



Town of Medway  
**ZONING BOARD OF APPEALS**  
155 Village Street, Medway MA 02053  
(508) 321-4915

Rori Stumpf, Chair  
Brian White, Vice Chair  
Carol Gould, Clerk  
Christina Oster, Member  
Gibb Phenegar, Member

**Zoning Board of Appeals Meeting**  
**Wednesday, August 15, 2018 at 7:30 pm**  
**Sanford Hall**  
**155 Village St, Medway, MA**

**MINUTES OF MEETING**

**Present:** Vice Chair Brian White; Carol Gould, Gibb Phenegar

**Also present:** Mackenzie Leahy, Administrative Assistant, Community & Economic Development  
Barbara Saint Andre, Director, Community & Economic Development

**1. Call to Order**

Vice Chair Brian White called the meeting to order at 7:35 PM.

**2. Public Hearings**

7:35 p.m. 135 Holliston Street – The Applicant, D.W. solutions Incorporated, seeks a Variance from Section 5 of the Zoning Bylaw to convert an existing single family residence to a 3 or 4 family residence.

The applicant submitted a written request to continue the hearing without testimony.

***The Board continued the hearing for 135 Holliston Street to the next Zoning Board of Appeals meeting for 7:35 pm. Motion by Gibb Phenegar, seconded by Christina Oster, approved unanimously 4-0-0.***

- 0, 1, and 3 Glen Brook Way, and 31, 33, and 37 West Street – The Applicant, Metro West Collaborative Development, seeks a Modification to the original Comprehensive Permit for “Glen Brook Way,” issued to Metro West Collaborative Development on August 2, 2017.

The applicant and provided an update on the changes that had been made to the draft decision since the previous meeting. Ms. Leahy indicated that all concerns had been addressed any there were no outstanding items to discuss.

Barbara Saint Andre expressed her support for this project and her appreciation for the applicant and the Zoning Board’s efforts in reviewing this modification.

***The Board closed the hearing for Glen Brook Way. Motion by Gibb Phenegar, seconded by Christina Oster, approved unanimously 4-0-0.***

***The Board approved the Modification for Glen Brook Way as proposed in the August 15, 2018 draft decision. Motion by Gibb Phenegar, seconded by Christina Oster, approved unanimously 4-0-0.***

- 7 Sanderson Street – The Applicant, Daniel Kane, seeks a Special Permit under Section 5.5 of the Zoning Bylaw for the addition of a porch, increasing the nonconforming nature of the existing front setback.

The Applicant was present. The Applicant explained that the housing was nonconforming because the setback was at 18.9 feet where 20 feet is required for the front setback in the VR Zoning District. The Applicant was looking to add an addition of a porch in order for him and his wife to age in place and to have covered porch that could be easily maintained and would provide a safe pathway in the winter.

The Board felt the request was minor and would represent an insubstantial changes to the property and existing nonconforming front setback.

Ms. Leahy noted that there were discrepancies between the plot plan and building plans in terms of the setback and suggested that the Board address the difference in their vote.

***The Board found that although the applicant proposes to increase the nonconforming nature of the existing front setback from 18.9 to 10 feet, the addition of a farmer's porch, approximately 8 feet wide, would not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Motion by Brian White, seconded by Gibb Phenegar, approved unanimously 4-0-0.***

***The Board GRANTED the Applicant, Daniel Kane, a SPECIAL PERMIT under Section 5.5 Nonconforming Uses & Structures of the Zoning Bylaw for the addition of a porch, increasing the nonconforming nature of the existing front setback from 18.9 feet to 10 feet for the property located at 7 Sanderson Street (Parcel ID: 60-014), where a 20 foot front setback is typically required in the Village Residential District. Motion by Gibb Phenegar, seconded by Carol Gould, approved unanimously 4-0-0.***

- 8 Olde Surrey Lane – The Applicant, Stacy Hansbury, seeks a Special Permit under Section 8.2 of the Zoning Bylaw for an Accessory Family Dwelling Unit.

