PROJECT NARRATIVE AND
DEVELOPMENT IMPACT ASSESSMENT
For A
Major Site Plan Application
"Proposed Commercial Building"
Lot 1 Alder Street, Medway, MA 02053

October 26, 2026

Rich Gordon, Baystate Engineering– *Applicant*
RJR Para Corp. – *Owner*

Project Narrative

The Property is located at 36 Alder Street, within the West Industrial Zoning District. According to the most recent Medway Assessors data, the Property is identified as Assessor's Map 63, Parcel 002. The Property is being subdivided so as to create "Lot 1" which will be acquired by the applicant Rich Gordon of Baystate Engineering in the near future. Lot 1 will have a land area of 8.95 acres of which 3.99 acres will be in Medway. The remainder of the Property will remain in the ownership of RJR Para Corp totaling 6.73 acres all of which will be in Medway. The 3.99 acres of property within Lot 1 will hereinafter be referred to as the "Site". The site has wetland resources such as Isolated Wetlands, Bordering Vegetated Wetlands, Flood Zone AE and partially falls within the Medway Groundwater Protection Overlay District. All of these resources have been identified and approved by the Medway Conservation Commission and the Order of Resource Area Delineation can be found in deed Book 43314, Page 519 of the Norfolk Registry of Deeds.

Site Improvements

The Applicant intends to relocate their current "Baystate Engineering" headquarters situated in Holliston to this site in Medway. Baystate Engineering provides contracting services associated with the development of land. Specifically, Baystate Engineering services include the installation of water, sewer, stormwater, and gas utilities as well as general earthwork clearing and grading.

The Site Design Plan calls for the construction of a new 6,800 sq. ft. headquarters building centrally located in the site for the company's eight employees. The building will have office space for in the front, garage space in the rear with a small mezzanine. The building will be surrounded by paved access and 15 parking spaces. Included in the parking will be one handicap accessible space and one electric charging station. Other site features will include a trash enclosure, concrete walkway and pole mounted lighting.

Allen Engineering & Associates, Inc. (AEA) has designed the site to have a total impervious area of 43,610 sq. ft. and a total clearing limit of 69,800 sq. ft. These are well below the zoning thresholds for the West Industrial Zoning District. The site has been designed to meet or exceed the Massachusetts and Medway stormwater regulations through its collection and treatment train.

The building is designed to be serviced by Medway's public water and sewer utilities as well as connecting to the electric and gas utilities currently in Alder Street.

Anticipated Local / State/ Federal Permits

- Medway Planning & Economic Development Board (PEDB) – Site Plan Approval
- Medway PEDB – Special Permit Approval – Groundwater Protection Overlay District
- Medway PEDB – Approval Not Required – Lot split vis 81P Plan
- Medway Conservation Commission Notice of Intent (NOI)
- Medway Land Disturbance Permit
- Medway Building Permit
- EPA NPDES Construction General Permit

Development Impact Statement

1) Traffic Impact Assessment:
   a. The site is located near the end of Alder Street which is a dead end of an industrial park. The applicants company only anticipates trips generated by 8 employees and normal trips associated with their own equipment needing service.
   b. The applicant does not anticipate more than 100 trips per day to or from the site an Alder Street during the peak hour based on his current Holliston use. Therefore, the applicant is requesting the PEDB not require a full "traffic impact assessment".

2) Environmental Impact Assessment
   a. The below Environmental Impact Assessment is required as the project is subject to the Town's Stormwater and Land Disturbance Bylaw.

   b. Environmental Impact Assessment Narrative:
   1. *Air and water quality*: The applicant will not be discharging any airborn gasses nor have any direct untreated discharges to nearby water sources.

   2. *Surface water and groundwater*: The site has been designed to collect stormwater runoff and treat it prior to any discharge per Local, State & Federal regulations.

   3. *Flooding potential*: The project is not within the nearby FEMA flood Zone.

   4. *Increases in impervious surfaces:* All stormwater runoff from impervious surfaces will be collected and treated in accordance with Local, State and Federal regulations.

   5. *Potential for erosion and proposed or existing control measures*: Erosion and Sediment Control Plans and details are part of the Site Plan set and are in accordance with Local, State and Federal regulations.

   6. *Noise levels*: The project is with an existing industrial park and also abuts the northbound lane if Interstate Highway Route 495. The applicants use and noise levels will be similar to the park's uses.

   7. *Harmful or noxious emissions*: The applicant does not anticipate the indoor maintenance of vehicles will result in any harmful or noxious emissions.

8. *Damage or threat to wetlands and flood plain*: The project is subject to the Medway Conservation Commission and the Mass DEP Wetland Protect Act. The current site design does not call for the filling or alteration f any wetland resource nor flood plain.

9. *Smoke*: The applicant's use does not intend to have any smoke generating precesses.

10. *Odors*: The applicant's use does not intend to generate any noxious odors.

11. *Vibration*: The applicant's use does not intend to create and detrimental vibration.

12. *Waste disposal*: All waster will be stored, managed, and disposed of in accordance with applicable Local, State & Federal regulations.

13. *Off-site environmental drainage impacts*: The site has been designed to meet all of the Local, State and Federal regulations regarding stormwater collection, treatment and discharge.

c. The project does not meet or exceed the Massachusetts Environmental Policy Act (MEPA) 301 CMR Section 11.03 Review Thresholds and therefore is not required to file and Environmental Notification Form (ENF) and/or an Environmental Impact Report (EIR).

3) Neighborhood Impact Assessment:

The project is located with the West Industrial Zoning District and resides in a current industrial park. The site is surrounded by other industrial uses and Interstate Route 495. The applicant's use in in sync with the surrounding neighborhood.

4) Parking Impact Assessment:

Not required as the design calls for less than thirty (30) parking spaces.

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.



Mark E. Allen, PE
President