



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

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**Zoning Board of Appeals Meeting**  
**Wednesday, June 19, 2019 at 7:30 pm**  
**Sanford Hall**  
**155 Village Street Medway, MA 02053**  
**Meeting Minutes**

**Present:** Rori Stumpf, Chairman; Brian White, Vice Chair; Carol Gould, Clerk; Gibb Phenegar, Member

**Also Present:** Barbara Saint Andre, Director, Community and Economic Development  
Stefany Ohannesian, Administrative Assistant, Community and Economic Development

**Absent:** Christina Oster, with notice

Chairman Rori Stumpf called the meeting to order at 7:33 pm and stated that the meeting was being broadcast and recorded by Medway Access Cable.

***7 Wellington Street (Continued from June 5, 2019)*** – application for variances from Section 6.1 of the Zoning Bylaw to split the property into two lots. The applicant seeks variances from the required 150 feet of frontage for proposed Lot 2, which will have 90.81 feet of frontage, and from the required square footage of 22,500 square feet for both proposed lots; Lot 1 will be 11,062 square feet and Lot 2 will be 12,549 square feet.

Patrick Mulvehill was present with the applicants Paul and Marlena Doucette. He stated that he has done some research of variances previously granted by the Board in the last two years and specifically the language for the variance criteria. He referred to the granted variance on February 7, 2018 for 180 Village Street, John and Kathryn Reagan, specifically criteria 1 and 2 in the decision. He then referred to the granted variance on October 11, 2017 to 78 Fisher Street, Alfred Fraser, specifically the reference to other lots in the area being non-conforming. He stated that the Doucettes have done a lot of research to think of a house that would conform to the neighborhood.

Mr. Stumpf asked the Board if there are any questions, no board members brought forth any questions. A question was raised regarding the fact that only four members were present, and what would be needed for a granting vote. It was confirmed they would need 4 affirmative votes to grant the variance.

The applicant requested a two-minute recess in the public hearing, granted by the Chair.

## **Approval of Minutes**

***Motion made by Brian White, seconded by Gibb Phenegar to approve the May 29, 2019 and June 5, 2019 meeting minutes passed with a unanimous 4-0-0 vote.***

The applicants returned and the public hearing for 7 Wellington Street reconvened. The applicants requested to continue the hearing to the next meeting in order to have all five Board members present, and stated they will file for an extension of the time limit for the variance decision.

***Motion made by Brian White seconded by Gibb Phenegar to continue the public hearing for 7 Wellington Street to Wednesday, June 17, 2019 at 7:30 pm in Sanford Hall, the vote passed unanimously 4-0-0.***

***39 Main Street Comprehensive Permit Application – (Continued from May 29, 2019)*** The Applicant SLV Medway, LLC seeks a Comprehensive Permit under MGL c. 40B, Sections 20 – 23 as amended, to allow construction of a 190-unit complex called “39 Main” in which 25% of the units (48 units total) will be affordable. The complex will be located on a 12.3-acre parcel in the Agricultural Residential I (AR-I) district of Medway, MA. *Main focus area –Architecture and Landscaping.*

Geoff Engler, the applicant from SLV Medway, LLC was present with Nick Griffin from Cube 3 and began to discuss architecture and site design, and also reviewed the letter they received from the Design Review Committee (DRC).

Mr. Griffin presented a PowerPoint and discussed the updated site design of the building. He then discussed the distance from the street to the building and the elevation from the street, and how it would look if someone were to look at the property from the street. He referred to page 11 of the presentation, and the trees that are pictured in relation to how long it will take for them to be fully grown once planted. Mr. Engler stated it would take about 7 years. Mr. Griffin discussed the elevation of the building from the street and provided potential views from someone standing at the entrance. He also discussed the curved boulevard entrance and the vegetation that will provide screening from the street. He showed the updated building design and what has changed from the original plans that were submitted. He stated that the changes regarding the look of the building will wrap around the building so that both ends of the building that are visible from the street will match, based on feedback from the Design Review Committee. Mr. Engler stated that prior to the close of the hearing they will hopefully have a finalized design.

Nelson Hammer, Principal of Hammer and Walsh Landscaping Design was present and discussed the frontage of the property, and how the existing vegetation will be cleaned up but they will also be inserting new plantings and trees to provide more screening to the site from the street. The proposed detention basin will be screened with low vegetation to keep people

out of it. The main entry will be curved, so putting in low plantings and trees will help to provide screening from the street. He then talked about the entry of the building that will be very welcoming. They will have a fence and screen separating the pool and the courtyard, dense plantings in the courtyard, and trees planted in all of the islands in the parking lot. They are trying to figure out snow storage and landscaping to make sure the vegetation isn't ruined by the snow. He stated that there will be plantings from the 25 foot to the 100-foot wetlands buffer zone. There will be vegetation as well as diverse plantings all over the property.

Mr. Stumpf asked about an irrigation system to which Mr. Engler stated they will have a private well. Mr. Stumpf also asked about the trees in the island and how they will maintain the trees as the roots grow not to destroy the island and roadway. Mr. Hammer stated they can use root barriers which force the roots to grow out and not down.

Ms. Saint Andre stated that there aren't any proposed plantings across the street to shield the properties from the site. Mr. Engler stated that they will reach out to the neighbors regarding that. Ms. Saint Andre also asked if there was any discussion with the neighbors that about the property and across the street. Mr. Engler stated they have not talked to the neighbors regarding any of the issues regarding construction or landscaping. He stated that landscaping is best to be discussed during construction. Ms. Saint Andre also stated that she is concerned about the chain link fence around the site and asked if they are going to be putting screening on the fence to block out the construction. Mr. Engler stated the Board could write a condition about the fence being covered with fabric to screen it better. There was a discussion around the difference between native plantings and what would be best for the project. Ms. Saint Andre asked about a plant list being provided for the final plan, Mr. Hammer confirmed they will provide a list. Mr. Hammer explained the differences between certain species of trees and plants that will be used in the project landscaping plan. He also stated that it is better for the development and town to have plants that are better to maintain, he also mentioned there will not be any invasive species included on the plan.

Matt Buckley, Chairman of the Design Review Committee asked about the landscaping plan and if it includes the existing trees. Mr. Hammer stated that they have not surveyed the property for trees yet. Mr. Buckley asked about the sidewalk and the location of it on the plan. Mr. Hammer stated that the location of it is best in relation to the proposed cross walk and for safety reasons. Mr. Merrikin stated that the town will decide where the sidewalk will go and they are proposing to have the sidewalk and crosswalk to Lee Lane. Mr. Buckley asked about lighting and what they will look like, Mr. Merrikin provided an explanation regarding the lighting.

Mr. Buckley then asked about a timeframe, to which Mr. Engler stated they should have something to the DRC by next week and have their feedback incorporated by the next Zoning Board of Appeals meeting.

Ms. Saint Andre discussed scheduling and having a first draft ready for discussion by the next meeting and stated an additional special meeting will be necessary.

Mr. Engler stated that they should only have one more plan set submitted and this will need to be done by August 7, 2019 to ensure a decision is finalized by then.

***Motion made by Brian White, seconded by Gibb Phenegar to continue the hearing for 39 Main to Wednesday July 17, 2019 at 7:30 pm at Sanford Hall passed with a unanimous vote of 4-0-0.***

## **Other Business**

### **Oak Grove Zoning Task Force Update**

Jessica Chabot, Chairman of the Oak Grove Zoning Task Force was present and gave an overview of the Oak Grove Park Proposed Zoning Amendments. The Task Force was created to develop new zoning for the development of the Oak Grove area. She went over what the new districts will be: Neighborhood, Business Park, and Village. The Task Force proposes to have the existing table of uses amended by adding three additional columns for the new districts. She described the three new proposed zoning districts and what their uses will be. There will still be the same prohibited uses to remain in place. Some of the uses that might be good additions for this area would be a small hotel or brewery.

Mr. Stumpf asked when it will be finalized and Ms. Chabot stated the Task Force has one more issue to finalize on July 1<sup>st</sup>, 2019 but it will hopefully have this proposal on the town meeting schedule for Fall 2019. The proposed zoning is more about design and business, such as prohibiting single family homes and only allowing multifamily homes.

