

September 22, 2026

Municipal Building Complex 120 Main St

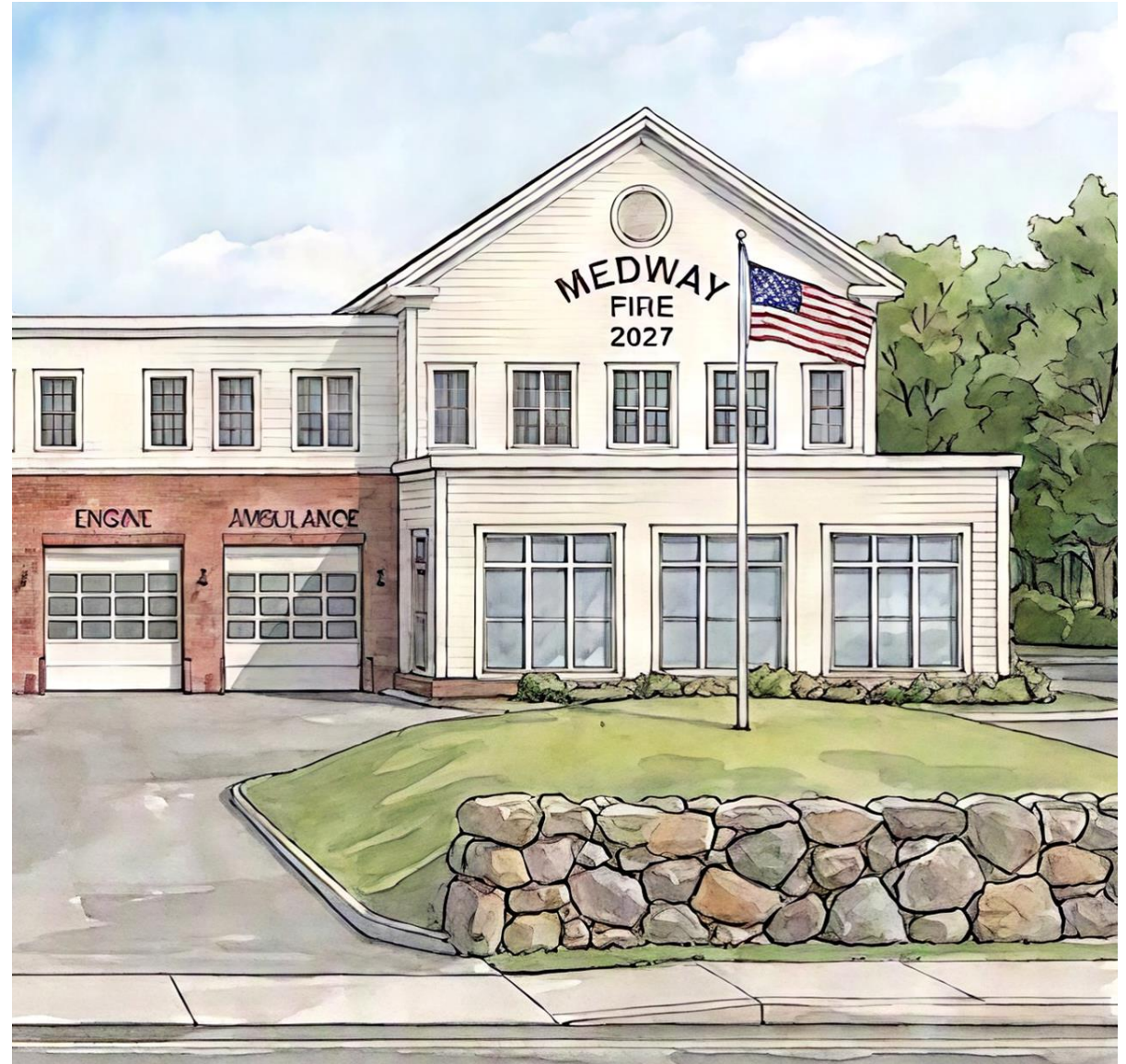
Planning and Economic Development Board

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

