



**TOWN OF MEDWAY**  
**Planning & Economic Development Board**  
155 Village Street  
Medway, Massachusetts 02053



*Andy Rodenhiser, Chairman*  
*Robert K. Tucker, Vice-Chairman*  
*Thomas A. Gay, Clerk*  
*Matthew J. Hayes, P.E.*  
*Richard Di Iulio*

## Memorandum

January 8, 2018

TO: Maryjane White, Town Clerk  
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator  
RE: **ANR (Subdivision Approval Not Required) Plan for 11 Ohlson Circle**



At its December 12, 2017 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

**Name of Plan:** Plan of Land in Medway, MA  
**Location/Address:** 11 Ohlson Circle  
**Assessor's Reference:** Map 14, Parcel 021  
**Zoning District:** Agricultural Residential I  
**Property Owner:** John & Kathleen Simcox Family Trust  
11 Ohlson Circle  
Medway, MA 02053  
**Applicant:** Timber Crest LLC  
135 Main Street, Suite 5  
Medway, MA 02053  
**Plan Date:** September 20, 2017  
**Prepared by:** Paul J. DeSimone, P.L.S.  
Colonial Engineering  
P.O. Box 95  
Medway, MA 02053  
**Scale:** 1 inch = 40 feet

An ANR plan dated September 20, 2017 and the associated ANR application for property at 11 Ohlson Circle were submitted to the Planning and Economic Development Board on December 11, 2017. The plan shows a division of the 11 Ohlson Circle property with 60,461 sq. ft. into Lot 213A with 56,260 sq. ft. which includes the existing residential structure and unbuildable Parcel A with 4,201 sq. ft. The purpose of the division is to convey Parcel A to Timber Crest LLC which owns abutting property.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He prepared a review memo dated December 11, 2017. Mr. Carlucci's review indicated that the plan met the Board's substantive and technical requirements for ANR endorsement

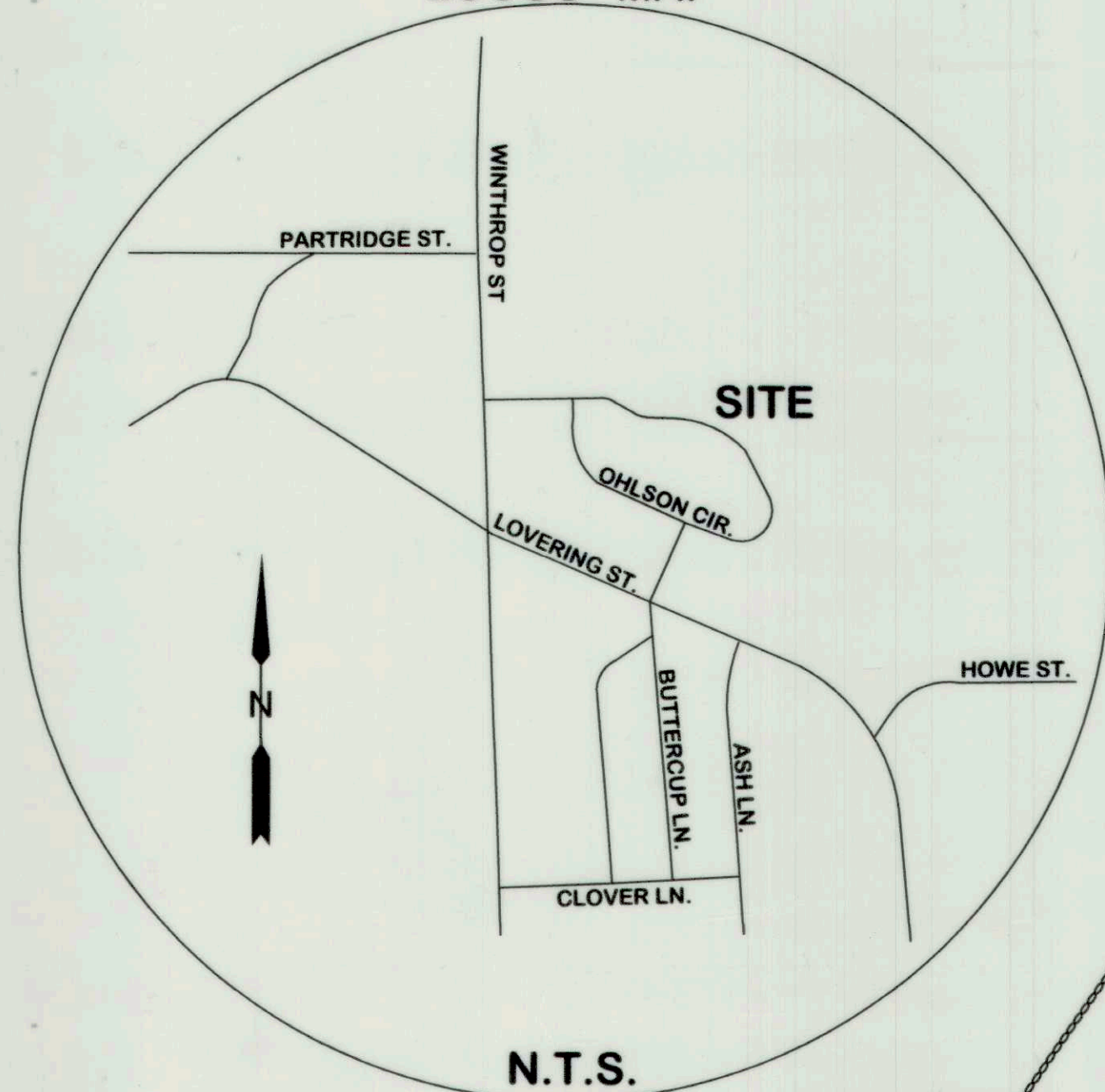
The plan was taken up at the December 12, 2017 PEDB meeting at which time the PEDB determined that the subject Plan of Land did **NOT** show a subdivision. The Board voted to endorse the Plan of Land for 11 Ohlson Circle dated September 20, 2017. A copy of the endorsed ANR plan is provided or attached electronically.