Ms. Gould asked about the current single family homes that already exist in the proposed neighborhood zone and if the Town is planning on purchasing them? Ms. Saint Andre responded that the Medway Redevelopment Authority has accumulated some of the parcels. The Redevelopment Authority has been in touch with land owners and will be negotiating for purchases. Mr. Stumpf stated that there is a process where the land will be purchased and the lots will all be consolidated into one larger parcel. Ms. Chabot discussed the history of the bottle cap lots and the plan for the area of the bottle cap lots to be acquired. There was a continued discussion regarding the land acquisition for this area.

Ms. Chabot then discussed the traffic issue and that there will be traffic studies as well as stormwater management for the development.

### **Potential Zoning Amendments**

There was then a discussion among the Board regarding the possible Zoning Bylaw amendments. Mr. Stumpf asked the members to identify any additions or modifications from Zoning Board of Appeals to report back to the Planning and Economic Development Board.

### **Upcoming Meetings**



- July 3, 2019 – 7:00pm
  - 14-16R Franklin Street – Special Permit and Variance Application
  - 19 Broad Acres Farm Road – Special Permit (AFDU) Application
- July 17, 2019
  - 39 Main Street Comprehensive Permit Application Continued Review
  - 7 Wellington St Continuation
- July 31, 2019
  - 39 Main Street Comprehensive Permit Application Continued Review

## **Adjournment**

***Motion made by Brian White, seconded by Gibb Phenegar to adjourn the meeting at 9:03 p.m. passed with a unanimous 4-0-0 vote.***

Respectfully submitted,

Stefany Ohannesian

Administrative Assistant

Community and Economic Development

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

### Documents Reviewed at this meeting:

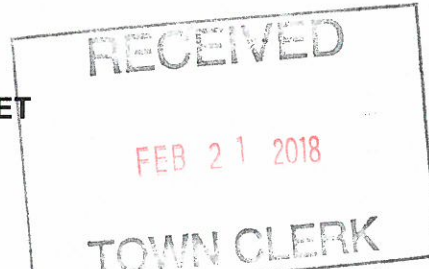
1. Patrick Mulvehill presented three prior Medway Zoning Board of Appeals decisions – 180 Village Street, 78 Fisher Street and 48 Gorwin Drive
2. PowerPoint presentation from SLV Medway, LLC dated 06-19-2019



Town of Medway  
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155 Village Street, Medway, MA 02053

Eric Arbeene, Chair  
Brian White, Vice Chair  
Carol Gould, Clerk  
Bridgette Kelly, Member  
Rori Stumpf, Member

**DECISION  
VARIANCES  
180 VILLAGE STREET**



*20 day Appeal  
March 13, 2018*

**Date Application Filed:** December 14, 2017

**Applicant(s):** John & Kathryn Regan ("the Applicants")  
180 Village Street  
Medway, MA 02053

**Location of Property:** The Project is located on a parcel of land in Medway located at 180 Village Street (Assessor Parcel ID: 60-178).

**Approval Requested:** Variances from Section 6.1 Table 2: Dimensional and Density Regulations of the Medway Zoning Bylaw to split one lot into two lots. Lot 1 would be 22,503 sq. ft. for an existing multifamily dwelling, requiring a variance from the required 30,000 sq. ft. Lot 2 would be 17,759 sq. ft., requiring a variance from the required 22,500 sq. ft. for a single family lot. The applicant also requests variances for the existing structures on Lot 2, which would not be within the required setbacks.

**Members Participating:** Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould, Bridgette Kelly, and Rori Stumpf

**Members Voting:** Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould, Bridgette Kelly, and Rori Stumpf

**Hearing Opened:** February 7, 2018

**Hearing Closed:** February 7, 2018

**Date of Decision:** February 7, 2018

**Decision:** Granted



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155 Village Street, Medway, MA 02053

Eric Arbeene, Chair  
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**DECISION  
VARIANCES  
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**Members Participating:** Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould, Bridgette Kelly, and Rori Stumpf

**Members Voting:** Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould, Bridgette Kelly, and Rori Stumpf

**Hearing Opened:** February 7, 2018

**Hearing Closed:** February 7, 2018

**Date of Decision:** February 7, 2018

**Decision:** Granted

## **I. PROCEDURAL HISTORY**

1. On December 14, 2017, the Applicant's Representative filed a Variance application, pursuant to G.L. c. 40A, as amended, and the Medway Zoning Bylaw, in order to split one lot into two lots. Lot 1 would be 22,503 sq. ft. for an existing multifamily dwelling, requiring a variance from the required 30,000 sq. ft. Lot 2 would be 17,759 sq. ft., requiring a variance from the required 22,500 sq. ft. for a single family lot. The applicant also requests variances for the existing structures on Lot 2, which would not be within the required setbacks.
2. Notice of the public hearing was published in the Milford Daily News on January 17, 2018 and January 24, 2018, and notice sent by mail to all interested parties, and posted in Town Hall as required by G.L. c. 40A §11.
3. The public hearing was opened on February 7, 2018. The Board closed the public hearing the same evening.
4. The Property is located in the Village Residential (VR) District. The front setback requirement is 20 feet and the side and rear setback requirements are 10 feet. The minimum lot area requirement for a single family home is 22,500 s.f. The minimum lot area for a two-family home is 30,000 s.f. The existing home is a multi-family building and is pre-existing nonconforming.
5. The Applicants were represented by Attorney Steve Kenney, of Kenney & Kenney, 181 Village Street, Medway, MA 02053.
6. The Board notified Town departments, boards and committees of this application. The Board received comments from Fire Chief Jeff Lynch.
7. All documents and exhibits received during the public hearing are contained in the Zoning Board of Appeal's files and listed in Section V. of this Decision.

## **II. TESTIMONY**

At the February 7, 2018 meeting, the hearing was opened by the Board. The Applicant's Representative provided an overview of the requested variances. He explained that the lot area was 40,662 s.f. and that the Applicant was requesting a total of five variances. However, three of the five variance requests are incidental to the request to "split" the lot into two lots, as some of the structures were pre-existing nonconforming and do not meet the required setbacks. Lot 1 would be 22,503 square feet, necessitating a variance from the required minimum 30,000 square feet lot size for a multi-family dwelling and Lot 2 would be 17,759 square feet, necessitating a variance from the required minimum 22,500 square feet lot size for a single family lot. If the Board granted the requests, the garage and barn on Lot 2 would most likely be moved or razed at the time that the lot was sold and a new home was built, however, the owners did not want to tear down the existing structures until such time that the lot was sold.

The Applicant's Representative continued to explain that there was a taking of land by Norfolk County on the property as Village Street and Holliston Street layouts were changed in 1936. The lot is a corner lot and had substantially more land taken than the surrounding properties. In addition, the lot is much larger than the surrounding properties, many of which pre-date zoning. The shape of the lot is triangular and has more than adequate frontage. "Splitting" of the lot would not create a lot that is uncharacteristic of the Zoning District.

The plan for the taking can be found in pl. 42 bk. 120 of 1936, plan showing the Relocation and Widening of Holliston Street.

The Applicants' intent would be to sell Lot 2 in order to provide for their retirement.

No member of the public spoke in favor or opposition of the requests.

### **III. FINDINGS**

In making its findings and reaching the decision described herein, the Board is guided by G.L. c. 40A, as amended, and by the Medway Zoning Bylaw. The Board also considered evidence and testimony presented at the public hearing and comments submitted by residents placed in the public record during the course of the hearings.

#### **A. Variance Criteria**

1. *Circumstances relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district.*
2. *Substantial hardship caused by the circumstances from Criteria A.1 when the Zoning Bylaw is literally enforced.*
3. *Why/how the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.*
  - a. The lot is of sufficient size, in comparison to other lots within the Village Residential Zoning District, that it would not be detrimental to be "split" into two lots, in accordance with the plans provided and attached hereto.
  - b. The existing structures on the lot do not meet the setback requirements for the Village Residential District, however, granting of the requested relief for setbacks in splitting the lot into two lots would not be detrimental as they are pre-existing nonconforming and no "new" nonconformities would be made.
  - c. The overall shape of the existing lot has been changed by the County's taking from January 1936.

The Applicant's representative has provided documentation in the Variance application form submitted with this application, and as explained during the hearing, to satisfy the requested Variances.