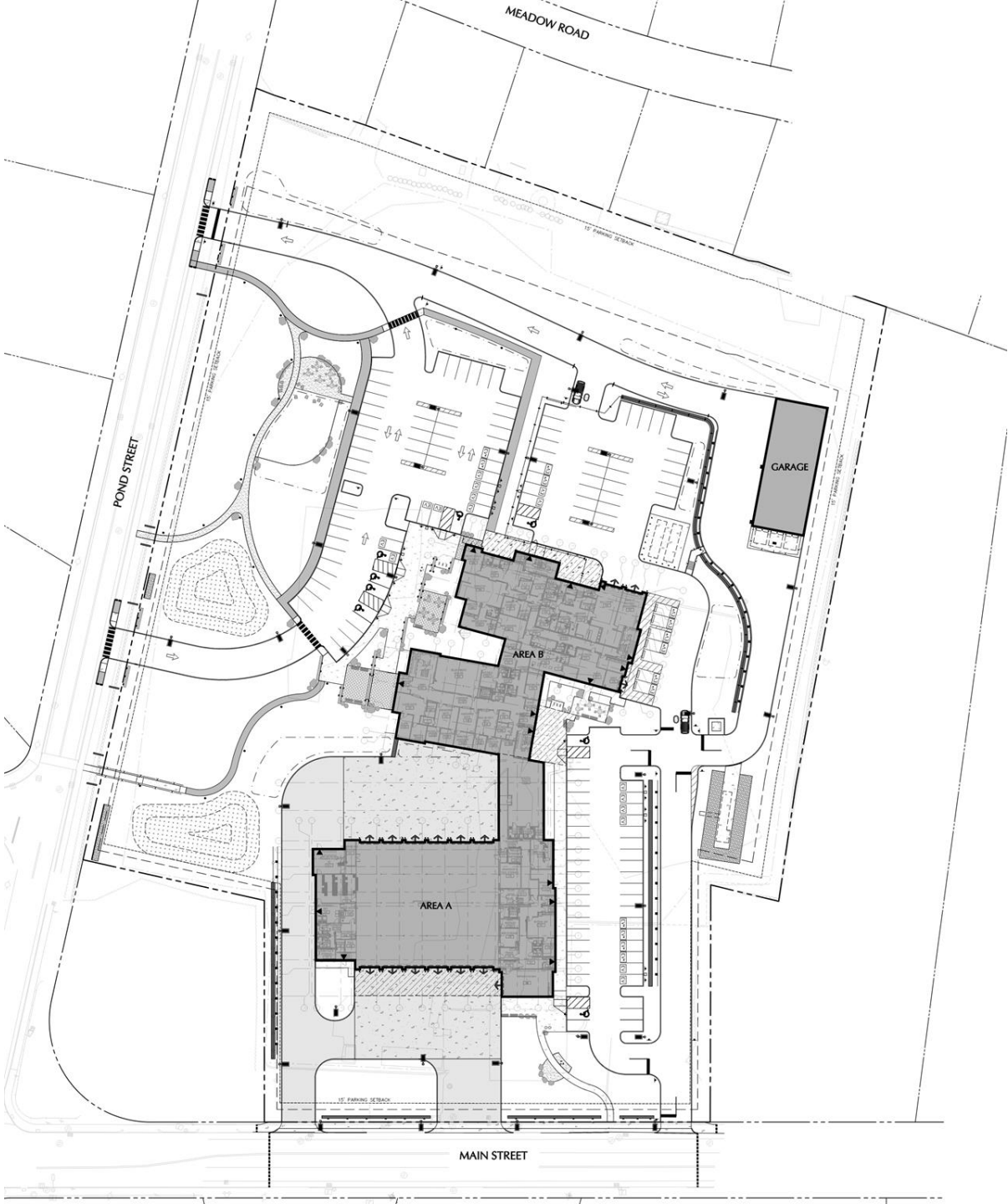


Tonight's Discussion

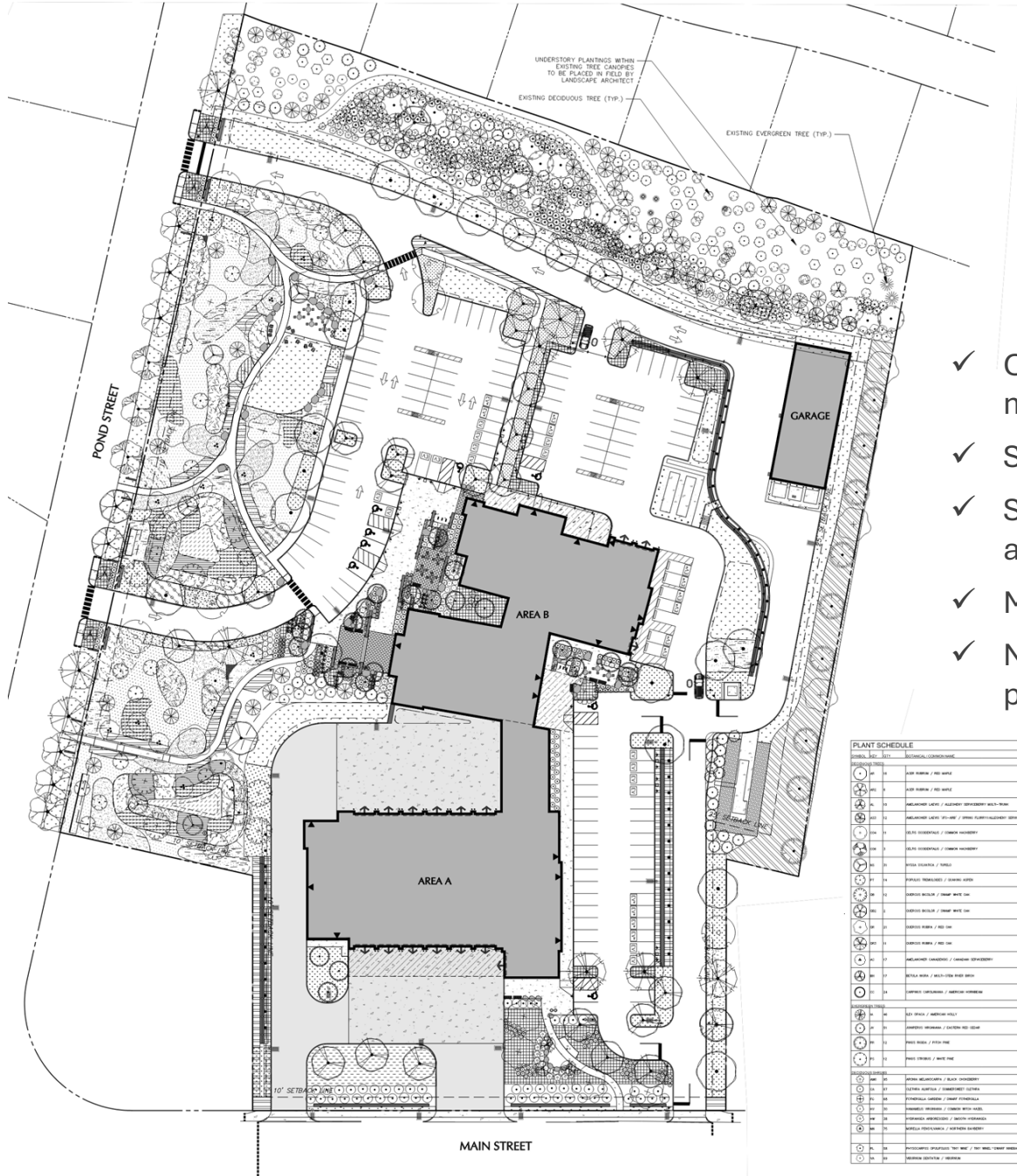
1. Review current Site & Planting Plans
2. Civil Peer Review Comments
 - a. LID Stormwater Measures
 - b. Energy and Sustainability Measures
 - c. Site Logistics Plan
3. Traffic Peer Review Comments
 - a. Emergency Signal Function
 - b. Potential Traffic Signal Improvements



