

2010 Medway Annual Town Meeting Warrant Article – Summary Overview

Article #34 – Zoning Bylaw – Site Plan Review – Sidewalk Construction

Sponsor: Planning and Economic Development Board

Type of Article: Zoning Bylaw Amendment

Summary - This article amends the Site Plan section of the Zoning Bylaw to require sidewalk construction along the frontage of Town ways as part of any site plan project. It also provides an alternative way for a private developer to support sidewalk construction in the community in those instances where sidewalk construction on the site is not feasible or practical. This obligation can be fulfilled by constructing an equivalent length of sidewalk elsewhere in the community or by making a payment in lieu of sidewalk construction to the Town's Special Sidewalk Account.

Reason/Purpose for Article: This requirement is already in place for subdivisions and other residential developments. The PEDB feels this policy should apply to commercial developments as well and it should be specified in the zoning bylaw to put all parties on notice of the requirement.

Background: Site Plan review and approval (through the Planning and Economic Development Board) is required for most commercial and industrial development projects. This process is NOT about whether a certain development can be constructed. It is about HOW the site is designed.

Estimate of the revenue or expense impact to the Town: Helps spread the use of Town funds for sidewalk construction to other needed sites.

How does this article align with overall town planning goals? Supports expansion of sidewalks/pedestrian access in the community.

Any interdependence between or among this article and others? None

Concerns/issues/expected opposition? None anticipated.

*Prepared 4-20-10
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