



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

January 30, 2019

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 14-16R Franklin Street

At its January 22, 2019 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: 14-16R Franklin Street
Assessor's Reference: Map 57, Parcels 78 & 79
Zoning District: AR-II
Property Owners: Marguerite Mele
203 Main Street
Medway, MA 02053
Applicant: Marguerite Mele
203 Main
Medway, MA 02053
Plan Date: January 14, 2019, revised January 17, 2019
Prepared by: Paul J. DeSimone, PLS
Colonial Engineering, Inc.
11 Awl Street
Medway, MA 02053
Scale: 1 inch = 20 feet

An ANR plan dated January 14, 2019, an ANR application, and associated documents were filed with the Planning and Economic Development office on January 14, 2019. The ANR plan shows the merging of two non-conforming lots to create a single lot of 46,103 sq. ft. with 89.31 feet of frontage. The reduced frontage was authorized by a variance issued by the Zoning Board of Appeals on June 20, 2018. As a condition of approval, the ZBA required the filing of an ANR plan with the Planning and Economic Board for endorsement and recording with the Norfolk County Registry of Deeds.

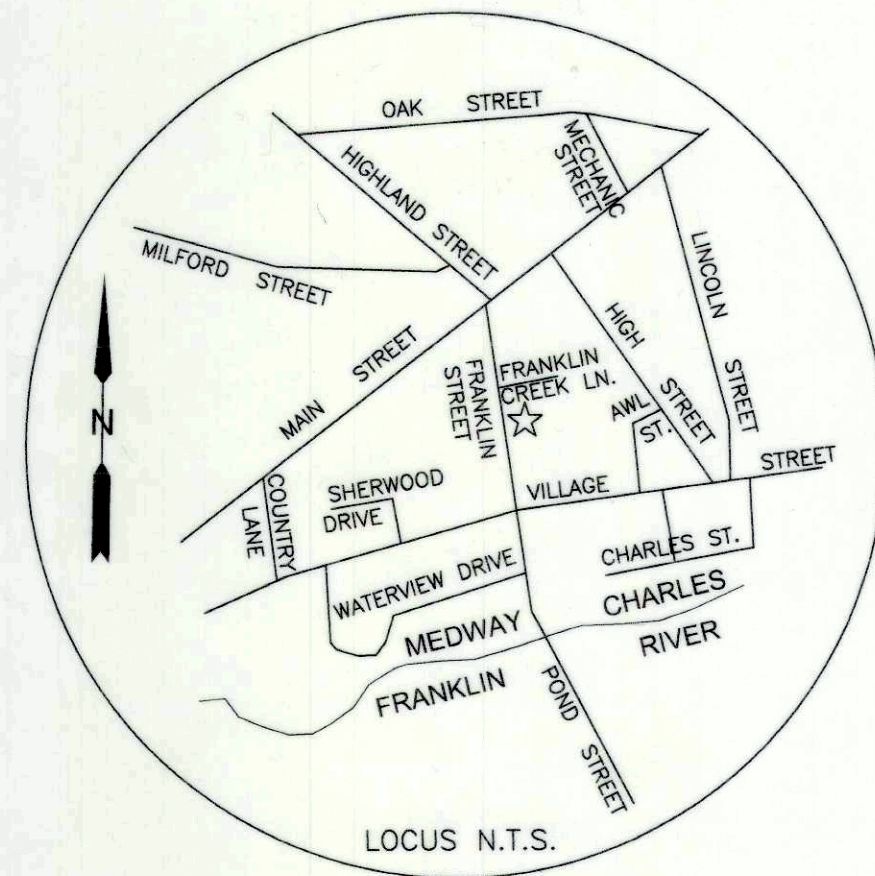
The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated January 17, 2019. Mr. Carlucci indicated that the ANR plan met the substantive and technical requirements for plan endorsement but lacked one minor information point to be shown on the plan before the Board's endorsement. A revised plan dated January 17, 2019 was prepared and submitted which addressed the informational deficiency. Mr. Carlucci determined that the specified plan revision had been made and that the updated plan was suitable for Board endorsement.

The Planning and Economic Development Board determined that the subject *Plan of Land* **DID NOT** show a subdivision as the two existing lots were being merged into one lot. At its January 22, 2019 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* (for 14-16R Franklin Street) dated January 14, 2019, last revised January 19, 2019. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

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

NOTE to Applicant – The subject property is located on Franklin Street, a designated Medway Scenic Road. Future development of the property may be subject to review by the Planning and Economic Development Board under the Town's *Scenic Road Rules and Regulations*.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
David D'Amico, DPS Director
Stephen Kenney, Attorney
Paul DeSimone, Colonial Engineering



ZONE ARII
 AREA 22,500 S.F.
 FRONTAGE 150'
 SETBACK 35'
 SIDEYARD 15'
 REARYARD 15'

LOT COVERAGE
 STRUCTURE 30%
 IMPERVIOUS 40%



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: 1/17/19

APPROVAL UNDER SUBDIVISION CONTROL
 LAW NOT REQUIRED.
 DATE APPROVED: January 22, 2019

[Signatures]
 TOWN OF MEDWAY PLANNING BOARD

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

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

NOTE: SEE DECISION FROM Z.B.A. DATED JUNE 20, 2018 FOR FRONTAGE.