Site Plan



Planting Plan Refinements

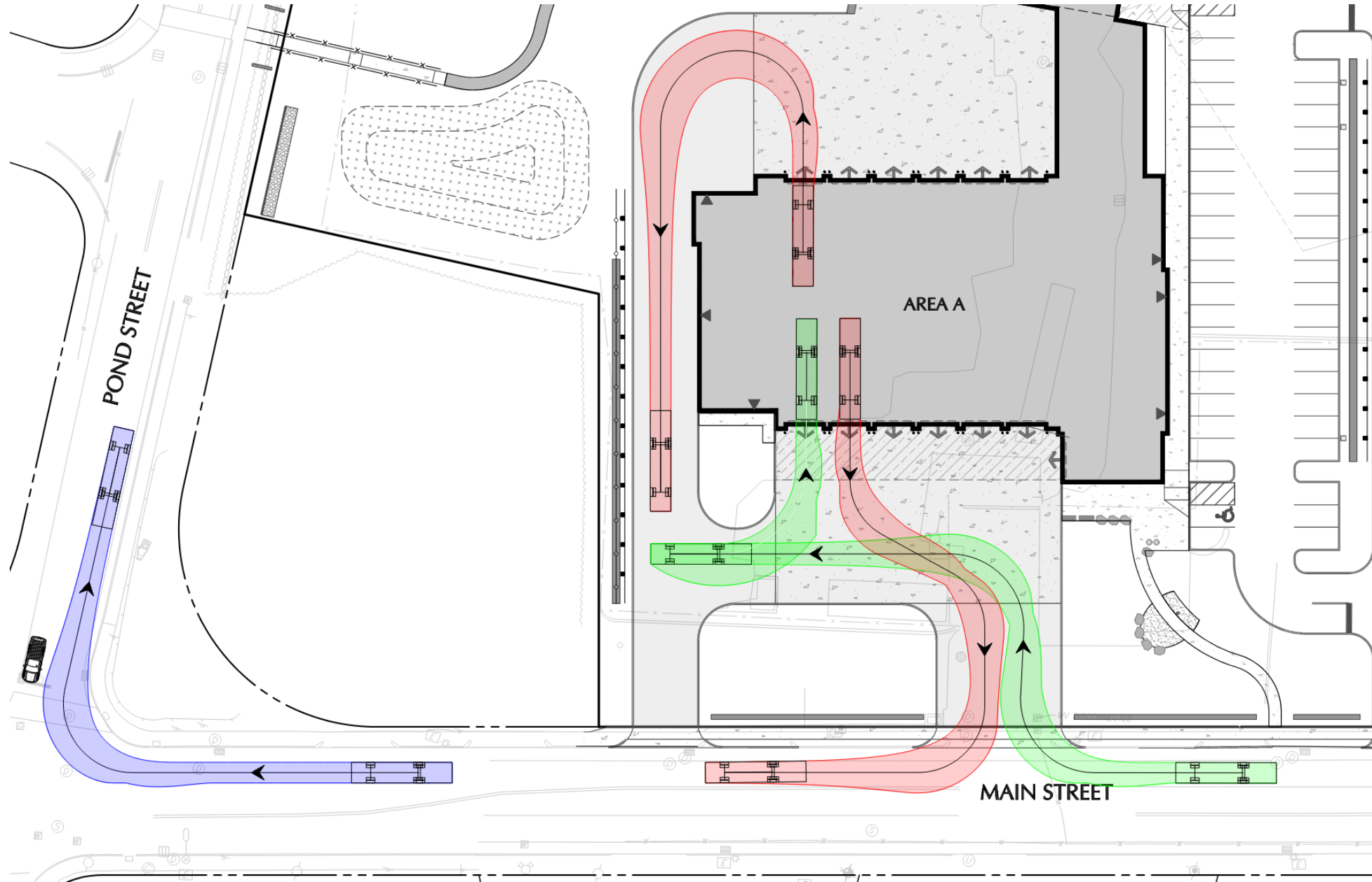


- ✓ Overall site character maintained
- ✓ Strategic cost reductions
- ✓ Seed mixes used where appropriate
- ✓ More trees
- ✓ Northern berm buffer protected