#### **IV. CONDITIONS OF APPROVAL**

Based upon the findings of the Board and testimony and information received into the record during the public hearing process, the Board **GRANTS** the Applicant(s), John & Kathryn Regan, **VARIANCES** from Section 6.1 of the Zoning Bylaw in order to split the property at 180 Village Street into two lots. Lot 1 will be 22,503 square feet, with a variance from the required 30,000 square feet for a multi-family dwelling and Lot 2 will be 17,759 square feet, with a variance from the required 22,500 square feet for a single family lot. In addition, the Board grants the variances for the side setback of the existing garage from 10 feet to 5.8 feet, the front setback for the existing garage from 20 feet to 0 feet, and a variance for the existing ramp from 10 feet to 0 feet.

1. These Variances are subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies, or commissions. Any changes to the Variances that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as a new request.

Any work or use that deviates from this Decision shall be a violation of the *Medway Zoning Bylaw*.

2. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Board 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, the Variances shall lapse one year from the date of Decision, unless action is taken, or as may be otherwise specified herein, and may be reestablished only after a new filing, hearing, and decision.

#### **V. INDEX OF DOCUMENTS**

**A.** The Variance application included the following plans and information that were provided to the Board:

1. General Application Form
2. Variance Application Form
3. 180 Main Street Plan of Land with existing and proposed conditions, prepared by Colonial Engineering Inc. of 11 Awl Street, Medway, MA, dated October 18, 2017
4. Plan showing the Relocation and Widening of Holliston Street, Medway, MA, pl.42 bk.120

The Board and the Applicant have complied with all statutory requirements for the issuance of this Decision on the terms hereinafter set forth. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Applicant, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, and shall be filed within twenty days (20) after the filing of this notice in the Office of the Medway Town Clerk.

In accordance with MGL c. 40A, Section 11, no variance or special permit shall take effect until a copy of the Decision is recorded in the Norfolk County Registry of Deeds is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the Office of the Town Clerk and no appeal has been filed within said twenty day period or that any duly filed appeal has been dismissed or denied. The fee for recording or registering shall be paid by the Applicant. A copy of the recorded Decision certified by the Registry, and notification by the Applicant of the recording, shall be furnished to the Board.



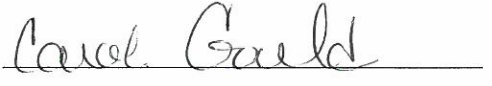

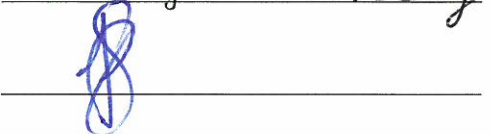
The next page provides the signatures of the Board.

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## VI. VOTE OF THE BOARD

By a vote of 5 to 0, on a motion made by Eric Arbeene and seconded by Rori Stumpf, the Zoning Board of Appeals hereby **GRANTS** the Applicant(s), John & Kathryn Regan, **VARIANCES** from Section 6.1 of the Zoning Bylaw in order to split the property of 180 Village Street into two lots. Lot 1 will be 22,503 square feet, a variance from the required 30,000 square feet for a multi-family dwelling and Lot 2 will be 17,759 square feet, a variance from the required 22,500 square feet for a single family lot. In addition, the Board grants the variances for the side setback of the existing garage from 10 feet to 5.8 feet, the front setback for the existing garage from 20 feet to 0 feet, and a variance for the existing ramp from 10 feet to 0 feet.

Member:	Vote:	Signature:
Eric Arbeene	<u>yes</u>	
Brian White	<u>yes</u>	
Carol Gould	<u>yes</u>	
Bridgette Kelly	<u>yes</u>	
Rori Stumpf	<u>yes</u>	

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Town of Medway  
**ZONING BOARD OF APPEALS**  
155 Village Street, Medway, MA 02053

Eric Arbeene, Chair  
Brian White, Vice Chair  
Carol Gould, Clerk  
Bridgette Kelly, Member  
Rori Stumpf, Member

**DECISION  
VARIANCE  
78 FISHER STREET**

**Date Application Filed:** July 19, 2017

**Applicant(s):** Alfred T. Fraser (the "Applicant")  
78 Fisher Street  
Medway, MA 02053

**Location of Property:** The Project is located on a parcel of land in Medway, 78 Fisher Street (Assessor Parcel No. 35-037).

**Approval Requested:** Variance from Section 6.1 of the Zoning Bylaw to divide one lot into two lots; one lot shall remain a conforming lot and the second would have 27,389 sq. ft. of area and 104.33 ft. of frontage.

**Members Participating:** Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould (Clerk), Bridgette Kelly, and Rori Stumpf

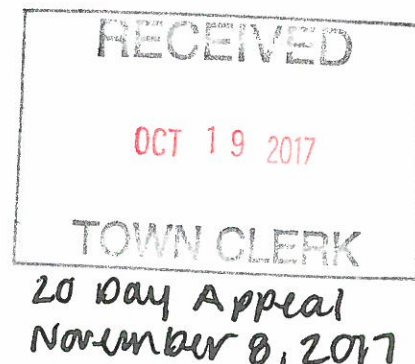
**Members Voting:** Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould (Clerk), Bridgette Kelly, and Rori Stumpf

**Hearing Opened:** August 16, 2017

**Hearing Closed:** October 11, 2017

**Date of Decision:** October 11, 2017

**Decision:** Granted with Conditions



## **I. PROCEDURAL HISTORY**

1. On July 19, 2017, the Applicant filed a Variance Application, pursuant to G.L. c. 40A, as amended, and the Medway Zoning Bylaw, for 78 Fisher Street, Medway, Massachusetts, seeking a Variance from Section 6.1 of the Zoning Bylaw to divide the property located at 78 Fisher Street into two lots so as to construct a single family residence on "Lot 3," in addition to the single family structure currently on "Lot 4," as provided on the Plan of Land submitted with the application. Lot 4 shall remain a conforming lot. The Applicant sought a variance for Lot 3 which would have 27, 389 sq. ft. of area and 104.33 ft. of frontage.
2. Notice of the public hearing was published in the Milford Daily News on August 2, 2017 and August 9, 2017, and notice sent by mail to all interested parties and posted in Town Hall as required by G.L. c. 40A §11.
3. The public hearing was opened on August 16, 2017; the hearing was continued to September 6, 2017, October 4, 2017, which was continued without testimony, and October 11, 2017. The hearing was closed and the Decision was voted on October 11, 2017.
4. The Project is located at 78 Fisher Street, Assessor Parcel ID 35-037.
5. The Property is located in the Agricultural Residential I (AR-I) District.
6. During the public hearing, the Applicants were also represented by their counsel, Steve Kenney of Kenney & Kenney, 181 Village Street, Medway, MA 02053.
7. The Board notified Town departments, boards and committees of this application. The Board received written comments from the Board of Health, Treasurer/Collect, Department of Public Services, Conservation Agent, and Community & Economic Development Department.
8. All documents and exhibits received during the public hearing are contained in the Zoning Board of Appeal's files and listed in Section V. of this Decision.

## **II. TESTIMONY**

At the August 16, 2017 hearing, the Applicant and his representative provided an overview of the requested Variance. There have not been any discussions with an architect or engineer about potential siting or location of a house, however, the Applicant had, at the time of the 1997 request for variance, completed percolation testing and was looking at a pre-fabricated home, but the timing was not right. The surrounding neighborhood was developed in the 1990's or earlier. The Applicant plans to sell the lot as a buildable lot.



Abutters from 80 Fisher Street and 75 Fisher Street spoke in opposition of the requested Variance at the August 16, 2017 hearing. Mr. Gibson of 80 Fisher Street was concerned about the natural vegetation and the slope stabilization that the existing land provided for without an additional house. Mr. Brooks of 75 Fisher Street was concerned about any additional stormwater runoff that an additional house or construction may have to the southern side of Fisher Street and, specifically, his property.

At the September 6, 2017 hearing, the Applicant and his representative addressed the concerns from the previous hearing and the concerns that arose from ZBA staff correspondence to other departments. The Applicant is looking to sell the lot to a builder or to develop the lot along with a builder. The Applicant is willing to address abutter concerns at time of construction. The Applicant and his representative had no issues with many of the requests, comments, or suggestions provided by Town Staff. The Applicant's representative suggested drafting conditions that might exceed conditions in a typical granted variance that would address the concerns of staff and abutters.

The Board was concerned with the potential impacts to the abutters, but were otherwise amenable to granting the variance.

Mr. Brooks of 75 Fisher Street was in attendance and felt that his concerns could be mitigated with the right review, but he wanted to make sure that the mitigation and review would actually occur.

No testimony was given at the hearing on October 11, 2017.

