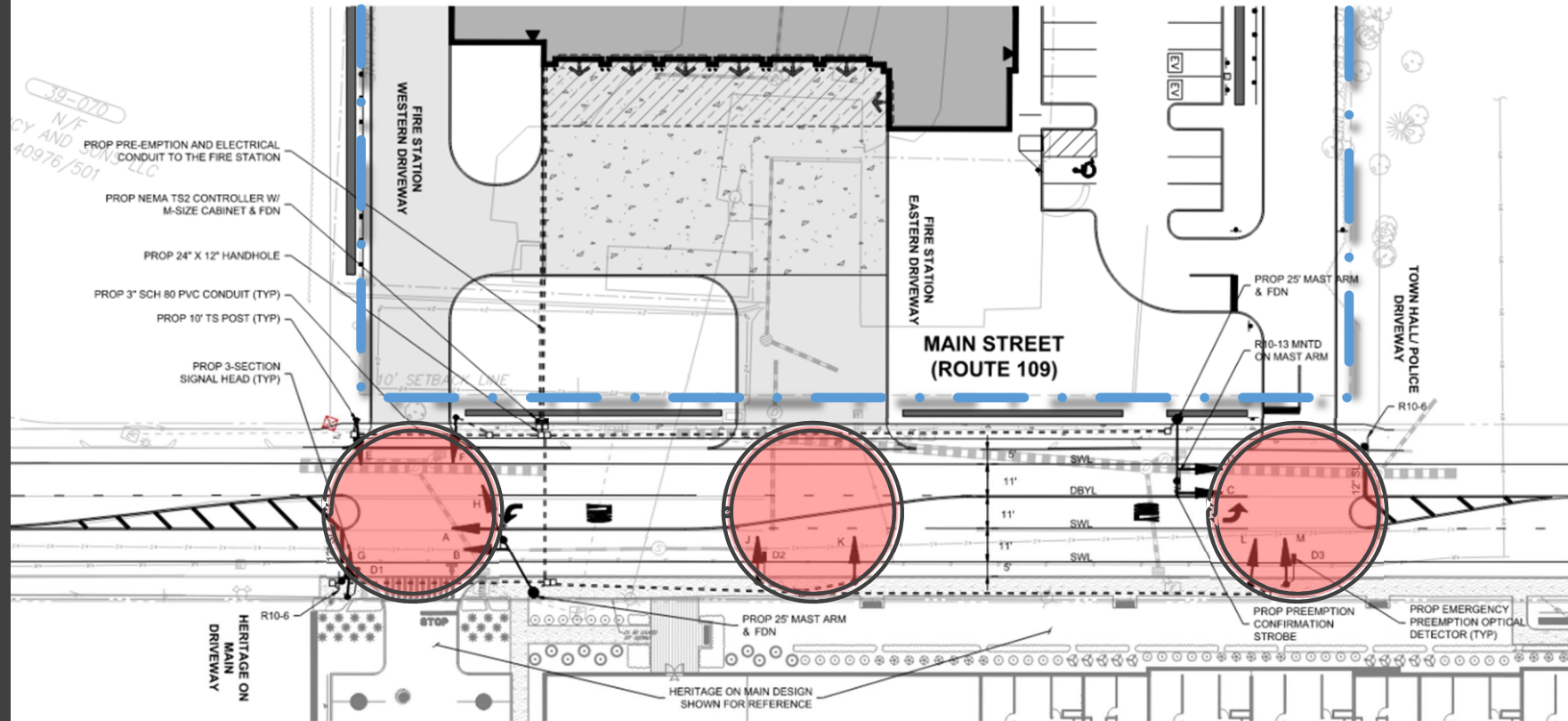


Three driveway curb cuts
along Main Street

All driveways will have an
emergency signal with
emergency pre-emption

Re-stripe Main Street to
provide an eastbound
left-turn lane

Project Access



Traffic Signal Warrant Analysis was conducted for existing and future conditions.

- Per Mass Amendments of MUTCD, Warrant 1 should be met before any other warrants are considered.

**Main St at Pond St
Warrant Analysis**

Warrant No.	Description	Satisfied for 2026 Conditions	Satisfied for 2033 No-Build Conditions	Satisfied for 2033 Build Conditions
1	Eight-Hour Vehicular Volume	No	No	No
2	Four-Hour Vehicular Volume	No	No	No
3	Peak Hour	No	No	No
4	Pedestrian Volume	No	No	No
5	School Crossing	No	No	No
6	Coordinated Signal System	Yes	Yes	Yes
7	Crash Experience	No	No	No
8	Roadway Network	No	No	No
9	Grade Crossing	No	No	No

Note:
MassDOT Route 109 Corridor Project also provided a Traffic Signal Warrant Analysis in which a signal was not warranted.