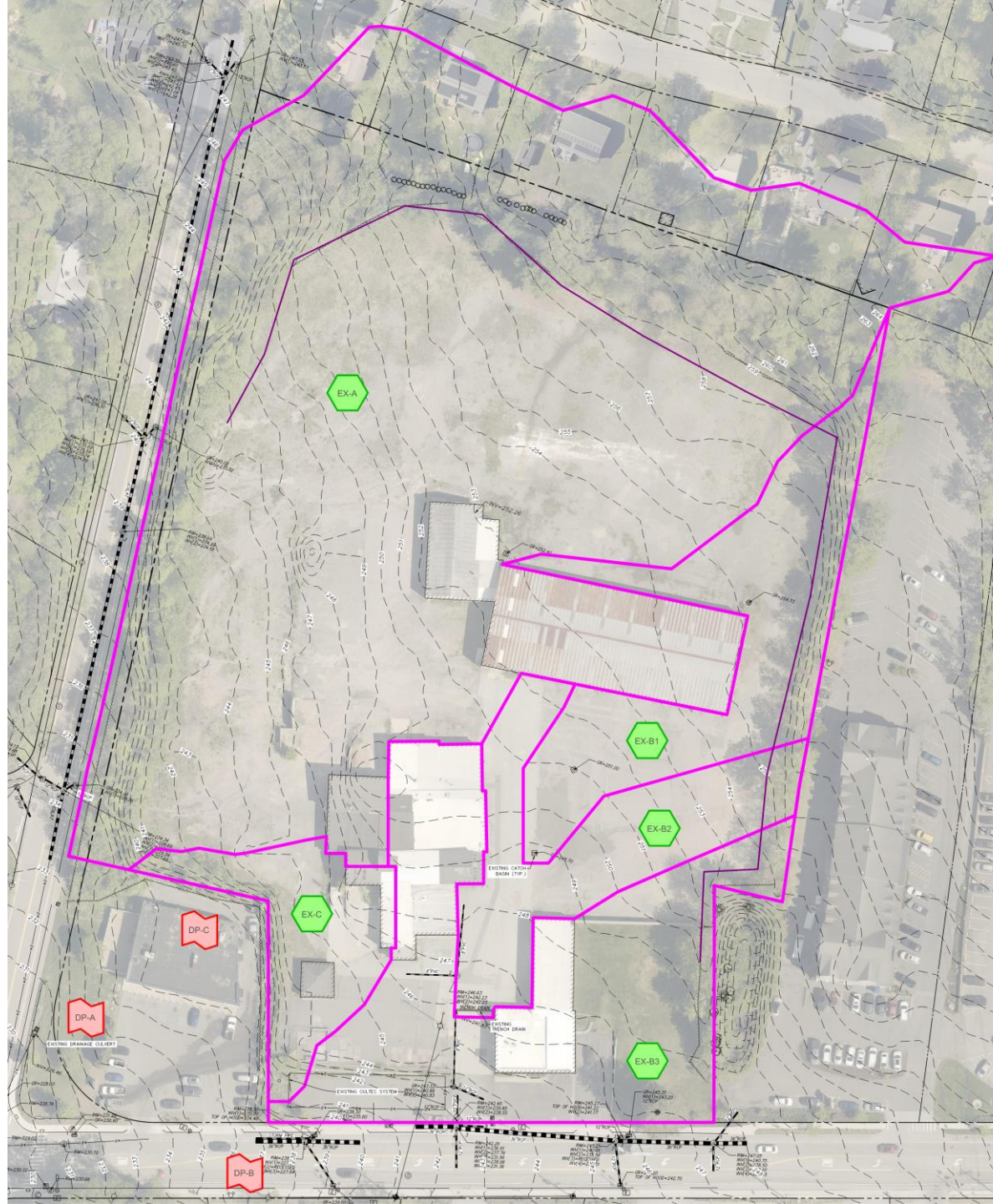
PLANT SCHEDULE			SYMBOL		TECHNICAL DESCRIPTION		SIZE	NOTES
NO.	SYMBOL	SIZE	NO.	SYMBOL	TECHNICAL DESCRIPTION	SIZE	NOTES	
1		1/2"	1		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
2		1/2"	2		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
3		1/2"	3		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
4		1/2"	4		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
5		1/2"	5		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
6		1/2"	6		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
7		1/2"	7		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
8		1/2"	8		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
9		1/2"	9		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
10		1/2"	10		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
11		1/2"	11		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
12		1/2"	12		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
13		1/2"	13		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
14		1/2"	14		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
15		1/2"	15		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
16		1/2"	16		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
17		1/2"	17		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
18		1/2"	18		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
19		1/2"	19		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
20		1/2"	20		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
21		1/2"	21		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
22		1/2"	22		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
23		1/2"	23		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
24		1/2"	24		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
25		1/2"	25		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
26		1/2"	26		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
27		1/2"	27		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
28		1/2"	28		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
29		1/2"	29		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
30		1/2"	30		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
31		1/2"	31		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
32		1/2"	32		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
33		1/2"	33		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
34		1/2"	34		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
35		1/2"	35		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
36		1/2"	36		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
37		1/2"	37		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
38		1/2"	38		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
39		1/2"	39		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
40		1/2"	40		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
41		1/2"	41		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
42		1/2"	42		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
43		1/2"	43		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
44		1/2"	44		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
45		1/2"	45		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
46		1/2"	46		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
47		1/2"	47		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
48		1/2"	48		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
49		1/2"	49		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
50		1/2"	50		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
51		1/2"	51		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
52		1/2"	52		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
53		1/2"	53		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
54		1/2"	54		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
55		1/2"	55		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
56		1/2"	56		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
57		1/2"	57		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
58		1/2"	58		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
59		1/2"	59		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
60		1/2"	60		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
61		1/2"	61		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
62		1/2"	62		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
63		1/2"	63		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
64		1/2"	64		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
65		1/2"	65		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
66		1/2"	66		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
67		1/2"	67		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
68		1/2"	68		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
69		1/2"	69		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
70		1/2"	70		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
71		1/2"	71		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
72		1/2"	72		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
73		1/2"	73		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
74		1/2"	74		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
75		1/2"	75		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
76		1/2"	76		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
77		1/2"	77		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
78		1/2"	78		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
79		1/2"	79		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
80		1/2"	80		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
81		1/2"	81		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
82		1/2"	82		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
83		1/2"	83		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
84		1/2"	84		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
85		1/2"	85		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
86		1/2"	86		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
87		1/2"	87		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
88		1/2"	88		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
89		1/2"	89		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
90		1/2"	90		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
91		1/2"	91		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
92		1/2"	92		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
93		1/2"	93		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
94		1/2"	94		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
95		1/2"	95		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
96		1/2"	96		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
97		1/2"	97		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
98		1/2"	98		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
99		1/2"	99		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	
100		1/2"	100		1/2" NPT VALVE	1/2"	1/2" NPT VALVE	

[illegible]