### **III. FINDINGS**

In making its findings and reaching the decision described herein, the Board is guided by G.L. c. 40A, as amended, and by the Medway Zoning Bylaw. The Board also considered evidence and testimony presented at the public hearings and comments submitted by Town departments, boards and committees as well as residents placed in the public record during the course of the hearings.

#### **A. Variance Criteria**

1. *Circumstances relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district:*
  - a. A substantial number of lots in the surrounding neighborhood in the district are nonconforming to the current Medway Zoning Bylaw. Many lots had been split prior to the area being converted from AR-II Zoning to AR-I Zoning. 78 Fisher Street is one of the few lots that had not been split prior to the change in zoning districts and dimensional requirements.

- b. The shape of the existing parcel is that an additional parcel can be created with adequate frontage and size for a single family home, appropriated scaled to the surrounding neighborhood.
2. *Substantial hardship caused by the circumstances from Criteria A.1 when the Zoning Bylaw is literally enforced:*
3. The Applicant was granted a similar variance in 1997 and the circumstances of hardship still apply. The Applicant and Applicant's Wife require an accessible home. The existing house at 78 Fisher Street is not accessible. The Applicant was previously granted the requested relief, however, due to financial hardship, the Applicant took no action on the variance. In 1997 a variance was requested to build a new accessible house and, now, the variance is requested to sell both properties to afford the cost burden of relocating to an accessible home.
4. *Why/how the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw:*
  - a. The Zoning in the surrounding neighborhood was AR-II until 1978. Many of the existing lots are nonconforming. Due to the larger-than-average size of 78 Fisher Street, the property can be split with one conforming lot (Lot 4) and one lot which still provides similar frontage and area of the surrounding neighborhood (Lot 3).

## **B. Other Findings**

1. The Applicant agreed to provide conditions which would alleviate adverse impacts to the abutting properties of 80 Fisher Street and 75 Fisher Street. These conditions were provided in correspondence from the Applicant's representative. Such conditions appease concerns that the Board heard from abutters. Granting of the requested variance, inclusive of the conditions as provided for by the Applicant's representative, will not be detrimental to the adjoining properties, abutters, or surrounding neighborhood.
2. There are known drainage issues towards the southern side of Fisher Street, as it has no storm drain system. An additional house may result in additional flooding to the southern side of Fisher Street. Providing an engineer review to ensure that the water storage on-site would at a minimum be maintained, and preferably preferred, would alleviate concerns regarding water runoff in granting the requested variance.
3. Wetlands located on the existing parcel for 78 Fisher Street are non-jurisdictional and do not require a permit from the Conservation Commission, however, the wetlands act as natural local recharge areas. Maintaining these wetland areas would reduce potential additional flooding to the South side of Fisher Street and alleviate any impact on the neighborhood with granting of the requested variance.



4. There is a significant slope at adjoining boundary for 78 Fisher Street and 80 Fisher Street. The natural vegetation acts as a slope stabilizer as well a natural buffer for 80 Fisher Street. To the extent feasible that any proposed house on "Lot 3" can be located towards the rear of the property and natural vegetation be maintained, the visual impact to the abutter located at 80 Fisher Street would be reduced.

#### IV. DECISION

Based upon the findings of the Board and testimony and information received into the record during the public hearing process, the Board grants the Applicant a Variance from Section 6.1 of the Medway Zoning Bylaw to divide the property located at 78 Fisher Street into two lots so as to construct a single family residence on "Lot 3," as provided on the Plan of Land of Map 35 Parcel 37, dated February 8, 2017 and revised March 9, 2017, prepared by Paul J. DeSimone P.L.S., submitted with the application, and attached hereto, subject to the conditions and limitations set forth herein.

1. Lot 4, as provided on the Plan of Land of Map 35 Parcel 37, dated February 8, 2017 and revised March 9, 2017, prepared by Paul J. DeSimone P.L.S., submitted with the application, and attached hereto, shall remain a conforming lot.
2. A Septic Plan for the existing house located on "Lot 4" and any proposed house to be located on "Lot 3" shall be approved by the Board of Health prior to issuance of a building permit. The Septic System for "Lot 3" shall be placed in an area that does not affect wells on other properties.
3. Any new Well(s) on "Lot 3" or "Lot 4" shall be approved by the Board of Health; Well water tests shall be performed and approved by the Board of Health prior to issuance of a building permit.
4. The location of any houses to be built on "Lot 3" shall be placed in a location nearer to the rear of the lot, while still allowing for adequate setbacks in conformance with the Medway Zoning Bylaw, Septic System placement, and Well placement.
5. There shall be no construction or fill of any wetlands on either "Lot 3" or "Lot 4."
6. An engineering review for Stormwater Management shall be performed and submitted to the appropriate Boards and Departments for review and inspection. No further on-site stormwater or groundwater shall be displaced from "Lot 3" or "Lot 4" onto abutters' properties. Re-grading for a new detention, retention, or rain garden area shall be performed as needed as per the findings and conclusion of the engineering review.
7. A Scenic Road Permit and Street Opening Permit shall be required prior to issuance of a building permit.
8. An as-built, prepared by a registered engineer, shall be provided following final inspection by the Building Department.

9. This Variance is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies, or commissions. Any changes to the Variance that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as a modification.

Any work or use that deviates from the granted Variance or this Decision shall be a violation of the *Medway Zoning Bylaw*.

10. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested, not to exceed 6 months. If no request for extension is filed and approved, the Variance shall lapse one years from the date of Decision, unless exercised or otherwise specified, and may be reestablished only after a new filing, hearing, and decision.

## **V. INDEX OF DOCUMENTS**

- A. This Variance application includes the following plans and information that were provided to the Board at the time the application was filed:

1. Plan of Land of Map 35 Parcel 37, dated February 8, 2017 and revised March 9, 2017, prepared by Paul J. DeSimone P.L.S, 403 Mahan Circle, Medway, MA 02053
2. Addendum provided by Stephen Kenney, regarding the existing use and previous permitting

- B. During the course of the review, the following materials were submitted to the Board by Town Departments/Boards and Residents:

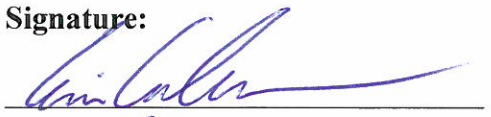
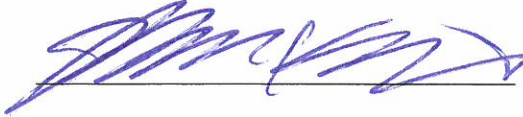

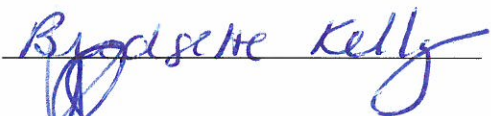
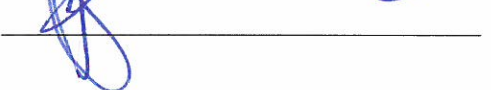
1. Treasurer/Collector Comments, provided by Joanne Russo, received August 2, 2017
2. Board of Health Comments, provided by Beth Hallal, received August 2, 2017
3. Department of Public Services Comments, provided by Dave Damico, received August 2, 2017
4. Conservation Agent Comments, provided by Bridget Graziano, received August 2, 2017
5. Abutter Comments, provided by Sean Gibson of 80 Fisher Street, received August 14, 2017

6. Memo RE: ANR (Subdivision Approval Not Required) Plan for 78 Fisher Street, provided by Susy Affleck-Childs, received August 16, 2017
  7. Community & Economic Development Department Comments, provided by Mackenzie Leahy, received August 16, 2017
  8. Board of Health Comments, provided by Beth Hallal, received August 17, 2017
  9. Department of Public Services Comments, provided by Dave Damico, received August 17, 2017
  10. Conservation Agent Comments, provided by Bridget Graziano, received August 17, 2017
  11. Community & Economic Development Department Comments, provided by Mackenzie Leahy, dated August 28, 2017
- C. During the course of the review, the following materials were submitted to the Board by the applicant and their representatives:
1. Correspondence from Stephen Kenney outlining suggested conditions for a grant of Variance with conditions, received September 26, 2017



## VI. VOTE OF THE BOARD

By a vote of 5 to 0, on a motion made by Rori Stumpf and seconded by Brian White, the Zoning Board of Appeals hereby **GRANTS** the Applicant, a **VARIANCE FROM SECTION 6.1** of the Zoning Bylaw to divide the property located at 78 Fisher Street into two lots so as to construct a single family residence on "Lot 3," and maintain "Lot 4" as a conforming lot, as provided on the Plan of Land of Map 35 Parcel 37, dated February 8, 2017 and revised March 9, 2017, prepared by Paul J. DeSimone P.L.S., submitted with the application, and attached hereto, subject to the **CONDITIONS** herein.