***Please note that as of today, the above referenced endorsed ANR plan of land has not yet been recorded at the Norfolk County Registry of Deeds.***

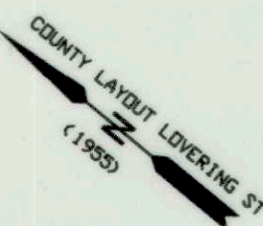
Copies to: Donna Greenwood, Principal Assessor  
Jack Mee, Building Commissioner  
Bridget Graziano, Conservation Agent  
Mackenzie Leahy, ZBA Administrative Assistant  
John and Kathleen Simcox  
Timber Crest LLC  
Colonial Engineering



# LOCUS MAP

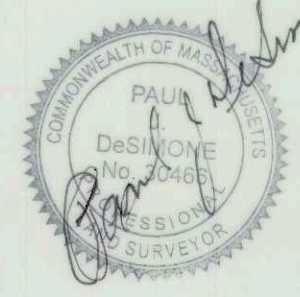


N/F  
HENRY L. & HENRY L. JR.  
WICKETT



N 87°21'30" E 76.08'  
S 41°03'05" E 61.90'  
N 85°20'30" E 100.00'  
S 05° 186'

PARCEL "A"  
NOT A BUILDABLE LOT  
4,201 S.F.±



I CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED IN CONFORMITY WITH THE  
RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS

PAUL J. DESIMONE

DATE: SEPTEMBER 20, 2017

APPROVAL UNDER SUBDIVISION CONTROL  
LAW IS NOT REQUIRED.  
DATE APPROVED: \_\_\_\_\_

*[Signature]*  
TOWN OF MEDWAY PLANNING BOARD

DATE ENDORSED: 12-12-2017

"PLANNING BOARD ENDORSEMENT DOES  
NOT CONSTITUTE A DETERMINATION OF  
COMPLIANCE WITH THE MEDWAY  
ZONING BY-LAWS."

NOTE: PROPERTY SHOWN ON THIS  
PLAN IS NOT CLASSIFIED AS  
CHAPTER 61A OR 61B.

## PLAN OF LAND IN MEDWAY, MA

OWNER: JOHN C. & KATHLEEN  
SIMCOX FAMILY TRUST  
11 OHLSON CIRCLE  
MEDWAY, MA 02053

DATE: SEPTEMBER 20, 2017  
SCALE 1" = 40'

COLONIAL ENGINEERING, INC.

P.O. BOX 95  
MEDWAY, MA 02053  
508-533-1644



COLONIAL.ENG@VERIZON.NET

PARCEL "A" TO BE DEEDED TO THE ABUTTER

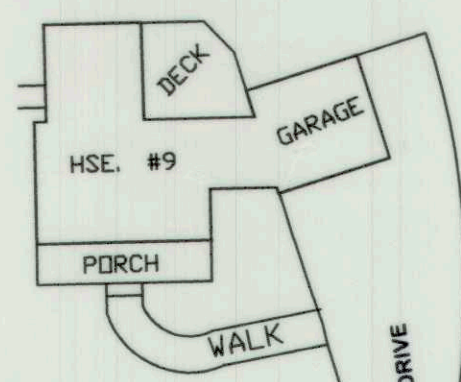
PROPOSED LOT COVERAGE = 3.4%  
PROPOSED IMPERVIOUS COVERAGE = 10.6%

### ZONING REQUIREMENTS

**ZONED AR-1**  
MIN. LOT AREA = 44,000 SF.  
MIN. FRONTAGE 180'  
MAX. LOT COVERAGE = 25%  
MAX. IMPERVIOUS COVERAGE = 35%  
MAX. BLDG. HEIGHT = 35 FT.  
NOT WITHIN THE WATER PROTECTION DISTRICT  
**MIN. SETBACKS**  
FRONT = 35 FT.  
SIDE = 15 FT.  
REAR = 15 FT.

### PLAN & DEED REFERENCE'S

DEED BK. 29614 PAGE 283  
DEED BK. 32449 PAGE 424  
PL. BK. 252 PL. # 666- (C OF 9) 1972



N/F  
RODICA NEAMTU

LOT 212

CONCRETE DRIVEWAY  
N 58°50'49" E 436.82'

LOT 213 A  
56,260 S.F.±  
MAP 14-021  
L.S.F. = 21.17  
UPLAND = 98.88%



OHLSON CIRCLE  
(50 FT. WIDE PUBLIC WAY)  
L=160.00  
R=219.46  
D=41°46'15"

N/F  
GARY & MARY LOU  
WHITAKER

N/F  
STEVEN & SUZANNE V.  
BURKE

N/F  
NOVUS HOMES LLC

LOT 214



WETLAND AREA

DECK  
HSE. #11

WALK

FLAG POLE

BIT. DRIVE

20.00'

361.02'

75.80'

97.45'

77.3'