Firetruck Turning Analysis

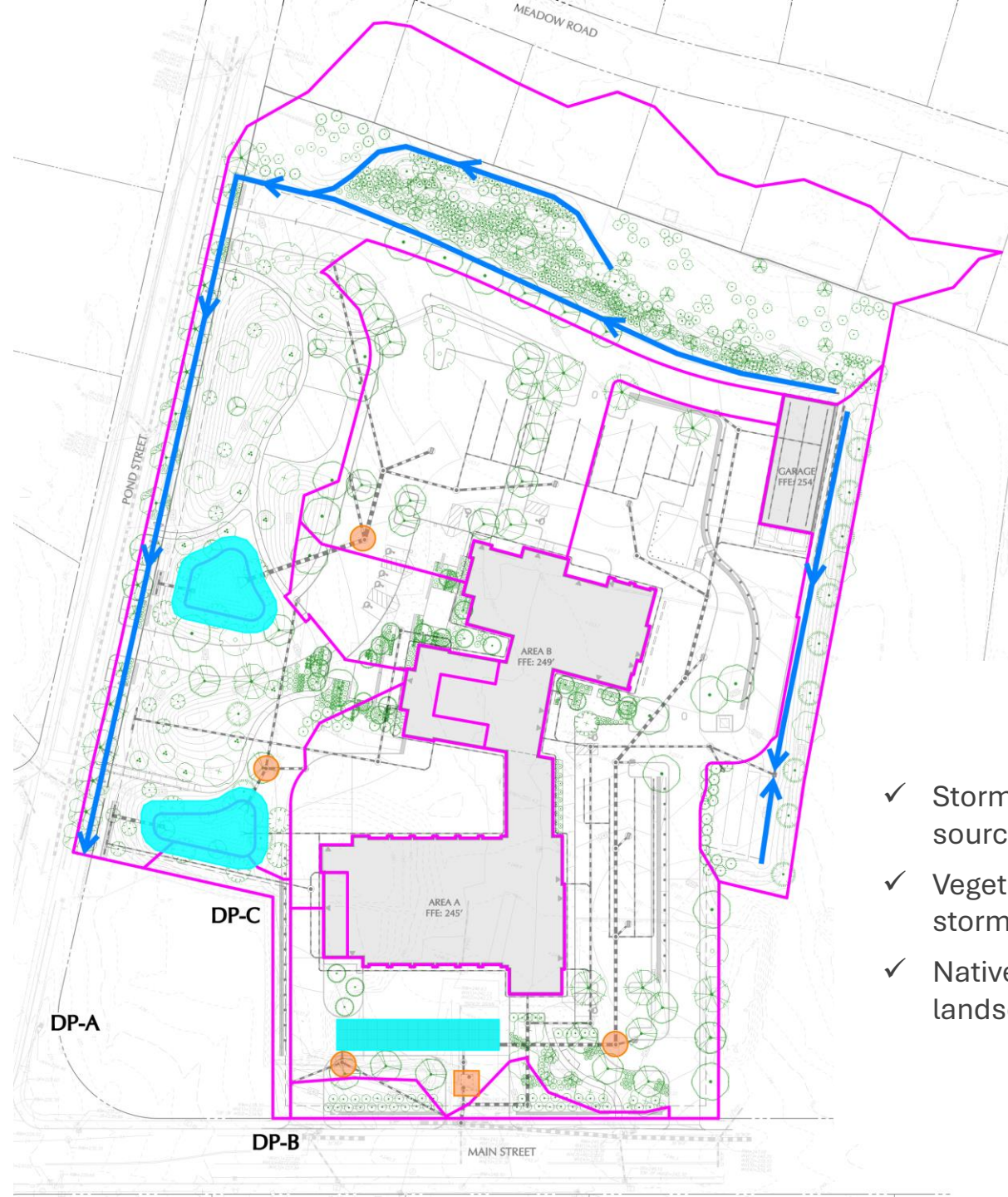


LID Stormwater Measures



- ✓ Reduce impervious area by 80,000± sf
- ✓ Preserve existing mature trees

LID Stormwater Measures



- ✓ Stormwater treatment close to sources
- ✓ Vegetated swales for stormwater conveyance
- ✓ Native, drought-tolerant landscaping

