

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 Hayes, P.E.
Richard Di Iulio*

Memorandum

March 30, 2018

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 123 Main Street



At its March 27, 2018 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, Massachusetts
Location/Address: 123 Main Street
Assessor's Reference: 48-047
Zoning District: C-1
Property Owner: Maritime Housing Fund, LLC
P.O. Box 540073
Millis, MA 02054
Applicant: Maritime Housing Fund, LLC
(Tom Steeves)
Plan Date: March 5, 2018, last revised March 27, 2018
Prepared by: Paul J. DeSimone, PLS
Colonial Engineering Consultants, Inc.
11 Awl Street, Medway, MA 02053
Scale: 1 inch = 40 feet

The ANR application and associated ANR Plan dated March 5, 2018 were filed with the Planning and Economic Development Board on March 8, 2018. The plan was originally scheduled to be considered by the Board on March 13, 2018. Due to a major snowstorm on that date, the Board did not meet that evening; the Board's review of the plan was rescheduled to the March 27th meeting. On March 12, 2018, attorney Stephen Kenney, acting on behalf of applicant Maritime Housing Fund, LLC, authorized an extension of the Board's deadline for filing a decision to March 30, 2018.

The entire parcel is presently located in the Central Business zoning district as approved at the 5-8-2017 Town Meeting. However, a previous ANR plan creating two lots was endorsed by the Board on 4-11-2017 and recorded at the Registry of Deeds on 4-24-17, thus freezing the previous split CB and AR-II zoning on this property that was in place at that time.

The plan dated 3-5-18 shows the division of the 6.3-acre property into four irregularly shaped lots all of which include wetlands.

- Lot 1, a 127,080 sq. ft. lot with frontage on Main Street
- Lot 2, a 81,073 sq. ft. lot with frontage on Main and Elm Streets
- Lot 3, a 40,229 sq. ft. lot with frontage on Elm Street
- Lot 4, a 26,045 sq. ft. lot with frontage on Elm Street

The 3-5-18 ANR plan was reviewed by Gino Carlucci, the Board's planning consultant and found to have a number of issues that needed to be corrected before the Board's endorsement. (See attached review memo dated March 9, 2018.) Conservation Agent Bridget Graziano also reviewed the 3-5-18 plan and determined that the wetlands delineation was not accurately portrayed. A revised/corrected plan was submitted to the Board on March 12 with further revisions provided on March 27, 2018; it was reviewed by Mr. Carlucci and found to be satisfactory. (See attached review memo dated March 27, 2018.)

The Planning and Economic Development Board determined that the subject *Plan of Land* **DID NOT** show a subdivision. At its March 27, 2018 meeting, the Board voted to endorse the submitted Plan of Land for 123 Main Street, Medway, MA dated March 27, 2018. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

The applicant is reminded that Elm Street is an official Medway Scenic Road. Any construction work in the Town's right-of-way to establish curb cuts to access these lots that might impact a tree or stone wall located in the Town's right-of-way may require an application for a Scenic Road work permit from the Planning and Economic Development Board.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
Dave D'Amico DPS Director
Bridget Graziano, Conservation Agent
Tom Steeves, Owner/applicant
Paul DeSimone, Colonial Engineering
Steve Kenney, Kenney & Kenney

Susan Affleck-Childs

From: Stephen Kenney <sjk@kenney-law.com>
Sent: Monday, March 12, 2018 2:26 PM
To: Susan Affleck-Childs
Subject: RE: ANR Plan for 123 Main Street

Suzy thanks for notice and yes maritime housing fund llc and tom steeves hereby grant extension to file decision to 3/30/18 thanks again steve

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Monday, March 12, 2018 11:43 AM
To: Steve Kenney <sjk@kenney-law.com>
Subject: RE: ANR Plan for 123 Main Street

Hi Steve,

Already decided. We are cancelling the meeting. We will take up this ANR at the March 27th meeting.

Would you send me an email granting an extension for the deadline for the Board to file its decision to March 30th?

Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

Town of Medway – *A Massachusetts Green Community*

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From: Steve Kenney [mailto:sjk@kenney-law.com]
Sent: Monday, March 12, 2018 11:37 AM
To: Susan Affleck-Childs
Subject: ANR Plan for 123 Main Street

Suzy,

Thanks for forwarding Gino's comments. I will have Colonial amend the plan as pointed out by Gino. On #6 of Gino's comments, if you will recall, an ANR Plan was submitted and endorsed by the planning board approximately a year or so ago, i.e. April 11, 2017, which would create a zoning freeze as to use. I am attaching a copy of the plan for your information.

Also, could you advise when the board would be deciding as to whether the hearing will be held tomorrow evening considering the weather report for tomorrow? I assume they'd make a decision some time tomorrow based upon the weather.

Thanks,

Steve

Kenney & Kenney

181 Village Street

Medway, MA 02053

508-533-6711

PGC ASSOCIATES, LLC

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
gino@pgcassociates.com

MEMO TO: Medway Planning and Economic Development Board

FROM: Gino D. Carlucci, Jr.

DATE: March 9, 2018

RE: Maritime Housing property on Main and Elm Streets

I have reviewed the ANR plan submitted for endorsement by Maritime Housing Fund, LLC of Millis. The plan was prepared by Colonial Engineering, Inc. of Medway, and is dated March 5, 2018. The plan proposes to divide two lots totaling approximately 274,424 square feet into four lots of 127,080 square feet (Lot 1) 81,073square feet (Lot 2), 40,228 square feet (Lot 3 and 26,045 square feet (Lot 4). I have comments as follows:

1. Section 3.2.1 requires the address of the land in question, which does not appear on the plan.
2. Section 3.2.3 requires that zoning lines be shown as well as a table showing the dimensional requirements of the zoning district. This was done, but both the zoning boundary shown and the tables of dimensional requirements are incorrect since both the zoning boundary and dimensional requirements have changed since the last plan for this property was prepared.
3. Section 3.2.3 also requires that overlay districts be shown. Portions of Lots 2, 3 and 4 are within the Multifamily Housing Overlay District.
4. Section 3.2.10 requires that wetlands on the property be shown. This was done. However, the wetlands shown are not the most recently-approved wetlands delineation approved by the Conservation Commission.
5. The plan indicates a zoning boundary through the property. That zoning line was changed to encompass the entire property within the CB district.
6. The application form contains the incorrect information about the zoning districts. Furthermore, the Project Explanation included in the application indicates a plan to construct 2 single family houses and 2 duplexes on the four lots. It should be noted that these are not allowed uses within the CB district.

I recommend that the above issues be corrected prior to endorsement by the Board.

PGC ASSOCIATES, LLC

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
gino@pgcassociates.com

MEMO TO: Medway Planning and Economic Development Board

FROM: Gino D. Carlucci, Jr.

DATE: March 27, 2018

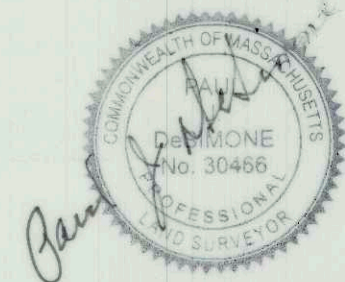
RE: Maritime Housing property on Main and Elm Streets

I have reviewed the revised ANR plan submitted for endorsement by Maritime Housing Fund, LLC of Millis. The plan was prepared by Colonial Engineering, Inc. of Medway, and is dated March 5, 2018, with a revision dates of March 12, 2018 and March 27, 2018. The plan proposes to divide two lots totaling approximately 274,424 square feet into four lots of 127,080 square feet (Lot 1) 81,073square feet (Lot 2), 40,228 square feet (Lot 3 and 26,045 square feet (Lot 4).

