



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

CORRECTED – March 11, 2019

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 180 Village 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: 180 Village Street
Assessor's Reference: Map 60, Parcel 178
Zoning District: Village Residential
Property Owners: Living Estate of John and Kathryn Regan
180 Village Street
Medway, MA 02053
Applicant: John and Kathryn Regan
180 Village Street
Medway, MA 02053
Plan Date: November 21, 2018, revised January 17, 2019
Prepared by: Paul J. DeSimone, PLS
Colonial Engineering, Inc.
11 Awl Street
Medway, MA 02053
Scale: 1 inch = 40 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 splitting of the property at 180 Village Street into two lots as authorized by the granting of a series of area and setback variances by the Zoning Board of Appeals on February 7, 2018. Lot 1 with an existing residential building is shown as 22,503 square feet with an area variance for the existing multifamily dwelling from the required 30,000 sq. ft. minimum lot size.

Lot 2 is shown as 17,759 square feet with an area variance from the required 22,500 sq. ft. minimum lot size for a single family lot. Both lots meet the 150' frontage requirements of the Village Residential Zone; the frontage for Lot 2 is on Holliston Street.

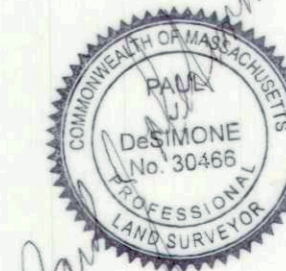
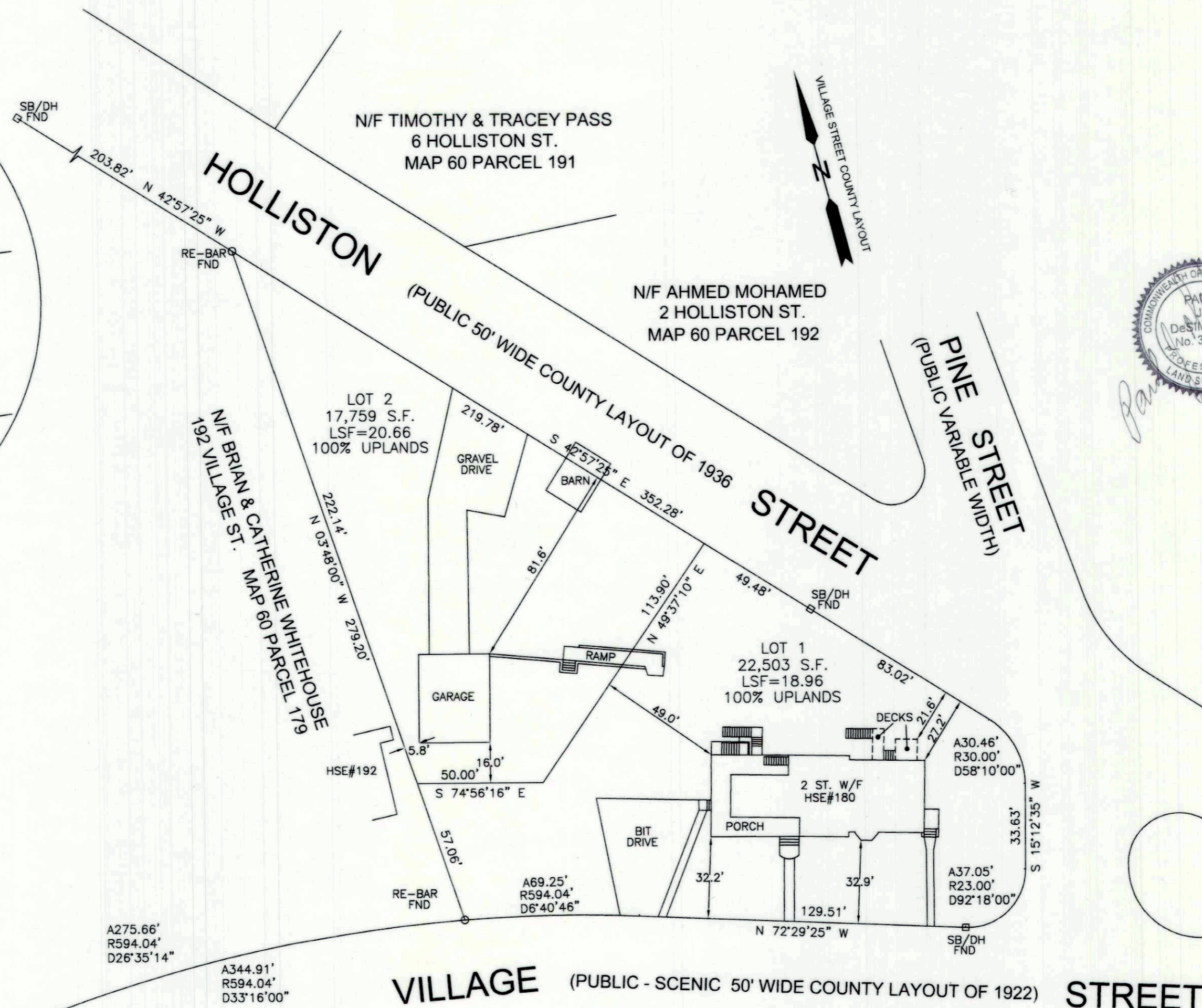
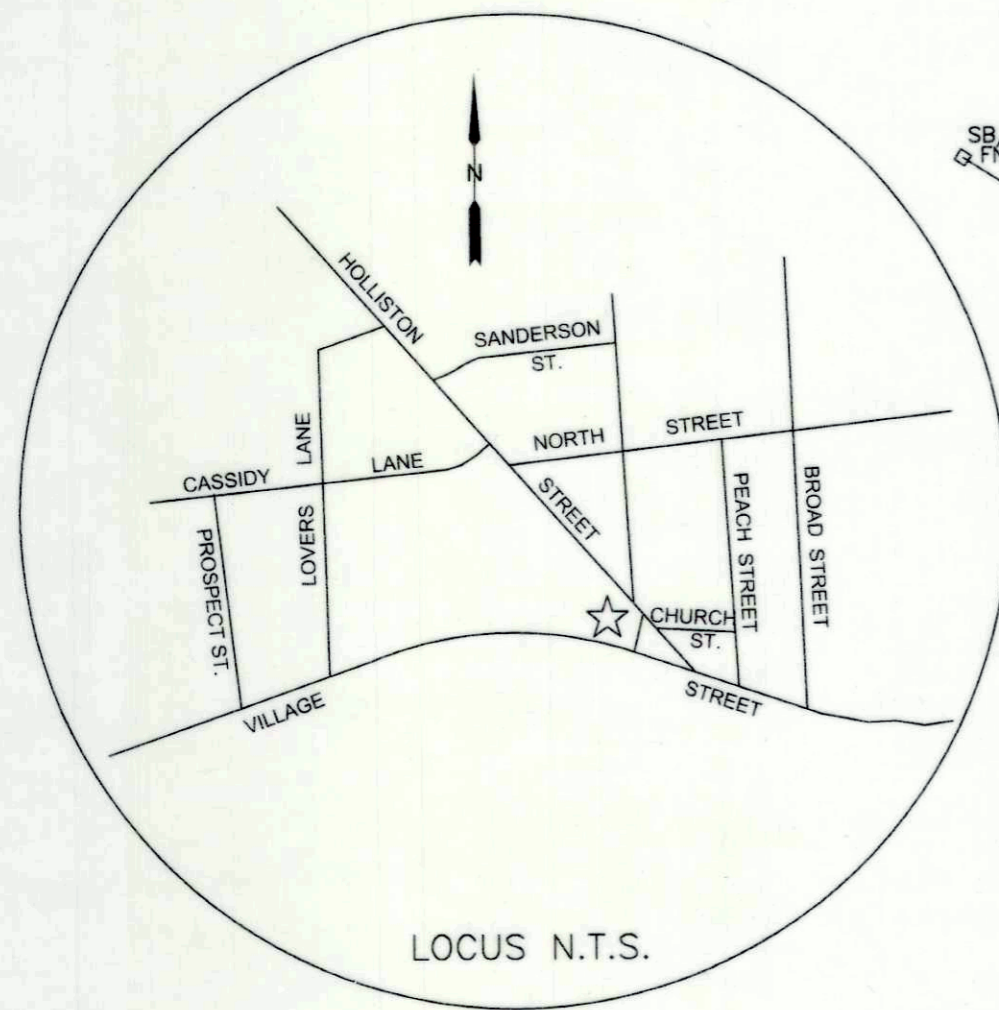
The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated January 17, 2019. Mr. Carlucci indicated that the ANR plan met the substantive and technical requirements for plan endorsement but lacked one minor information point to be shown on the plan 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 each lot has suitable access and frontage per the variance decision of the Zoning Board of Appeals. At its January 22, 2019 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* (for 180 Village Street) dated November 21, 2018, last revised January 17, 2019. 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.