Energy and Sustainability Measures

Energy-Conscious Design

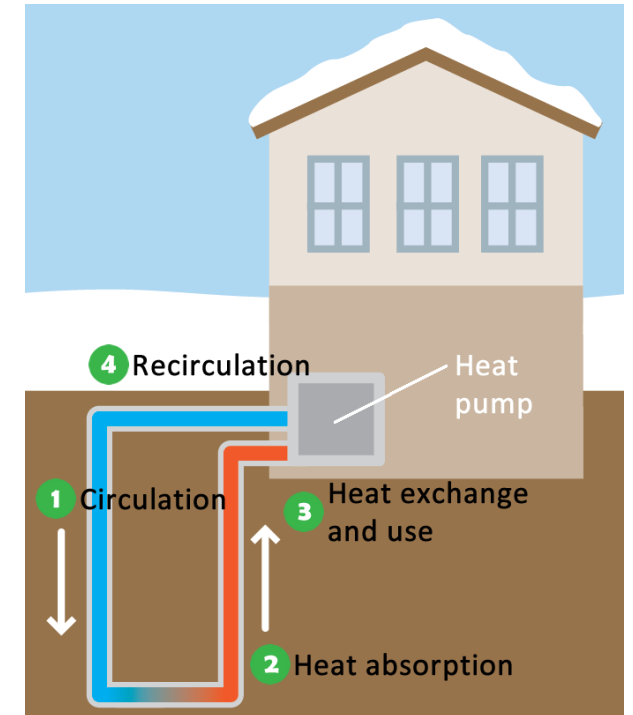
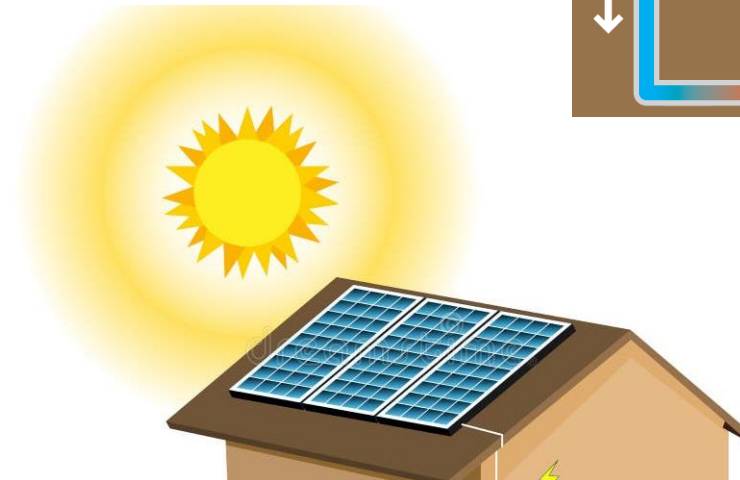
- All-electric building
- Heating & cooling from ground source plant
- Energy-efficient building envelope

Renewable Energy

- PV (solar) arrays

Water Efficiency

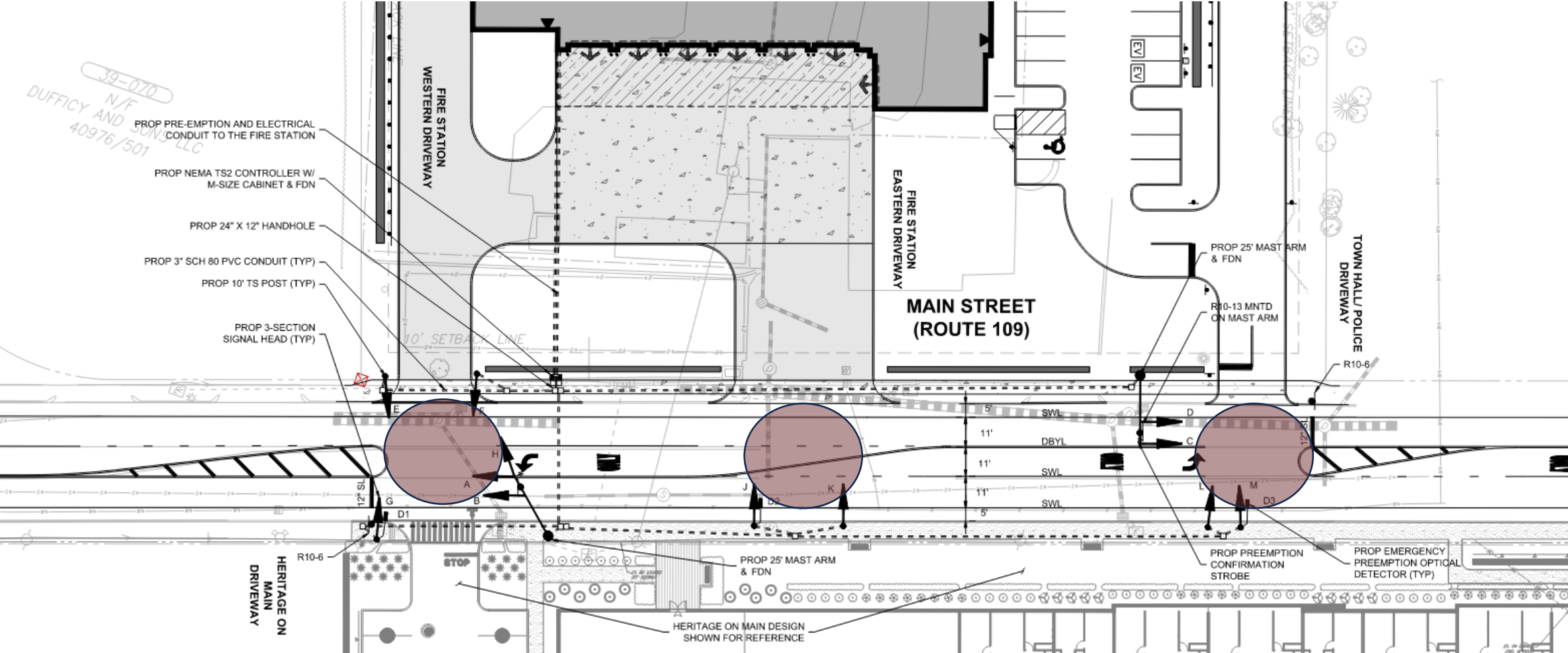
- High efficiency water-saving fixtures
- Drought-tolerant landscaping



