Site/Civil Conditions

- The Applicant shall provide a final version of the Landscape Plan to the Town prior to building permits being issued for the Project.
- The Applicant shall provide an updated Lighting and Photometrics Plan to the Town prior to building permits being issued for the Project to ensure light trespass does not occur on abutting properties.
- The Applicant shall provide proof of coverage under the NPDES CGP and provide a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the Town prior to commencement of construction.
- The Applicant shall provide a final stormwater Operation and Maintenance Plan (O&M Plan) that includes estimated operation and maintenance budget.
- The Applicant shall provide a Construction Management Plan (CMP) prior to construction. The CMP shall include cut-fill analysis, construction traffic management, trucking routes, construction phasing, staging and stockpile areas and other subject areas as may be required by the building inspector.
- The Applicant shall provide a nitrogen reduction treatment system design consistent with requirements of MA DEP Title 5 for review prior to building permits being issued for the Project. We anticipate this item will be addressed during the Medfield Board of Health's review of the Project for compliance with MA DEP Title 5.
- The Applicant shall provide septic system mounding calculations consistent with requirements of MA DEP Title 5 for review prior to building permits being issued for the Project. We anticipate this item will be addressed during the Medfield Board of Health's review of the Project for compliance with MA DEP Title 5.
- The Applicant shall provide proposed septic system pump design, calculations and any additional information required by MA DEP Title 5 for the system prior to issuance of building permits for the Project. We anticipate this item will be addressed during the Medfield Board of Health's review of the Project for compliance with Title 5.
- The Applicant shall include provision in their HOA documents that garbage grinders shall be prohibited at all homes.
- The Applicant shall seek an opinion from MA DEP related to the implementation of stormwater "Treatment BMP's" within the Zone II area in compliance with MA DEP Stormwater Standard 6. If required by MA DEP, the Applicant shall provide

the Treatment BMP's (consistent with Table CA3 Standard 6 of MA DEP Massachusetts Stormwater Handbook) in the final design and shall submit the revised design to the Town for review and approval prior to commencement of construction.

- The Applicant shall perform required test pitting at the proposed rain garden and Subsurface Infiltration System 4 locations and provide test pit logs and any required revisions to the stormwater design to the Town for review prior to commencement of Construction.

Traffic Conditions

- The Applicant proposes installation of speed radar and advance warning signage along Plain Street in advance of the proposed site driveway. The Applicant shall review the proposed signage plan with the Medfield Department of Public Works to confirm final traffic calming measures to be implemented as part of the Project. The Applicant shall also ensure all new signage installed as part of the Project be compliant with the current version of the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD).
- The Applicant commits to working with the Town to explore the feasibility of implementing traffic calming measures. The Applicant shall coordinate with the Medfield Department of Public Works to identify specific traffic calming measures that shall be implemented as part of the Project.
- The revised sight distance plans and profiles indicate that vegetation, grading and other existing obstructions within the Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD) triangles will need to be removed to meet minimum AASHTO requirements. The Applicant shall coordinate with the Medfield Department of Public Works for implementation of the improvements in the Plain St right of way. These improvements shall be completed prior to the grant of occupancy of any unit.
- The Applicant commits to reviewing the feasibility of installing lighting, signage and pavement markings on Plain Street to improve driveway visibility with the Town. The Applicant shall coordinate with the Medfield Department of Public Works for implementation of the improvements in the Plain St right of way. Any improvements agreed upon shall be completed prior to the grant of occupancy of any unit.

- The Applicant shall include provision in their HOA documentation that restricts trash receptable placement for homeowners on Drives 2 and 3 to the end of the drives. Trash trucks shall not travel down Drives 2 and 3.
- The Applicant commits to working with the Town to provide a gravel parking area at the Medfield Community Gardens site and widening Plain Street where feasible, subject to local approvals.
- The Applicant commits to prohibiting on-street parking along the site access driveway. The Applicant shall include a provision in their HOA documents noting this prohibition.
- The Applicant commits to using MUTCD-compliant signs and pavement markings within the Project site.

Wetland Conditions

- The Applicant shall not use salt, de-icing chemicals or equal for treatment of any vehicular or pedestrian travelled way or driveway during snow events. Clean sand may be used in moderation.
- The Applicant shall not store snow within the locally regulated vernal pool area.