

Board Members

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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Memorandum

July 1, 2022

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

At its June 14, 2022 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

Name of Plan: 14 Franklin Street, Approval-Not-Required Plan of Land in Medway, MA
Location/Address: 14 Franklin Street
Assessor's Reference: Map 57, Parcel 078
Zoning District: Agricultural Residential II
Property Owner: Lynne Tatevosian
14 Franklin Street
Medway, MA 02053
Applicant: Lynne Tatevosian
14 Franklin Street
Medway, MA 02053
Plan Date: March 14, 2022, revised May 20, 2022
Prepared by: Colonial Engineering, Inc.
P.O. Box 95
Medway, MA 02053
Stamped by: Anthony M. Dellorco, RLS
Scale: 1 inch = 20 feet

An ANR plan dated March 14, 2022 as revised May 20, 2022, an ANR application, and associated documents were filed with the Planning and Economic Development office on June 3, 2022. The plan shows the division of the 46,103 sq. ft. property at 14 Franklin Street as follows:

- Parcel A – 5,359 sq. ft., located in the northeast corner of the property, landlocked
- Lot 3 – 40,744 sq. ft. with 89.31 linear feet of frontage on Franklin Street, for which a frontage variance was granted by the Zoning Board of Appeals in August 2019. NOTE – The ZBA also granted a 2-family special permit for this property.

Ms. Tatevosian wishes to convey Parcel A to abutting property owners Paul and Santusosso at 2 Franklin Creek Lane so that they may have a larger side yard.

Because of the previously granted variance and special permit for 14 Franklin Street by the Zoning Board of Appeals, the applicant sought further authorization from the ZBA to change the shape of the lot as shown on the noted ANR plan by splitting off Parcel A. The ZBA approved that modification on May 4, 2022.

The ANR plan was reviewed internally by Town Staff. A minor labeling clarification was needed, and the applicant was directed to revise the plan accordingly. A revised plan was submitted on June 8, 2022 which addressed the identified mis-labeling. It was 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 *14 Franklin Street, Approval-Not-Required Plan of Land in Medway, MA* **DID NOT** show a subdivision. At its June 14, 2022 meeting, the Board voted to endorse the submitted *14 Franklin Street, Approval-Not-Required Plan of Land in Medway, MA* dated March 14, 2022, revised May 20, 2022 and stamped by Anthony Dellorco, R.L.S. on June 6, 2022. A copy of the endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached for others.

Please note that the land division 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
 Pete Pelletier, DPW Director
 Bridget Graziano, Conservation Agent
 Lynne Tatevosian
 Colonial Engineering



- ZONE: AR-II
- AREA: 22,500 S.F.
- FRONTAGE: 150'
- FRONT SETBACK: 35'
- SIDE SETBACK: 15'
- REAR SETBACK: 15'
- LOT COVERAGE STRUCTURES: 30%
- • LOT 3: 7.5%
- • LOT COVERAGE IMPERVIOUS: 40%
- • LOT 3: 18.2%

*VARIANCE GRANTED FOR REDUCED LOT FRONTAGE

OWNER & APPLICANT
LYNNE TATEVOSIAN
14 FRANKLIN STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II (AR-II)

ASSESSORS PARCEL
57-078

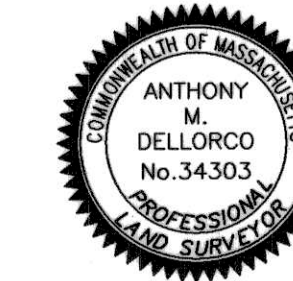
PLAN & DEED REFERENCE
DEED BOOK 36604, PAGE 172
PLAN BOOK 679 NO. 33

FOR REGISTRY USE

BEING A SUBDIVISION OF LOTS 1 & 2
SHOWN ON PLAN ENTITLED "PLAN OF
LAND IN MEDWAY, MA" PREPARED BY
COLONIAL ENGINEERING INC. AND DATED
JANUARY 14, 2019, REVISED JANUARY
17, 2019 INTO LOT 3 AND UNBUILDABLE
PARCEL A.

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: 6/6/22
Anthony M. Dellorco
REGISTERED LAND SURVEYOR



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.

DATE APPROVED: 6/14/2022

Andrew J. DiStefano

MEDWAY PLANNING BOARD

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

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

NOTE: SEE DECISIONS FROM MEDWAY ZONING BOARD OF APPEALS DATED JUNE 20, 2018, AUGUST 7, 2019, MARCH 18, 2020, AND MAY 4, 2022 FOR FRONTAGE VARIANCE AND SPECIAL PERMIT.

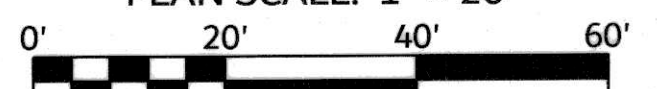
[illegible]

14 FRANKLIN STREET
APPROVAL-NOT-REQUIRED
PLAN OF LAND
IN
MEDWAY, MA

COLONIAL ENGINEERING, INC.

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

PLAN SCALE: 1" = 20'



SHEET 1 OF 1