The applicant's representative, Walter Avallone, and husband, Kainne Hansbury, spoke on behalf of the applicant. The proposed AFDU is for the applicant's parents. The unit is 799 sq. ft. and meets all of the other standard requirements for an AFDU under section 8.2 of the Zoning Bylaw, as provided for in the application. The unit would be a conversion of an existing room plus an addition. There would be an unfinished attic crawl space for storage.

The Board all agreed that the proposed AFDU complied with the Zoning Bylaw and would benefit the applicant, their parents, and the town.

Mr. Avallone stated that he was appreciative that the Board and the Town looked favorably upon AFDU and saw the benefit for the residents.

***The Board found that the Applicant had demonstrated through testimony and written materials, specifically the Special Permit Form submitted with the application, that they have met all of the required Special Permit Decision Criteria under Section 3.4 of the Zoning Bylaw. Motion by Brian White, seconded by Gibb Phenegar, approved unanimously 4-0-0.***

***The Board found that:***

- 1. The proposed AFDU is located partially within the existing single family dwelling and an addition to the single family dwelling.*
- 2. The proposed AFDU is the only AFDU on the premises.*

3. *The proposed AFDU has only one bedroom, as shown on the plans "Addition 8 Olde Surrey La – Medway, MA: Accessory Family Dwelling Unit," dated June 20, 2018.*
4. *The proposed AFDU has a total of 799 square feet. There is an existing vaulted ceiling above the portion of the existing home which will be converted to the AFDU which has unfinished attic space accessible for the home owner's through the AFDU, as shown on the plans "Addition 8 Olde Surrey La – Medway, MA: Accessory Family Dwelling Unit," dated June 20, 2018, and as indicated by email correspondence from Jacqueline McMullen, parent of Stacy Hansbury, dated July 30, 2018.*
5. *The proposed AFDU has at least one off-street parking space, as shown on the Mortgage Inspection Record Plan prepared by Engineering, Surveying, and Planning Associates of 89 Main Street, Suite 203, Medway, MA 02053, altered by the applicant, received by the ZBA August 1, 2018*
6. *The proposed AFDU will be occupied by the homeowner, Stacy Hansbury's parents, as indicated by email correspondence from Jacqueline McMullen, parent of Stacy Hansbury, dated July 30, 2018.*
7. *The proposed AFDU is located to the rear of the existing single, with entrances to the side and rear of the residence from the street frontage, as shown on the Mortgage Inspection Record Plan prepared by Engineering, Surveying, and Planning Associates of 89 Main Street, Suite 203, Medway, MA 02053, altered by the applicant, received by the ZBA August 1, 2018 and the plans "Addition 8 Olde Surrey La – Medway, MA: Accessory Family Dwelling Unit," dated June 20, 2018.*
8. *The proposed AFDU does not require any deviations from the Basic Requirements in the Zoning Bylaw for an Accessory Family Dwelling Unit.*

***Motion by Brian White, seconded by Gibb Phenegar, approved unanimously 4-0-0.***

***The Board GRANTED the Applicant, Stacy Hansbury, a SPECIAL PERMIT under Section 8.2 of the Zoning Bylaw for an Accessory Family Dwelling Unit. Motion by Gibb Phenegar, seconded by Christina Oster, approved unanimously 4-0-0.***

### **3. Any other business that may properly come before the Board**

None.

### **4. Correspondence**

None.

### **5. Approval of Minutes**

- July 18, 2018 – ***The Board accepted the July 18, 2018 minutes as presented. Motion by Gibb Phenegar, seconded by Carol Gould, approved unanimously 4-0-0.***
- August 1, 2018 – ***The Board accepted the August 1, 2018 minutes as presented. Motion by Gibb Phenegar, seconded by Carol Gould, approved unanimously 4-0-0.***

### **6. Upcoming Meetings**

- September 5, 2018
- September 19, 2018
- October 3, 2018

Ms. Leahy noted that since the board continued the hearing for 135 Holliston St, they would be on the agenda for September 5, 2018. There were no other applications submitted at the time.

### **7. Adjournment**

***A motion to adjourn was made by Gibb Phenegar, seconded by Christina Oster and approved unanimously.  
The Board adjourned at 8:20 p.m.***

Respectfully submitted,  
Mackenzie Leahy  
Administrative Assistant  
Community and Economic Development