Member:	Vote:	Signature:
Eric Arbeene	Yes	
Brian White	Yes	
Carol Gould	Yes	
Bridgette Kelly	Yes	
Rori Stumpf	Yes	

The Board and the Applicant have complied with all statutory requirements for the issuance of this Variance on the terms hereinafter set forth. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Applicant, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, and shall be filed within twenty days (20) after the filing of this notice in the Office of the Medway Town Clerk.

In accordance with MGL c. 40A, Section 11, no variance or special permit shall take effect until a copy of the Decision is recorded in the Norfolk County Registry of Deeds is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the Office of the Town Clerk and no appeal has been filed within said twenty day period or that any duly filed appeal has been dismissed or denied. The fee for recording or registering shall be paid by the Applicant. A copy of the recorded Decision certified by the Registry, and notification by the Applicant of the recording, shall be furnished to the Board.

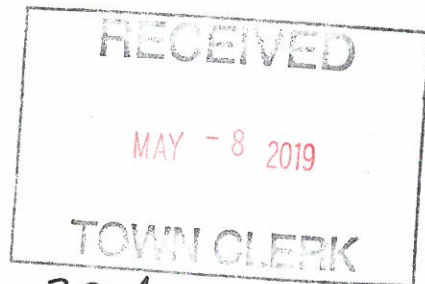




Town of Medway  
**ZONING BOARD OF APPEALS**  
155 Village Street, Medway, MA 02053

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

**DECISION  
VARIANCE/FINDING  
48 GORWIN DRIVE**



*20 day appeal  
period May 28, 2019*

**Date Application Filed:** March 22, 2019

**Applicant(s):** Sarah Cabral (the "Applicant")  
48 Gorwin Drive  
Medway, MA 02053

**Location of Property:** 48 Gorwin Drive (Assessor Parcel ID: 32-123), AR-II zoning district.

**Approval Requested:** The application is for the issuance of a **variance** from Section 6.1 of the Zoning Bylaw for proposed addition of a two car garage to west side of the house that will decrease the side yard setback to 8 feet.

**Members Participating:** Rori Stumpf (Chair), Brian White (Vice Chair), Carol Gould (Clerk) and Gibb Phenegar (Member)

**Members Voting:** Rori Stumpf (Chair), Brian White (Vice Chair), Carol Gould (Clerk) and Gibb Phenegar (Member)

**Hearing Opened:** May 1, 2019

**Hearing Closed:** May 1, 2019

**Date of Decision:** May 1, 2019

**Decision:** GRANTED



Town of Medway  
**ZONING BOARD OF APPEALS**  
155 Village Street, Medway, MA 02053

Rori Stumpf, Chair  
Brian White, Vice Chair  
Carol Gould, Clerk  
Christina Oster, Member  
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**DECISION  
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**Members Voting:** Rori Stumpf (Chair), Brian White (Vice Chair), Carol Gould (Clerk) and Gibb Phenegar (Member)

**Hearing Opened:** May 1, 2019

**Hearing Closed:** May 1, 2019

**Date of Decision:** May 1, 2019

**Decision:** GRANTED

## **I. PROCEDURAL HISTORY**

1. On March 22, 2019, the Applicant filed a variance application, pursuant to Section 6.1 of the Zoning Bylaw for the proposed addition of a two car garage to the west side of the house that will decrease the side yard setback to 8 feet.
2. Notice of the public hearing was published in the Milford Daily News on April 17, 2019 and May 1, 2019, and notice sent by mail to all interested parties and posted in Town Hall as required by G.L. c. 40A §11.
3. The public hearing was opened on May 1, 2019. The Board closed the public hearing the same evening.
4. The Property is located in the Agricultural Residential II (AR-II) District. The frontage requirement is 150 feet and the minimum lot area requirement is 22,500 sq. ft. The front setback requirement is 35 feet and the side and rear setback requirements are 15 feet. The Property has sufficient frontage, but only 10,557 sq. ft. in area. The existing house is setback less than 31 feet from the frontage, but the proposed garage will be set back 31 feet from the front lot line. The applicant proposes an addition reducing the side yard setback to 8 feet rather than the required 15 feet.
5. The Board notified Town departments, boards, and committees of this application.
6. All documents and exhibits received during the public hearing are contained in the Zoning Board of Appeal's files and listed in Section V. of this Decision.

## **II. TESTIMONY**

At the May 1, 2019 meeting, the hearing was opened by the Board. The Applicant is proposing a side setback of 8 feet where the required setback is 15 feet.

Sarah Cabral (DiFlumeri) was present with her husband Giuseppe DiFlumeri, who explained to the Board that they are proposing to add on a two car garage to enhance the quality of living and their home. Mr. DiFlumeri also explained that they have observed other additions in the neighborhood and what they are proposing would be comparable to those in terms of size and setback.

Mr. Stumpf questioned if they had thought of putting the garage anywhere else on the lot. Mr. DiFlumeri stated they considered other places on the property to put the garage but the proposed location would be the best location for the addition. Placing the garage to the rear of the house would eliminate most of the back yard.

Mr. Stumpf questioned what they would use the garage for. Mr. DiFlumeri stated it would be for storing a car and other storage, he stated it would not be used as living space.

Carol Gould asked about the large bushes on that side of the lot, and what they are proposing to do with them. Mr. DiFlumeri stated he spoke with that abutter, and after the proposed garage is built they would take out those existing bushes and put up new, smaller ones. He also mentioned that the lot line was right in the middle of those bushes.

Ms. Saint Andre questioned what the height of the proposed garage would be. Mr. DiFlumeri it would be 1-2 feet shorter than the existing home. He stated he measured his current home from the peak to the ground and it is 17 feet high. Ms. Saint Andre questioned if the variance was granted would they be opposed to having a set condition that the proposed garage be 16 feet or lower. Mr. DiFlumeri stated there would be no issues with that condition. Ms. Saint Andre also questioned the front setback of the property, would the proposed garage be 27 feet or 31 feet back from the street. Mr. DiFlumeri among examining the proposed plot plan agreed that the proposed garage would be 31 feet back from the street.

There were no comments or objections from any of the neighbors.

### **III. FINDINGS**

In making its findings and reaching the decision described herein, the Board is guided by G.L. c. 40A, as amended, and by the Medway Zoning Bylaw. The Board also considered evidence and testimony presented at the public hearing and comments submitted by Town departments, boards and committees placed in the public record during the course of the hearing. In order to be granted a variance, the Applicant must prove that the application satisfies all of the following four criteria.

#### **A. Variance Criteria**

1. *Circumstances relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district.*

Mr. White moved, seconded by Mr. Phenegar, that the Board find that there are circumstances related to the unusual shape of the lot, in the shape of the lot as a corner lot with a radius formed by Lee Lane, and with the placement of the existing structure and surface area, there would be no other place to put the garage without creating other setback dimension issues, and these conditions do not generally affect other land in the zoning district; motion passed with a vote of 4-0-0.

2. *Substantial hardship caused by the circumstances from Criteria A.1 when the Zoning Bylaw is literally enforced.*

Mr. White moved, seconded by Mr. Phenegard that the Board find that the conditions as found above cause a substantial hardship due to where the house sits on the existing lot; motion passed with a vote of 4-0-0.

3. *Desirable relief may be granted without substantial detriment to the public good.*

Mr. White moved, seconded by Mr. Phenegar that the Board find that based on no objection from any abutters, and that there are other additions with similar setback encroachment in the neighborhood that the addition would not cause substantial detriment to the public good; passed with a unanimous vote of 4-0-0.

*4. Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the zoning by-law.*

Mr. White moved, seconded by Mr. Phenegar that the Board find that the relief can be granted without nullifying or substantially derogating from the zoning bylaw due to the fact that there are other additions with similar setback encroachment in the neighborhood; passed by a unanimous vote of 4-0-0.

