



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

December 12, 2018

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 13 Ohlson Circle



At its December 11, 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 at 13 Ohlson Circle in Medway, MA
Location/Address: 13 Ohlson Circle
Assessor's Reference: Map 14, Parcel 20
Zoning District: AR-I
Property Owners: Novus Homes, LLC
135 Main Street, Suite 5
Medway, MA 02053
Applicant: Same as property owner
Plan Date: November 21, 2018, last revised December 6, 2018
Prepared by: Paul J. Babineau, PLS
Outback Engineering, Inc.
165 East Grove Street
Middleborough, MA 02346
Scale: 1 inch = 30 feet

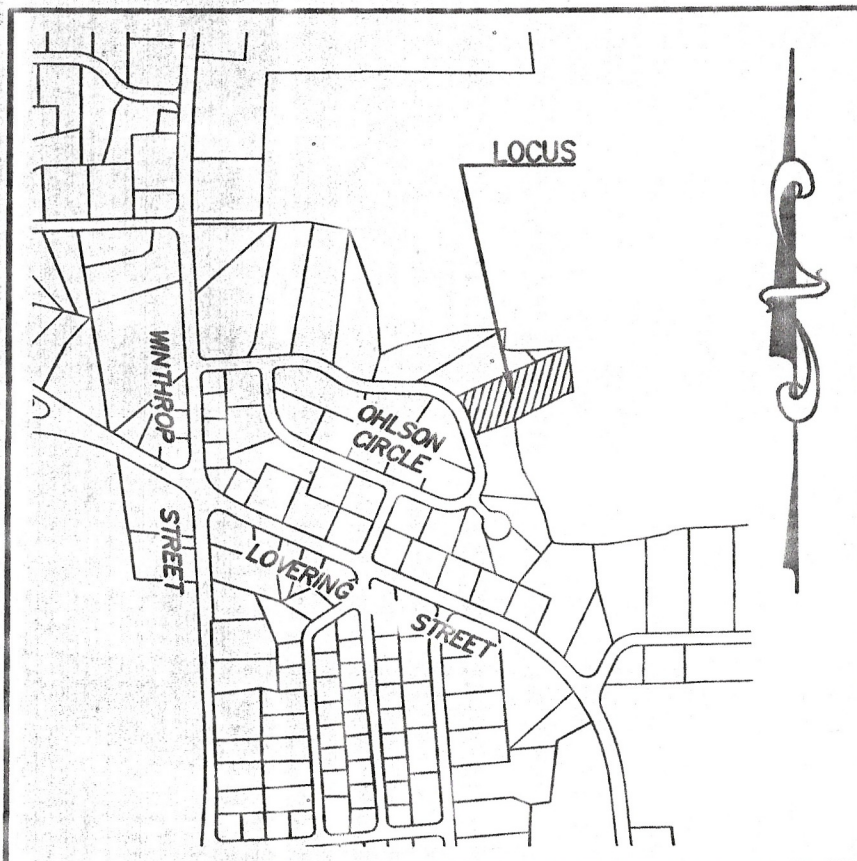
An ANR plan dated November 21, 2018 and the associated ANR application was filed with the Planning and Economic Development Board on November 27, 2018. The ANR plan shows the creation of the 40,857 sq. ft. Parcel B to be split off from the rear of 13 Ohlson Circle Street in order for it to be combined with adjacent property also owned by the applicant. The remaining property at 13 Ohlson Circle Village Street, shown as Lot 214A on the ANR Plan, is a compliant house lot with 44,113 sq. ft. in area, sufficient for AR-I, and retains the required 180' of frontage.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated December 6, 2018. Mr. Carlucci indicated that the ANR plan met the substantive and technical requirements for plan endorsement but lacked a few minor information points that are required to be shown on the plan before the Board's endorsement. A revised plan dated December 6, 2018 was submitted which addressed the informational deficiencies; Mr. Carlucci determined that the specified plan revisions had been made.

The Planning and Economic Development Board determined that the subject *Plan of Land **DID NOT*** show a subdivision as no new lots were being created and the remaining property had frontage on an existing public way. At its December 11, 2018 meeting, the Board voted to endorse the submitted Plan of Land dated December 6, 2018. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

Please note that the land split does not take effect until the plan is recorded at the Norfolk County Registry of Deeds.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
Dave D'Amico DPS Director
Bridget Graziano, Conservation Agent
Mounir Tayara, Novus Homes, LLC
Tom Stello, Outback Engineering, Inc.



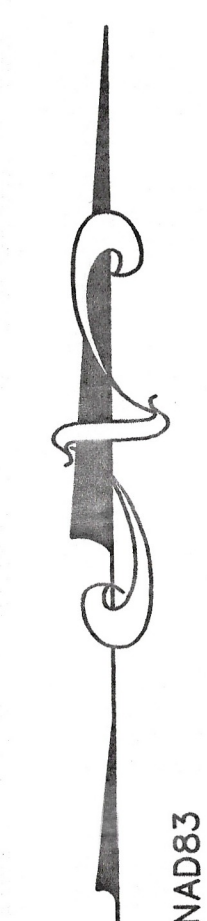
LOCUS MAP
NOT TO SCALE

ZONING DISTRICT: AR-1

MIN. LOT AREA	44,000 S.F.
MIN. FRONT YARD SETBACK	35 FT.
MIN. REAR YARD SETBACK	15 FT.
MIN. SIDE YARD SETBACK	15 FT.
MIN. REQUIRED FRONTAGE	180 FT.
MAX. IMPERVIOUS COVERAGE	35%
MAX. LOT COVERAGE	25%

NOTE:
SUBJECT PROPERTY IS NOT CLASSIFIED
AS CHAPTER 61A OR 61B.

THE PURPOSE OF THIS PLAN IS TO CREATE A RESIDENTIAL
LOT AND A NON-BUILDABLE PARCEL FROM ASSESSORS
MAP 14, PARCEL 20



FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.



12-6-18
DATE PROFESSIONAL LAND SURVEYOR

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

PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED.

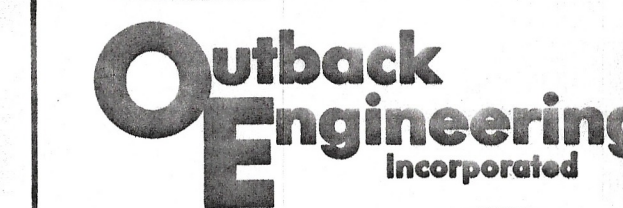
DATE ENDORSED: 12-11-2018

[Signatures]
MEDWAY PLANNING BOARD

MEDWAY PLANNING BOARD

OWNER
NOVUS HOMES, LLC
DEED BOOK 32449, PAGE 424
PLAN BOOK 232, NO. 666-C OF 9 (1972)
LOT 214
ASSESSORS PARCEL ID 14-020

PLAN OF LAND
AT
13 OHLSON CIRCLE
IN
MEDWAY,
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: DECEMBER 6, 2018

DRAWN BY: TMS CHECKED BY: PJB

SCALE: 1"=30' SHEET 1 OF 1

0' 30' 60' 90'

OE-2765