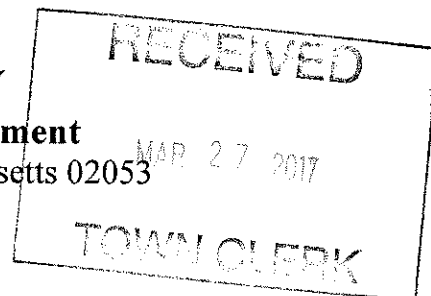




**TOWN OF MEDWAY**  
**Planning & Economic Development**  
155 Village Street - Medway, Massachusetts 02053  
508-533-3291  
[planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)



March 24, 2017

**ADMINISTRATIVE SITE PLAN DECISION**  
***O'Reilly Auto Parts – 106 Main Street***  
**APPROVED with CONDITIONS**

O'Reilly Auto Enterprises, LLC of Springfield, MO has requested Site Plan Approval pursuant to the Medway Zoning Bylaw, Section 3.5.3.A.3. Administrative Site Plan Review.

**I. PROJECT LOCATION** – This application pertains to the modification of the south, east and north facades of the retail space at 106 Main Street in the Medway Shopping Center for occupancy by an O'Reilly Auto Parts store. The property (Medway Assessors Map 40, Lot 55) is located in the Central Business zoning district. The property is owned by Medway Realty, LLC of Boston, MA.

**II. PROJECT DESCRIPTION** – The following scope of work has been proposed:

**South Elevation**

- Removal of existing aluminum storefront door and glazing at west end. Replacement with new aluminum storefront system to match existing adjacent construction.
- Removal of portion of existing aluminum storefront and brick knee wall at center. Replacement with new aluminum storefront door and glazing to match existing adjacent construction.

**East Elevation**

- Removal of existing light and canopy above egress door on east elevation. Replacement with new light.
- Straightening and reinforcing of existing bollard.

**North Elevation**

- Removal of existing chain link fence, concrete pad, and light. Replacement with new light in similar location.
- Demolition of wall construction to allow for new doors. Addition of dealer door and overhead door. Installation of new concrete ramp as required.

**III. PROCEDURAL HISTORY**

- A. *March 10, 2017* – An application for administrative site plan review was filed with the Medway Planning & Economic Development office which subsequently filed it with the Town Clerk on March 13, 2017.

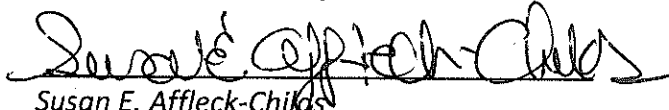
- B. *March 23, 2017* – The Medway Administrative Site Plan Review Team (Building Commissioner Jack Mee, Community and Economic Development Director Stephanie Mercandetti, and Planning and Economic Development Coordinator Susan Affleck-Childs) met to review the proposed scope of work. Jack Mee visited the site to familiarize himself with the location, building, and planned work.
- IV. INDEX OF SITE PLAN DOCUMENTS** – The following information was reviewed:
- A. Administrative Site Plan Review Application dated February 16, 2017
  - B. Undated façade renovation drawing prepared by CASCO Architecture & Engineering
  - C. Letter emailed March 3, 2017 from Adam Herberg, CASCO Architecture & Engineering with a written scope of scope of work.
  - D. Collection of photographs of the building taken by Medway Building Commissioner Jack Mee on March 23, 2017.
- V. DECISION** – At its meeting on March 23, 2017, the Medway Administrative Site Plan Review Team reviewed and approved the above noted description of work and the undated façade renovation drawing from CASCO Architecture & Engineering as attached subject to the conditions noted below.
- VI. SPECIFIC CONDITIONS OF APPROVAL** – Administrative approval of this site plan application is subject to the following specific conditions:
- A. **Building Permit** – A building permit from the Medway Building Department is required before construction.
  - B. **Design** – The approval does not pertain to the O'Reilly Auto Parts sign as shown on the façade improvements drawing prepared by CASCO. Proposed signage must be reviewed by the Medway Design Review Committee and a permit secured from the Building Department before any sign is fabricated or installed.
  - C. **Compliance**
    - 1. Any construction work that deviates from this decision shall be a violation of the Zoning Bylaw, Section 3.5.3.A.3. The Town and its agents may use all legal options available to it, including referring any violation to the Inspector of Buildings/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with this decision and its conditions.
    - 2. The Conditions of Approval are enforceable under Section 3.1 of the Medway Zoning Bylaw (non-criminal disposition) and violations or non-compliance are subject to the designated fine.
  - D. **Plan Changes** – Any changes to the proposed façade improvements shall necessitate a modification review by the Administrative Site Plan Review Team.