PLAN OF LAND
 IN
MEDWAY, MA.

SCALE: 1"=20' JAN 14, 2019
 REVISED JANUARY 17, 2019

OWNER: Marguerite Mele
 203 Main Street
 Medway, Ma. 02053

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



N/F STEPHEN & CYNTHIA JAQUITH
 4 FRANKLIN CREEK LANE MEDWAY, MA. 02053
 MAP 57 LOT 82

N/F KNOX ROGERS &
 ALLISON DELUCIA
 4 STAGECOACH WAY
 MEDWAY, MA. 02053
 MAP 57 LOT 67

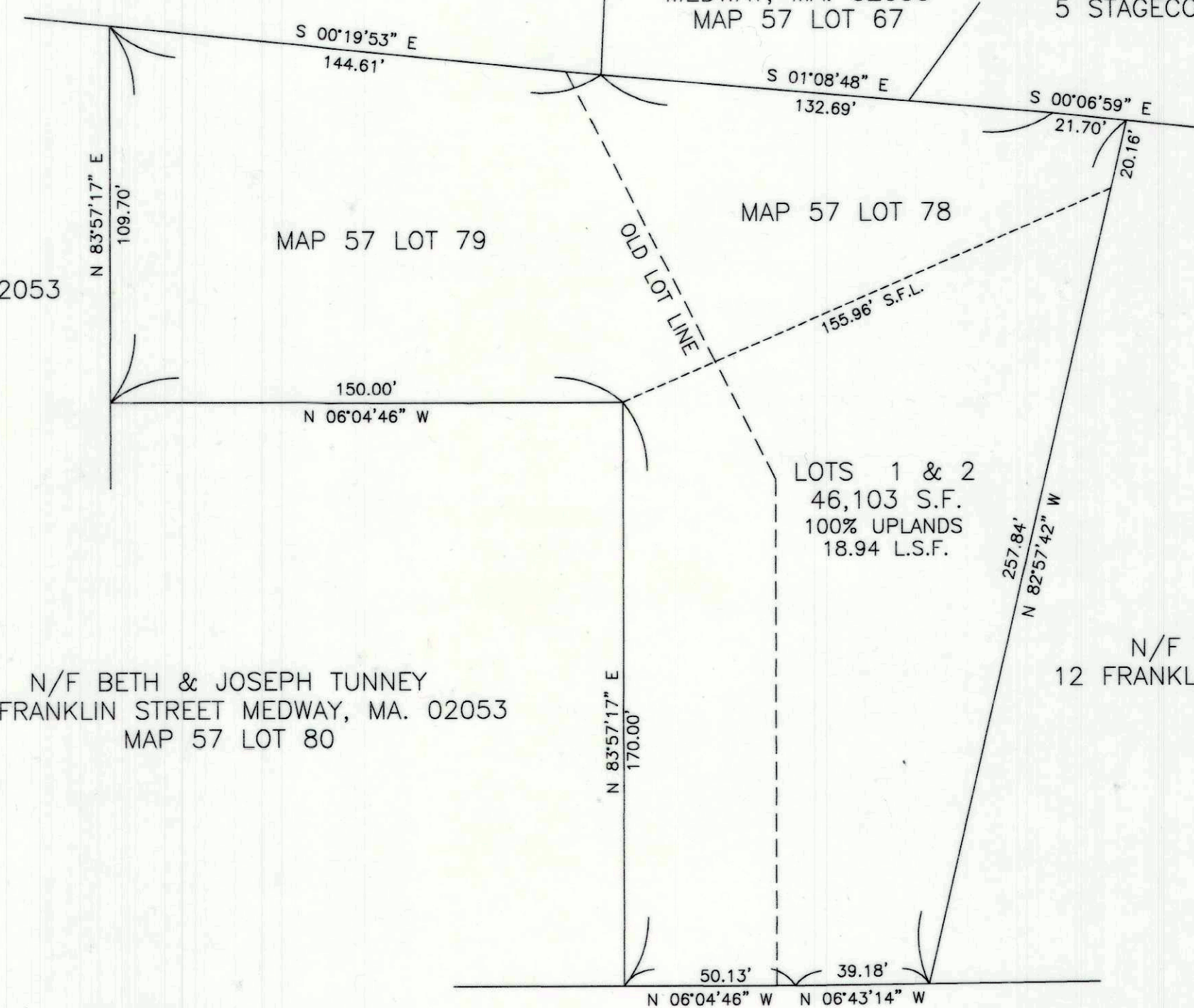
N/F DEMETRIOS & MELISSA GIALLOUSIS
 5 STAGECOACH WAY MEDWAY, MA. 02053
 MAP 57 LOT 68

N/F PAUL J. SANTOSUSSO
 2 FRANKLIN CREEK LANE MEDWAY, MA. 02053
 MAP 57 LOT 81

N/F BETH & JOSEPH TUNNEY
 16 FRANKLIN STREET MEDWAY, MA. 02053
 MAP 57 LOT 80

N/F JOSEPH & MICHELLE MELE
 12 FRANKLIN STREET MEDWAY, MA. 02053
 MAP 57 LOT 77

N/F NATALIA CHEB
 11 FRANKLIN STREET MEDWAY, MA. 02053
 MAP 57 LOT 125



FRANKLIN STREET
 (PUBLIC - SCENIC VARIABLE WIDTH)