Site Logistics Plan



Emergency Signal Function



Potential Traffic Signal Improvements

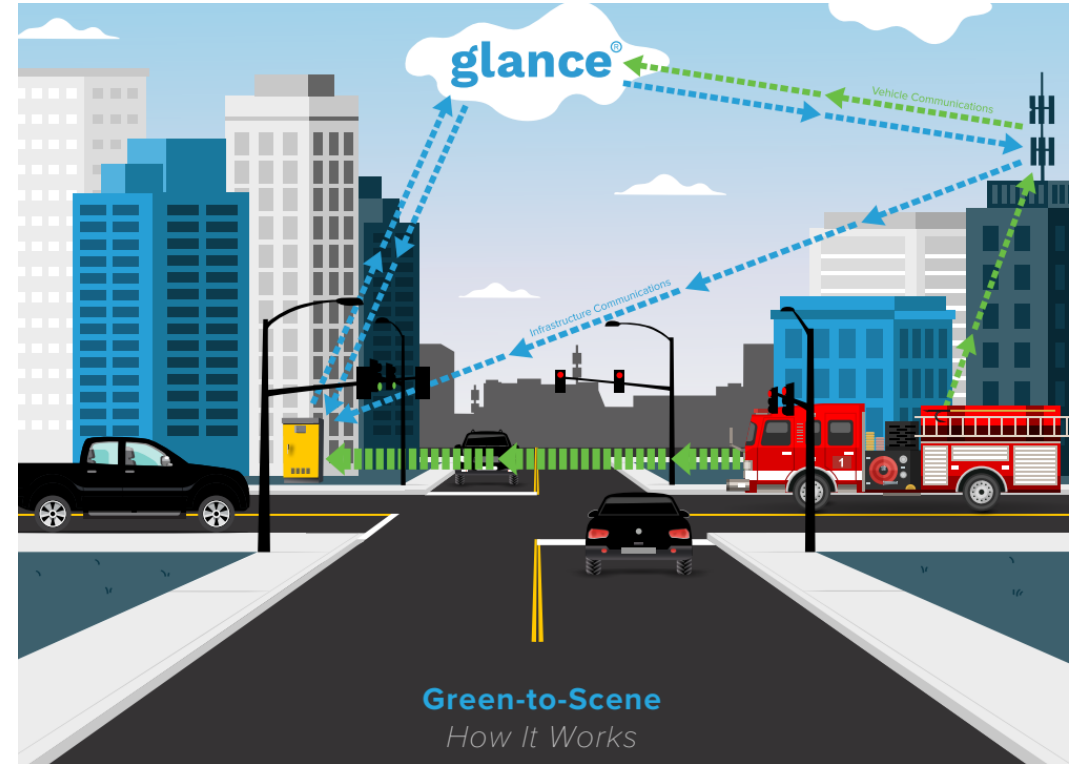
Signals were reconstructed as part of Route 109 Corridor Project approximately 2020. Only signals designed to be coordinated are the Medway Place and Holliston Street intersections. Potential improvements include the following:

- Signal Coordination – Applicable for signals located within 1/2 mile of each other and are used to help progress through movements on a corridor. Utilized on corridors with a limited number of driveways and side streets.
- Dynamic Max Timing – Can adjust one movement's green time based on demand. This strategy is employed in signals that have variable volumes throughout the day.
- Adaptive Signal timing – Automatically adjusts maximum green times for all movements based on queues. Typically employed when time-of-day programming is not effective. Requires replacement of existing signal controller and maintenance of subscriptions.

Potential Traffic Signal Improvements

Glance Pre-Emption System – Newer technology that replaces line-of-sight Opticom system with GPS pre-emption. Helps to clear vehicle queues at major signalized intersections ahead of time.

- Updated pre-emption system requires the replacement of emergency pre-emption hardware at all signal systems.
- Recently installed in Nashua and Manchester, NH.



Questions?