**E. Schedule for Project Completion**

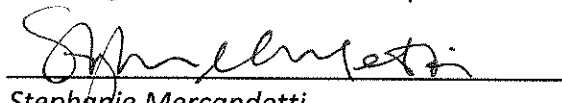
1. This approval shall lapse after one year of the grant thereof if substantial work has not commenced except for good cause. Construction shall be completed by the applicant or its assignees within two years of the date of plan endorsement.
2. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Administrative Site Plan Review Team may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, this approval shall lapse and may be reestablished only after a new filing and decision have occurred.

**X. APPEAL** - Any person aggrieved by this Administrative Site Plan Review decision may appeal the decision to the Planning & Economic Development Board.

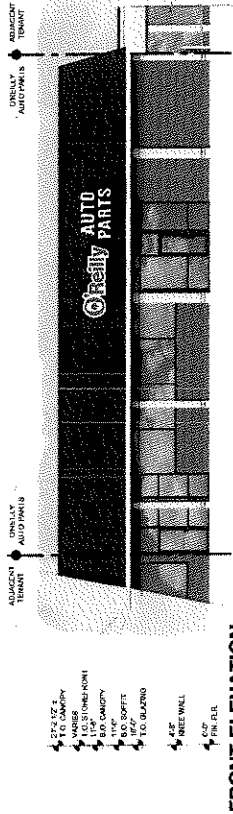
Approved by Medway Administrative Site Plan Review Team: March 23, 2017

  
Susan E. Affleck-Chilos  
Planning and Economic Development Coordinator

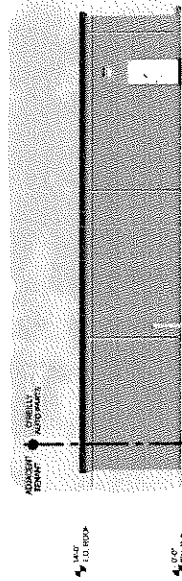
  
Jack Mee  
Building Commissioner

  
Stephanie Mercandetti  
Director of Community and Economic Development

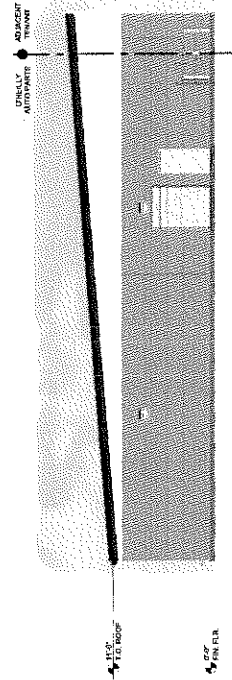
**COPIES TO:** Adam Herberg, CASCO Architecture & Engineering  
Eric Lawless, Medway Realty, LLC  
Donna Greenwood, Principal Assessor  
Maryjane White, Town Clerk



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

EXTERIOR FINISH TABLE	
	EXISTING METAL CANOPY COLOR
	EXISTING BUILDING MASONRY (BRICK)
	EXISTING BUILDING MASONRY (PAINTED CMU)



MEDWAY, MA (MWY)