Off-Site Improvements

Restripe Main Street in front of Project:

- ✓ Coordinate between the Heritage on Main project to provide left-turn lanes into both of the project sites
- ✓ Install emergency signals at site driveways

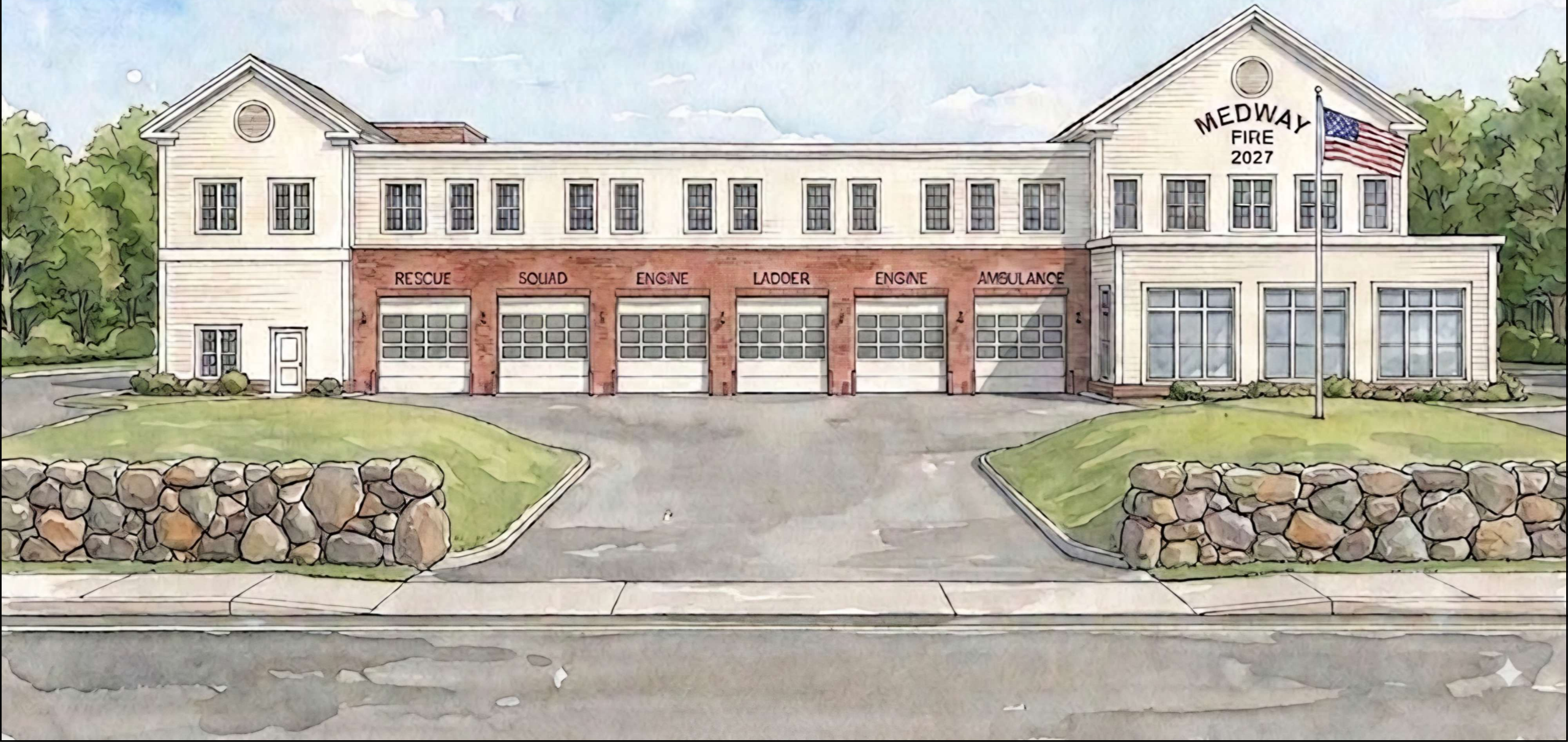
Upgrades to adjacent pedestrian crossings:

- ✓ Enhance the existing crosswalk across Pond Street, near the Drybridge intersection with crosswalk markings and signage
- ✓ Enhance the existing crosswalks at Main Street and Pond Street intersection with Rectangular Rapid Flashing Beacons (RRFBs)

Pond Street Rendering



Main Street Rendering



Questions?