

Board Members
Brian White, Chair
Gibb Phenegar, Vice Chair
Christina Oster, Clerk
Joe Barresi, Member
Tom Emero, Member



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

Wednesday, January 17, 2024, at 7:30 p.m.
Sanford Hall, Town Hall
155 Village Street

Members Present: Brian White, Chair; Christina Oster, Clerk; Joe Barresi, Member; Tom Emero, Member

Members Absent: Gibb Phenegar, Vice Chair

Also Present: Barbara Saint Andre, Director, Community and Economic Development
Shannon Reeve, Administrative Assistant

Call to Order

Mr. White called the meeting to order at 7:42 p.m. and stated that this meeting is being recorded by Medway Cable.

Public Hearings

Mr. White opened the public hearing by reading the following public hearing notice:

25 Holliston Street – Special Permit: an application from Jason & Sarah Ballard with respect to property located at 25 Holliston Street, Assessor Parcel No. 60-008 in the Agricultural Residential II (AR-II) Zoning District. The application is for the issuance of a special permit under Section 5.5.C requesting to raze an existing nonconforming single-family dwelling that was destroyed by fire and construct a new single-family dwelling.

Kevin Grady of Grady Consulting Engineering was present as representative for Sarah Ballard (who was present on Zoom) to discuss the application. Mr. Grady explained the special permit application is due to the existing, nonconforming home being destroyed by fire, the applicants want to raze that structure and build a new single-family house. Mr. Grady presented an updated Site Plan to the Board which addresses Conservation Commission concerns but does not affect the proposed placement of the house. He has discussed this with the Conservation Agent, Bridget Graziano. Mr. Grady presented the new Site Plan in detail to the Board, mentioning the single-family dwelling will be moving back 12 feet further from the front lot line, and will also be conforming to the side lot line, where the existing house is now nonconforming, so the new house will be less nonconforming. The lot is nonconforming as to lot size and frontage. They have also added the Stormwater management system requirements. Mr. Grady stated the plan meets Section 5.5.C.1 of the Zoning Bylaw. Mr. White then reviewed the comments from Town of Medway Department Heads, including comments from the Conservation Agent regarding stormwater. Mr. White asked if the new drywell could handle the 2-inch storm requirement? Mr. Grady replied: Yes. Stockpile area has been discussed and relocated, Mr. Grady said there will be minimal stockpile during the construction. Mr. White asked if the gazebo and the shed would be staying on the

property? Mr. Grady replied: yes. Mr. White asked if any trees will be removed, Mr. Grady replied no trees will be removed. Mr. White asked Mr. Grady if the site will be on Town water and sewer and Mr. Grady replied, yes they will both be tied into the Town. Mr. Barresi asked Mr. Grady about the driveway. Mr. Grady replied the driveway location will remain the same. Christina Oster asked if there were any other Town of Medway Department Head concerns, there were none. Mr. Emero stated to Mr. Grady it was a very good presentation.

With a motion made by Joe Barresi, seconded by Christina Oster, the Board finds that the Applicant has established that the existing single-family house on the lot is a legally pre-existing, nonconforming structure by a vote of: 4-0.

The Board reviewed and discussed the special permit criteria under Section 5.5, whether the proposed reconstruction of the pre-existing nonconforming house will be substantially more detrimental to the neighborhood.

With a motion made by Joe Barresi, seconded by Christina Oster, the Board finds that the proposed reconstruction of the nonconforming structure will not be substantially more detrimental to the neighborhood, by a vote of: 4-0.

Ms. Saint Andre reviewed the boiler plate conditions; Mr. Grady and the applicant had no objections to the conditions.

Motion to grant the special permit request for 25 Holliston Street with conditions set forth, by Joe Barresi, seconded by Christina Oster, passed by a vote of: 4-0.

Motion to close the public hearing for 25 Holliston Street and allow one member to sign the decision by Joe Barresi, seconded by Christina Oster, passed by a vote of: 4-0.

3. Other Business

- Ms. Saint Andre asked the Board if the members had any suggestions for proposed Zoning Bylaw amendments for 2024 Annual Town Meeting. Mr. Barresi mentioned a possible amendment to allow businesses to have outdoor displays by right if they meet certain criteria, rather than having to apply for a special permit.

4. Approval of Minutes

Motion to approve the minutes of December 6, 2023, by Joe Barresi, seconded by Christina Oster, passed by a vote of: 4-0.

5. Upcoming Meetings

- February 7, 2024
- February 21, 2024

6. Adjournment

Motion to adjourn the meeting at 8:04 p.m. made by Brian White, seconded by Christina Oster, passed by a vote of: 4-0.

Respectfully submitted,
Shannon Reeve
Administrative Assistant, Community and Economic Development

Edited by
Barbara J. Saint Andre
Director, Community and Economic Development

Documents reviewed at this meeting:

- Site Plan titled: "Site Plan 25 Holliston Street" dated January 10, 2024, prepared by Grady Consulting, LLC