## **B. Section 5.5.C Findings**

*Mr. White moved, seconded by Mr. Phenegar that the Board find that the existing single family home at 48 Gorwin Drive is a legally existing, nonconforming structure. The Board found that the existing single family home is nonconforming in the following respects: The lot does not meet the minimum lot size for the AR-II District, and the existing house does not comply with the required 35-foot front setback; passed with a unanimous vote of 4-0-0.*

*Mr. White moved, seconded by Mr. Phenegar that the Board further determined that the application to add a two car garage **does not** increase the nonconforming nature of the structure; passed with a unanimous vote of 4-0-0.*

## **IV. CONDITIONS OF APPROVAL**

Based upon the findings of the Board and testimony and information received into the record during the public hearing process, the Board **GRANTED** the Applicant, Sarah Cabral, a Variance under Section 6.1 of the Zoning Bylaw from the side yard setback requirement, to construct a two car garage addition onto the existing home which would not comply with the required 15-foot side yard setback, being setback only eight feet from the side lot line, in accordance with the Plan received.

1. This variance is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies, or commissions. Any changes to the variance that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as a new request.
2. Any work or use that deviates from this Decision may be a violation of the Medway Zoning Bylaw.
3. Pursuant to G.L. c. 40A, §10: “If the rights authorized by a variance are not exercised within one year of the date of grant of such variance such rights shall lapse; provided, however, that the permit granting authority in its discretion and upon written application by the grantee of such rights may extend the time for exercise of such rights for a period

not to exceed six months; and provided, further, that the application for such extension is filed with such permit granting authority prior to the expiration of such one year period. If the permit granting authority does not grant such extension within thirty days of the date of application therefor, and upon the expiration of the original one-year period, such rights may be reestablished only after notice and a new hearing pursuant to the provisions of this section.”

4. The side setback shall be reduced from the required setback of 15 feet to eight feet only for the construction of the garage addition as shown on the plans submitted. The garage shall be a single story, with the roof peak not to exceed 16 feet in height.
5. All other setbacks shall be as shown on the Plan.

#### **IV. INDEX OF DOCUMENTS**

**A.** This variance application includes the following plans and information that were provided to the Board at the time the application was filed:

1. “Proposed Garage Plan of Land in Medway, MA, Owner: Sarah M. Cabral, 48 Gorwin Drive Medway, Ma 02053” prepared by Colonial Engineering, Inc. dated February 2, 2019 (the Plan).
2. Renderings of Proposed Addition drafted by Applicant

**B.** During the course of the review, the following materials were submitted to the Board by Town Departments/Boards, Applicant/Representatives, and Residents:

1. Email from Medway Water and Sewer Superintendent Barry Smith received on April 8, 2019
2. Email Comments from Medway Conservation Agent, Bridget Graziano received on April 9, 2019
3. Email from Medway Town Treasurer, Joanne Russo received on April 11, 2019
4. Email from Medway Fire Chief Jeff Lynch received on April 18, 2019

(Intentionally left blank)

## V. VOTE OF THE BOARD

By a vote of 4 to 0, on a motion made by Brian White and seconded by Gibb Phenegar the Zoning Board of Appeals hereby **GRANTED** the Applicant, Sarah Cabral (DiFlumeri), a **variance** under Section 6.1 from the side setback requirement of the Zoning Bylaw to construct a garage addition onto the existing single family home located at 48 Gorwin Drive to within eight feet of the side lot line, in accordance with the Plan received, subject to the **CONDITIONS** herein.

Member:	Vote:	Signature:
Rori Stumpf	Yes	_____
Brian White	Yes	_____
Carol Gould	Yes	_____
Christina Oster	Not Present	_____
Gibb Phenegar	Yes	_____

A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Applicant, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, and shall be filed within twenty days after the filing of this notice in the office of the Medway Town Clerk.

In accordance with MGL c. 40A, Section 11, no variance or special permit shall take effect until a copy of the Decision is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed within said twenty day period or that any duly filed appeal has been dismissed or denied. The fee for recording or registering shall be paid by the Applicant. A copy of the recorded Decision certified by the Registry, and notification by the Applicant of the recording, shall be furnished to the Board.

## V. VOTE OF THE BOARD

By a vote of 4 to 0, on a motion made by Brian White and seconded by Gibb Phenegar the Zoning Board of Appeals hereby **GRANTED** the Applicant, Sarah Cabral (DiFlumeri), a **variance** under Section 6.1 from the side setback requirement of the Zoning Bylaw to construct a garage addition onto the existing single family home located at 48 Gorwin Drive to within eight feet of the side lot line, in accordance with the Plan received, subject to the **CONDITIONS** herein.

Member:	Vote:	Signature:
Rori Stumpf	Yes	_____
Brian White	Yes	_____
Carol Gould	Yes	_____
Christina Oster	Not Present	_____
Gibb Phenegar	Yes	_____

A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Applicant, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, and shall be filed within twenty days after the filing of this notice in the office of the Medway Town Clerk.