NOTE to Applicant – A portion of Lot 1 has frontage on Village Street, a designated Medway Scenic Road. Any redevelopment of that 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



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: JANUARY 17, 2019

277.27'
N 74°14'35" E
SB/DH FND

ZONE VR (AUOD)
22,500 S.F. AREA
150' FRONTAGE
20' SETBACK
10' SIDEYARD
10' REARYARD
30% BUILDING LOT COVERAGE
40% IMPERVIOUS LOT COVERAGE
NOT WITHIN WATER PROTECTION DISTRICT
NOT WITHIN THE FLOOD PLAIN
LOT 1 EXISTING COVERAGE
11.68% BUILDING LOT COVERAGE
20.63% IMPERVIOUS LOT COVERAGE
LOT 2 EXISTING COVERAGE
6.92% BUILDING LOT COVERAGE
8.24% IMPERVIOUS LOT COVERAGE

APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.
DATE ENDORSED: January 22, 2019
[Signatures]
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: SEE DECISION FROM Z.B.A. DATED FEBRUARY 7, 2018 FOR AREA AND SETBACKS.

MAP 60 PARCEL 178
PLAN OF LAND
IN
MEDWAY, MA.

SCALE: 1"=40' NOV. 21, 2018
REVISED: JANUARY 17, 2019

OWNER: LIVING ESTATE OF
John & Kathryn Regan
180 Village Street
Medway, Ma, 02053

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