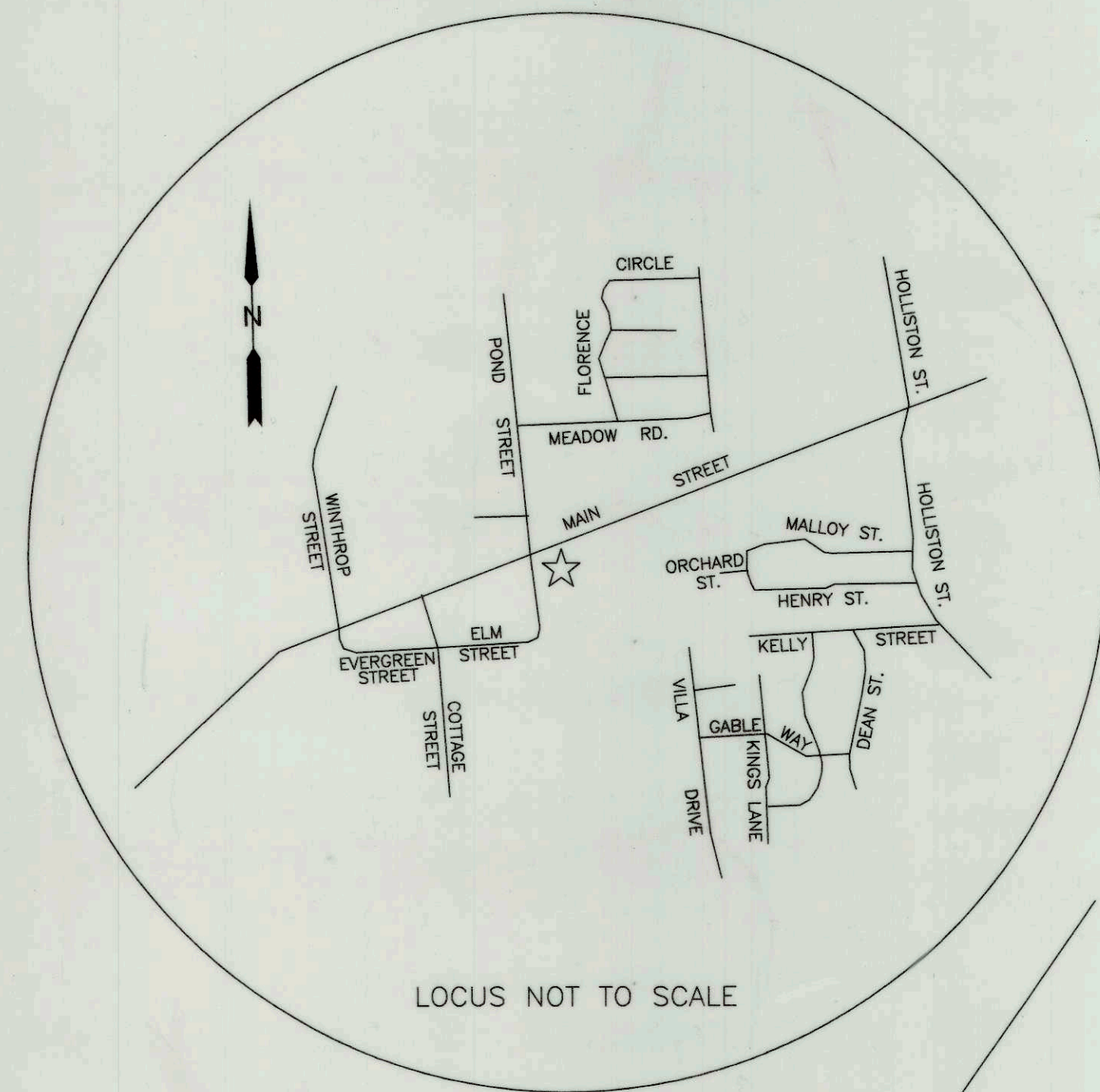
The technical issues noted in my memos of March 14 and 23, 2018 have been addressed, and I now recommend endorsement.

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.