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# Main Street Medway

June 19, 2019



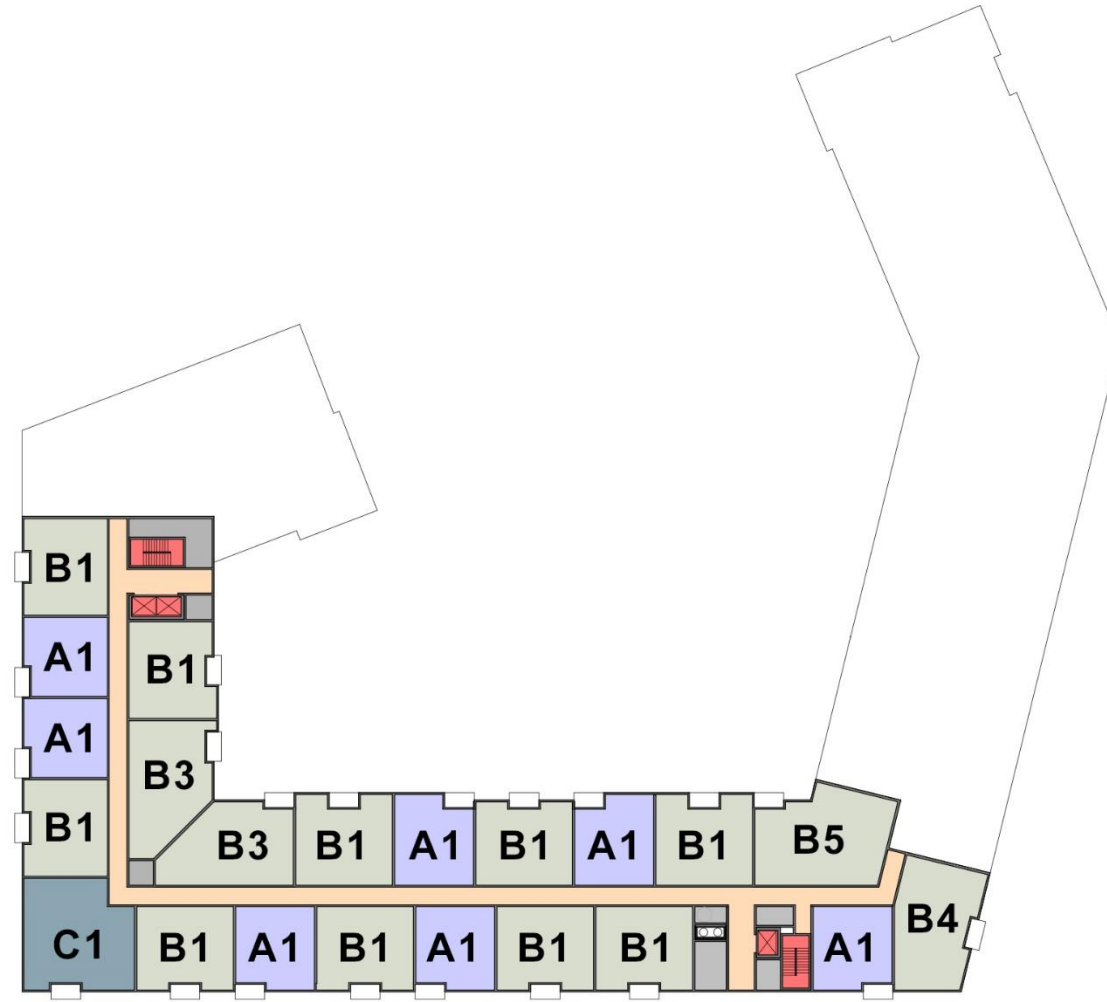


# Main Street Medway | Site Plan



# Main Street Medway | Ground Floor Plan

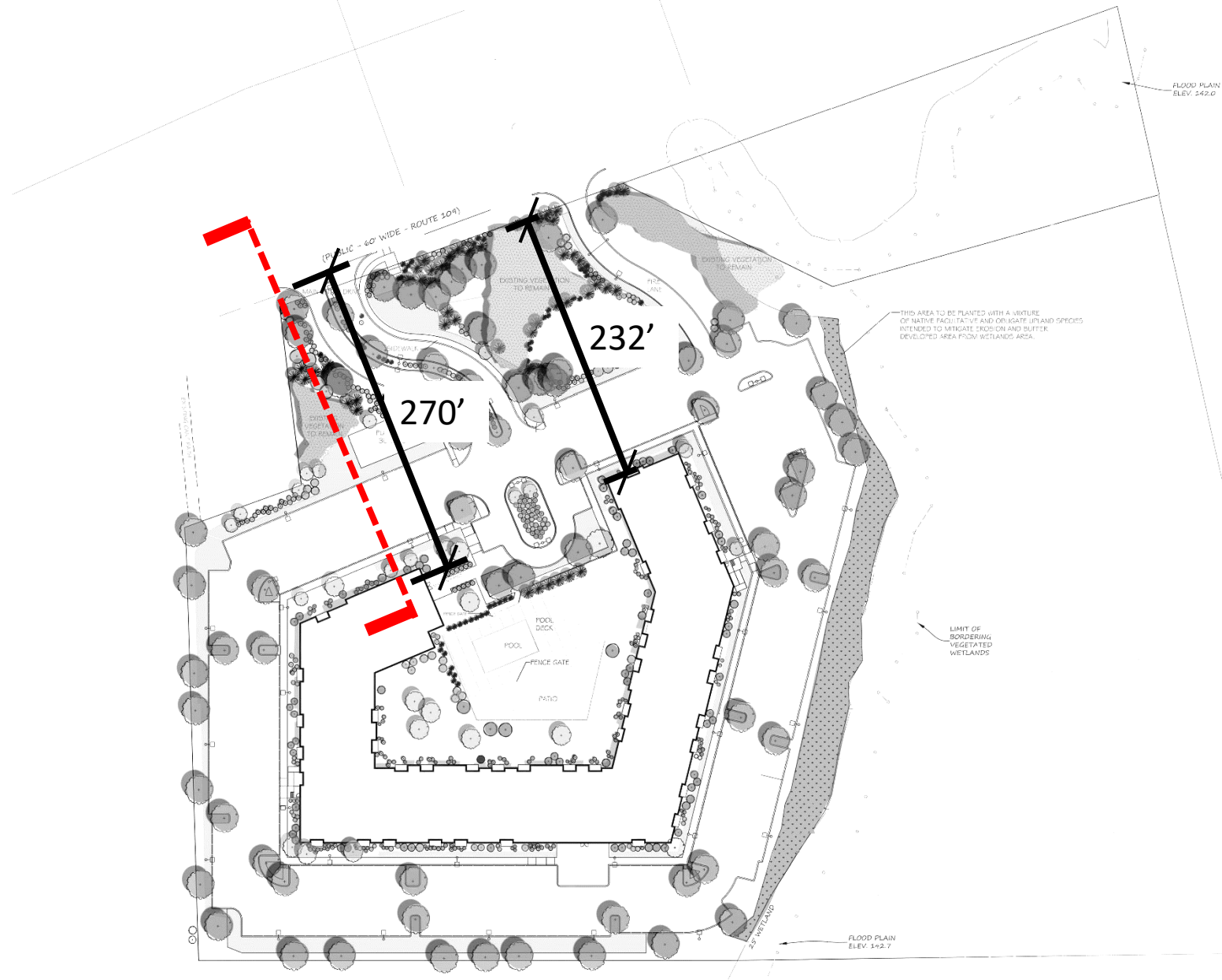




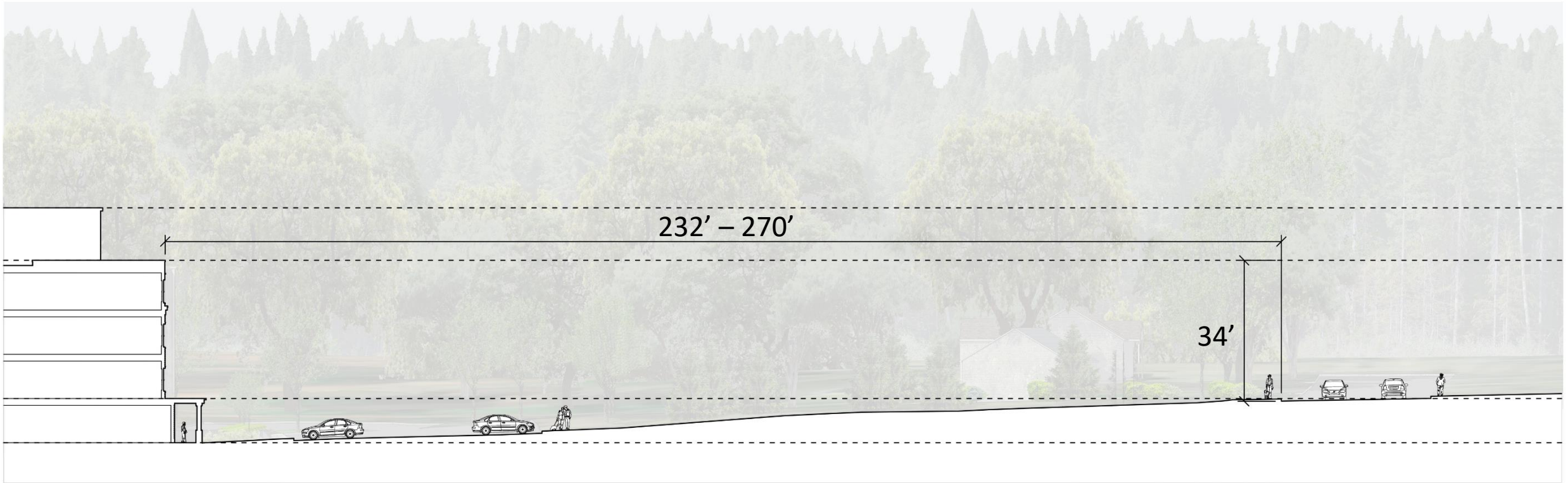
- One Bed Unit
- Two Bed Unit
- Three Bed Unit
- Amenity Space
- Vert. Circulation
- Circulation
- B.O.H.

# Main Street Medway | Fifth Floor Plan (

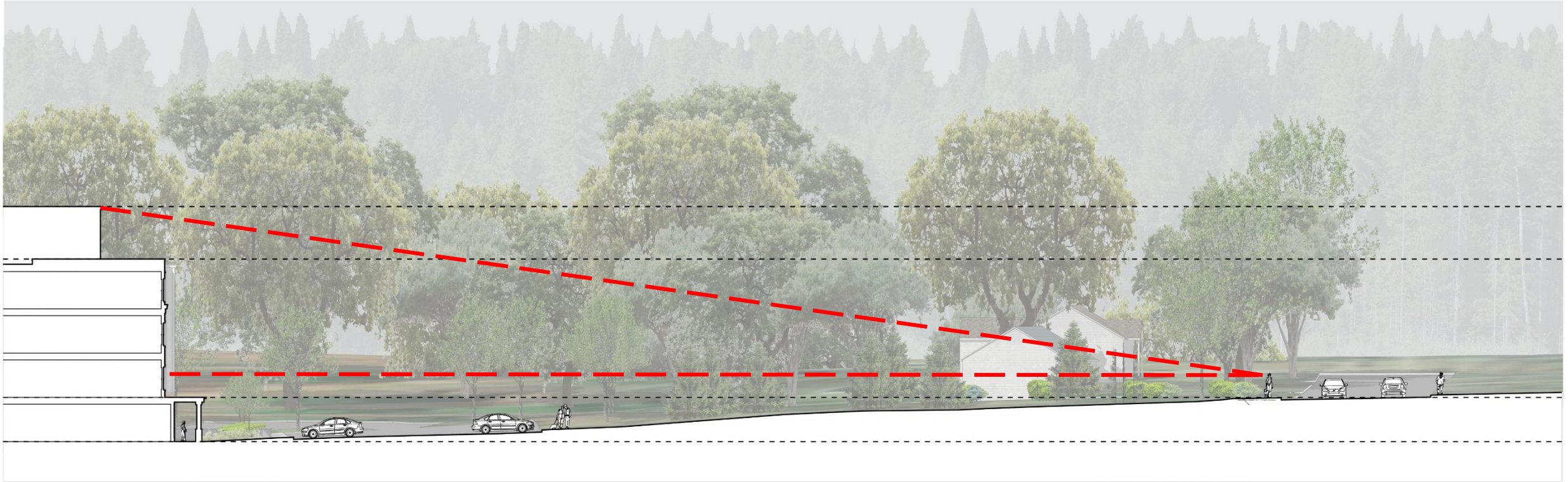




# Main Street Medway | Site Section



# Main Street Medway | Site Section



# Main Street Medway | Site Section





# Main Street Medway | Street Views





# Main Street Medway | Street Views





# Main Street Medway | Street Views





# Main Street Medway | Building View

MINIMIZED TRIM AT TOP OF ROOF.

