

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Matthew Hayes, P.E., Member
Thomas Gay, Associate
Member



Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

August 26, 2021

SCENIC ROAD WORK PERMIT

18 Winthrop Street

APPLICANT – John and Caroline Solari, 18 Winthrop Street

LOCATION – Along the property frontage of 18 Winthrop Street

PROPOSED SCENIC ROAD WORK - The Scenic Road Work Permit application includes the following proposed work in the Town's right-of-way at 18 Winthrop Street:

- Removal of approximately 14 linear feet of the existing fieldstone wall to establish an opening for a new residential driveway. The removed fieldstone will be used to extend the stone wall 7' feet on each far end. A 3' tall, 6" x 6" granite post will be installed at each of the driveway ends of the stone wall.

See attached *Proposed Opening Plan of Land* prepared by Colonial Engineering, dated July 13, 2021, last revised August 13, 2021.

DATE OF APPLICATION – The Scenic Road Work Permit application and required submittals were filed with the Board on July 27, 2021.

DATE OF PUBLIC HEARING – Pursuant to M.G.L., Section 15C of Chapter 40 (*the Scenic Roads Act*) and the Medway *Scenic Road Rules and Regulations*, the Medway Planning and Economic Development Board held a public hearing on August 24, 2021.

POSTED NOTICE - The Scenic Road public hearing notice was posted with the Medway Town Clerk on August 2, 2021. The public hearing notice also affixed at 7 locations along the stone wall in the area where the stone wall is to be removed.

ABUTTER NOTICE - The public hearing notice was sent by first class mail to all abutters on August 2, 2021.

ADVERTISEMENT – The public hearing notice was published in the *Milford Daily News* on August 10 and August 16, 2021

PUBLIC HEARING - The public hearing commenced August 24, 2021 and was closed the same evening. The applicant was represented by Paul DeSimone of Colonial Engineering. No public comments were offered during the hearing. One written comment had been provided by an

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RECEIVED TOWN CLERK
AUG 26 '21 AM 11:55

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abutter in support of the application. Written review comments were provided by Tree Warden Steve Carew and Deputy Fire Chief Mike Fasolino. All documents were provided to the Board for its review.

DECISION CRITERIA - Pursuant to s. 405 – 7 of the Scenic Road Rules and Regulations, the Planning Board shall consider the following in making its determination on an application for a Scenic Road Work Permit:

- A. Public safety;
- B. Scenic and aesthetic characteristics and quality of the area;
- C. Quality and extent of shade and *tree* canopy;
- D. Accident history within five hundred (500) feet of *tree(s)* and *stone walls* at issue;
- E. Commentary contributed by the Tree Warden, town agencies, *abutters* and other interested parties;
- F. Preservation of natural resources and environmental systems;
- G. Preservation of historical and cultural resources values;
- H. Compatibility with surrounding neighborhood;
- I. Recreational uses of the proposed Scenic Road, taking into account the nature and extent of such uses;
- J. Relationship of the *road* design to the standards of the Planning Board's *Subdivision Rules and Regulations* but recognizing that a variance from the standards should be allowed when a way has been designated as a Scenic Road by the Town Meeting;
- K. Adequacy and value of compensatory actions proposed, such as replacement of *trees* or *stone walls* or restoration of the same;
- L. Traffic patterns, volume, congestion and posted speed limit;
- M. Consistency with articulated Town policies and the Medway Master Plan;
- N. Feasibility for avoiding disturbance to *trees* or *stone walls* by proposing a safe location for a walkway, driveway or *road* elsewhere; and
- O. Other sound planning principles and considerations.

DECISION – On August 24, 2021, the Planning and Economic Development Board voted to approve a Scenic Road Work Permit to authorize the following work in the right-of-way at 18 Winthrop Street.

Stone Wall – Removal of approximately 14 linear feet of fieldstone in the location as noted on the Colonial Engineering plan dated August 13, 2021. The removed fieldstone shall be reused to fabricate new stone walls to extend each end of the existing stone for 7 feet. A 3' tall, 6" by 6" granite post shall be installed at each of the two driveway ends of the stone wall. The fieldstone wall extensions shall be constructed to replicate the rustic quality and character of the existing stone wall and shall be of comparable height.

The provisions of this Permit shall apply and be binding upon the Applicant and all successors and assigns in interest. Failure to comply with all conditions stated herein shall be deemed cause to revoke or modify this Permit. This Permit does not relieve the Applicant or any other person of complying with all other applicable federal, state or local statutes, by-laws or regulations including obtaining a Street Opening Permit from the Medway Department of Public Works for the driveway.

VOTED THE 24th day of August, 2021.

IN FAVOR:

Planning and Economic Development Board Members:

Andy Rodenhiser

Bob Tucker

Richard Di Iulio

Jessica Chabot

Matthew Hayes, P.E.

ATTEST _____

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

A copy of this permit is filed in the Office of the Medway Town Clerk:

cc: Michael Boynton, Town Administrator
Steve Carew, Tree Warden
Mike Fasolino, Deputy Fire Chief
Jack Mee, Building Commissioner
Pete Pelletier, Director Department of Public Works
Ericka Robertson, Building Department Compliance Officer
Barbara Saint Andre, Director of Community and Economic Development

VOTED THE 24th day of August, 2021.

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LOT 1
95,934 S.F.
2.202 Acres

SHED

BARN

GARAGE

BITUMINOUS DRIVE

PATIO

PERGOLA

2ST. W/F HSE#18

BITUMINOUS AREA

GARAGE

STREET

POLE#10

POLE#22

POLE#42/9

EXTEND WALL 7'

PROPOSED 14' OPENING IN WALL WITH 6" x 6" x 3' GRANITE POST AT BOTH ENDS NO TREES TO BE CUT IN LAYOUT

EXTEND WALL 7'

135.34'

N 08°41'10" W

S 88°36'57" W

205.21'

S 05°04'56" W

374.24'

S 81°21'48" E

254.37'

A283.71' R800.00'

WINTHROP (60' WIDE COUNTY LAYOUT OF 1929) (SCENIC ROAD)