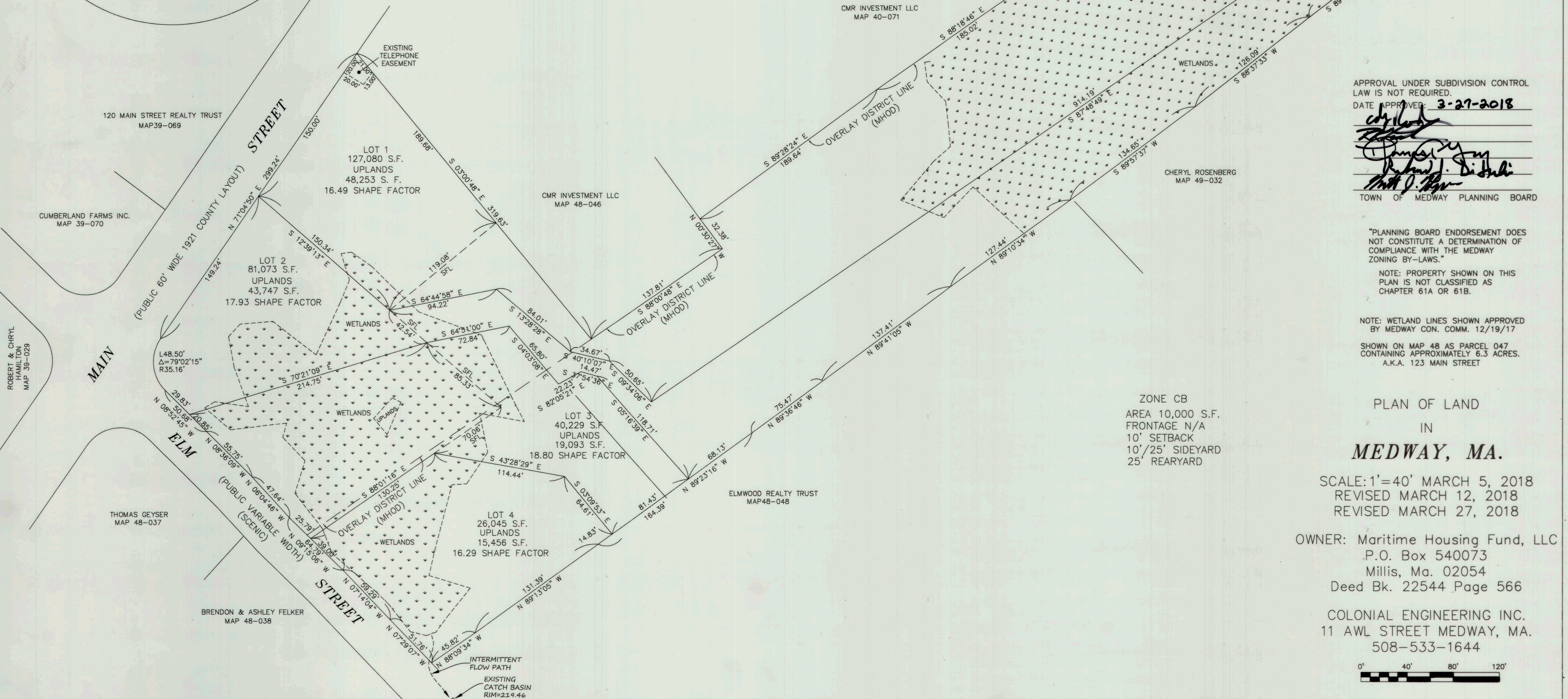
DATE: MARCH 27, 2018



PLAN BY G. & H. DATED FEB. 23, 1999



LOCUS NOT TO SCALE



APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.

DATE APPROVED: 3-27-2018

APPROVED BY:
TOWN OF MEDWAY PLANNING BOARD

"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.

NOTE: WETLAND LINES SHOWN APPROVED BY MEDWAY CON. COMM. 12/19/17

SHOWN ON MAP 48 AS PARCEL 047 CONTAINING APPROXIMATELY 6.3 ACRES. A.K.A. 123 MAIN STREET

ZONE CB
AREA 10,000 S.F.
FRONTAGE N/A
10' SETBACK
10'/25' SIDEYARD
25' REARYARD

PLAN OF LAND
IN
MEDWAY, MA.

SCALE: 1"=40' MARCH 5, 2018
REVISED MARCH 12, 2018
REVISED MARCH 27, 2018

OWNER: Maritime Housing Fund, LLC
P.O. Box 540073
Millis, Ma. 02054
Deed Bk. 22544 Page 566

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644