ENLARGED AND MODIFIED TRIM  
COLOR AT TOP OF THIRD FLOOR.

REMOVED MODERN TRANSOM WINDOWS.

WHITE WINDOW TRIM AT LOWER  
FLOORS.

MODELED LAP SIDING FOR BETTER  
READ.

MODIFIED COLOR SCHEME IN REAR  
PORTION (BLUE AND GREYS).

PORCH CANOPY REVISED TO MATCH  
DESIGN.

ADDED DETAIL AND ENLARGED  
TRIM AT TOP BAYS.

MODIFIED COLOR OF BAYS.

ADDED PRONOUNCED HEADER AND SILL  
TRIM AT WINDOWS.

ADDED TRIM AND SOFTENED WOOD-TONE  
COLOR.

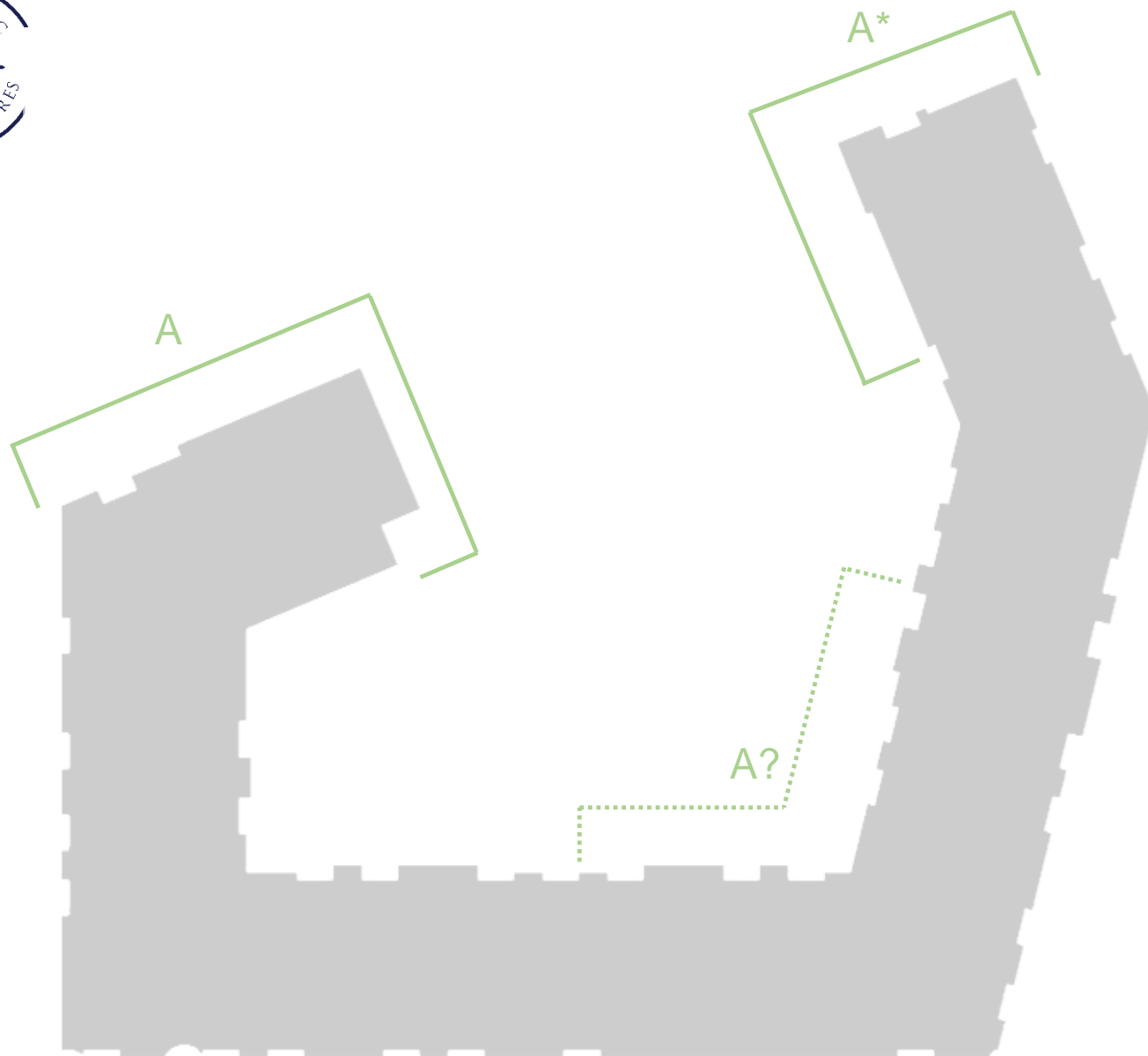
MODIFIED TRIM COLOR AT LOWER FLOORS  
TO GIVE CONTRAST.

SOFTENED AND MODELED CLAPBOARD  
SIDING AT BASE.



# Main Street Medway | Building View

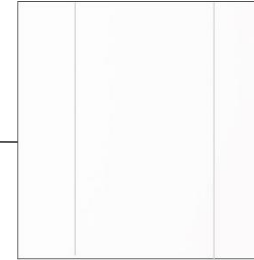




# Main Street Medway | Architecture Diagram



FIBER CEMENT VERTICAL SIDING  
(DARK GREY)



FIBER CEMENT PANEL  
(WHITE)







FIBER CEMENT LAP SIDING  
(LIGHT GREY)



FIBER CEMENT LAP SIDING  
(TAN)

# Main Street Medway | Material Blow-ups

- LEGEND**
-  DECIDUOUS SHADE TREE
  -  DECIDUOUS ORNAMENTAL TREE
  -  CONIFEROUS EVERGREEN TREE
  -  DECIDUOUS SHRUB
  -  CONIFEROUS EVERGREEN SHRUB
  -  BROADLEAF EVERGREEN SHRUB
  -  ORNAMENTAL GRASS
  -  WETLANDS
  -  EXISTING VEGETATION TO REMAIN
  -  PROPOSED SNOW STORAGE AREAS
  -  PROPOSED WETLANDS BUFFER PLANTINGS



# Main Street Medway | Landscape Plan





DECIDUOUS  
SHADE TREES

DECIDUOUS  
ORNAMENTAL  
TREES

CONIFEROUS  
EVERGREEN  
TREES

DECIDUOUS  
SHRUBS

BROADLEAF  
EVERGREEN  
SHRUBS

CONIFEROUS  
EVERGREEN SHRUBS

ORNAMENTAL  
GRASSES

BROADLEAF  
EVERGREEN  
GROUND COVERS

C3



October Glory  
Red Maple



Paperbark  
Maple



Baby Blue Eyes  
Spruce



Limelight  
Hydrangea



'Olympic Fire'  
Mt Laurel



'Blue Point'  
Juniper



Big Blue  
Lilyturf



Baltic  
Ivy



Princeton American  
Elm



Autumn Flowering  
Cherry



Mission  
Arborvitae



Dwarf  
Fothergilla



Purple Gem  
Rhododendron



Hertz Midget  
Arborvitae



Heavy Metal  
Switch Grass



Periwinkle

# Main Street Medway | Plantings





**Thank You**





# Main Street Medway | Building View





# Main Street Medway | Older Design Versions



# Main Street Medway | Older Design Versions





# Main Street Medway | Older Design Versions