



**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**

October 11, 2018

TO: Maryjane White, Town Clerk  
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator  
RE: **ANR (Subdivision Approval Not Required) Plan** – 19A and 21 High Street

At its October 9, 2018 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

**Name of Plan:** Division of Land in Medway, MA owned by James F. Byrnes  
**Location/Address:** 19A and 21 High Street  
**Assessor's Reference:** Map 67, Parcels 62 and 63  
**Zoning District:** AR-II  
**Property Owners:** James Byrnes  
212 Providence ST  
Uxbridge, MA 01569  
  
*and*  
Michael Janikas & Beth Byrnes Janikas  
19A High Street  
Medway, MA 02053  
  
**Applicant:** Same as property owners  
**Plan Date:** October 2, 2018  
**Prepared by:** Byron J. Andrews, PLS  
Andrews Survey and Engineering, Inc.  
104 Mendon ST., Uxbridge, MA 01569  
  
**Scale:** 1 inch = 40 feet

The ANR plan dated October 2, 2018 was filed electronically with the Planning and Economic Development Board on October 2, 2018; the application dated September 28, 2018 was submitted on October 4, 2018. The ANR plan shows an adjustment of the lot line between the 19A and 21 High Street. Parcel A with 2,308 sq. ft. is created to be separated from 21 High

Street and conveyed to the owners of 19A High Street. The increase in area for 19A High Street is to accommodate the future construction of a garage that could meet the minimum side lot setback requirements. The two reconfigured lots remain conforming with the *Zoning Bylaw's* minimum requirements for area, frontage and lot shape factor.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated October 2, 2018. He indicated that the ANR plan met the substantive requirements for plan endorsement but lacked a few minor information points that needed to be addressed before the Board's endorsement. A revised plan dated October 2, 2018 and stamped by PLS Byron J. Andrews on October 5, 2018 was submitted which addressed the technical deficiencies. Mr. Carlucci recommended the Board endorse the revised plan as presented.

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 both lots have suitable frontage on a public way (High Street). At its October 9, 2018 meeting, the Board voted to endorse the submitted Division of Land plan dated October 2, 2018 and stamped by PLS Byron J. Andrews on October 5, 2018. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

Property owner James Byrnes indicated to me that he would record the plan at the Registry of Deeds on October 10<sup>th</sup>.

*Copies to:* Donna Greenwood, Principal Assessor  
Jack Mee, Building Commissioner  
Dave D'Amico DPS Director  
Bridget Graziano, Conservation Agent  
James F. Byrnes  
Byron J. Andrews, Andrews Survey & Engineering



