

**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 31, 2019

TO: Maryjane White, Town Clerk  
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator  
RE: **ANR (Subdivision Approval Not Required) Plan** – 2 West Street



At its January 29, 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  
LC #12715E Plan of Land in Medway, MA  
**Location/Address:** 2 and 4 West Street  
**Assessor's Reference:** Map 66, Parcels 017 and 017R  
**Zoning District:** Agricultural Residential II  
**Property Owners:** Jon and Loreen Hollingsworth  
59 Standish Road  
Wellesley, MA 02481  
**Applicant:** Jon and Loreen Hollingsworth  
59 Standish Road  
Wellesley, MA 02481  
**Plan Date:** January 8, 2019  
**Prepared by:** Paul J. DeSimone, PLS  
403 Mahan Circle  
Medway, MA 02053  
**Scale:** 1 inch = 40 feet

Two ANR plans, one dated November 8, 2018 and the other dated January 8, 2019, an ANR application, and associated documents were filed with the Planning and Economic Development office on January 28, 2019. The ANR plans show an adjustment of the lot line between two lots created via an ANR process in April 2016. With this proposed change, one lot (4 West Street) would be reduced in size from 48,171 sq. ft. to 30,622 square feet. The other lot (2 West Street) which contains the existing house would be increased in size from 55,049 sq. ft. to 72,600 sq. ft. There are no changes in frontage.

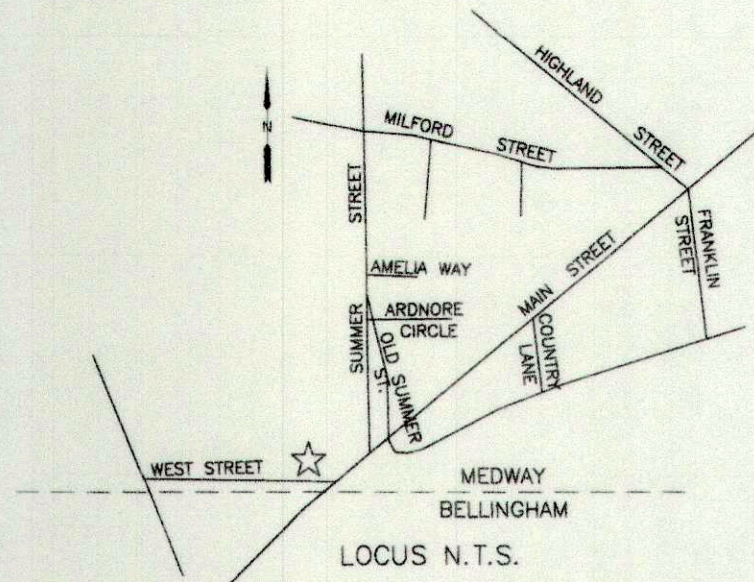
*NOTE – The two ANR plans were prepared as a portion of the subject property includes registered land under the jurisdiction of Land Court. One plan will be provided to Land Court and includes certain details and items to comply with Land Court requirements. The other plan will be recorded at the Norfolk County Registry of Deeds.*

The ANR plans were reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated January 29, 2019. Mr. Carlucci indicated that the ANR plans met the technical requirements for plan endorsement.

The Planning and Economic Development Board determined that the subject *Plans of Land* **DID NOT** show a subdivision as each lot has suitable access and frontage. At its January 29, 2019 meeting, the Board voted to endorse the submitted *Plans of Land in Medway, MA* (for 2 and 4 West Streets) one dated November 8, 2018 and the other dated January 8, 2019. The endorsed plans are provided for the Town Clerk; the electronic version of the plans are attached.

Please note that the lot line readjustment 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  
David D'Amico, DPS Director  
Jon Hollingsworth, Applicant  
Paul DeSimone, Colonial Engineering



APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.

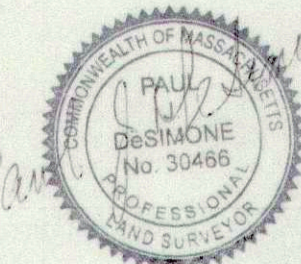
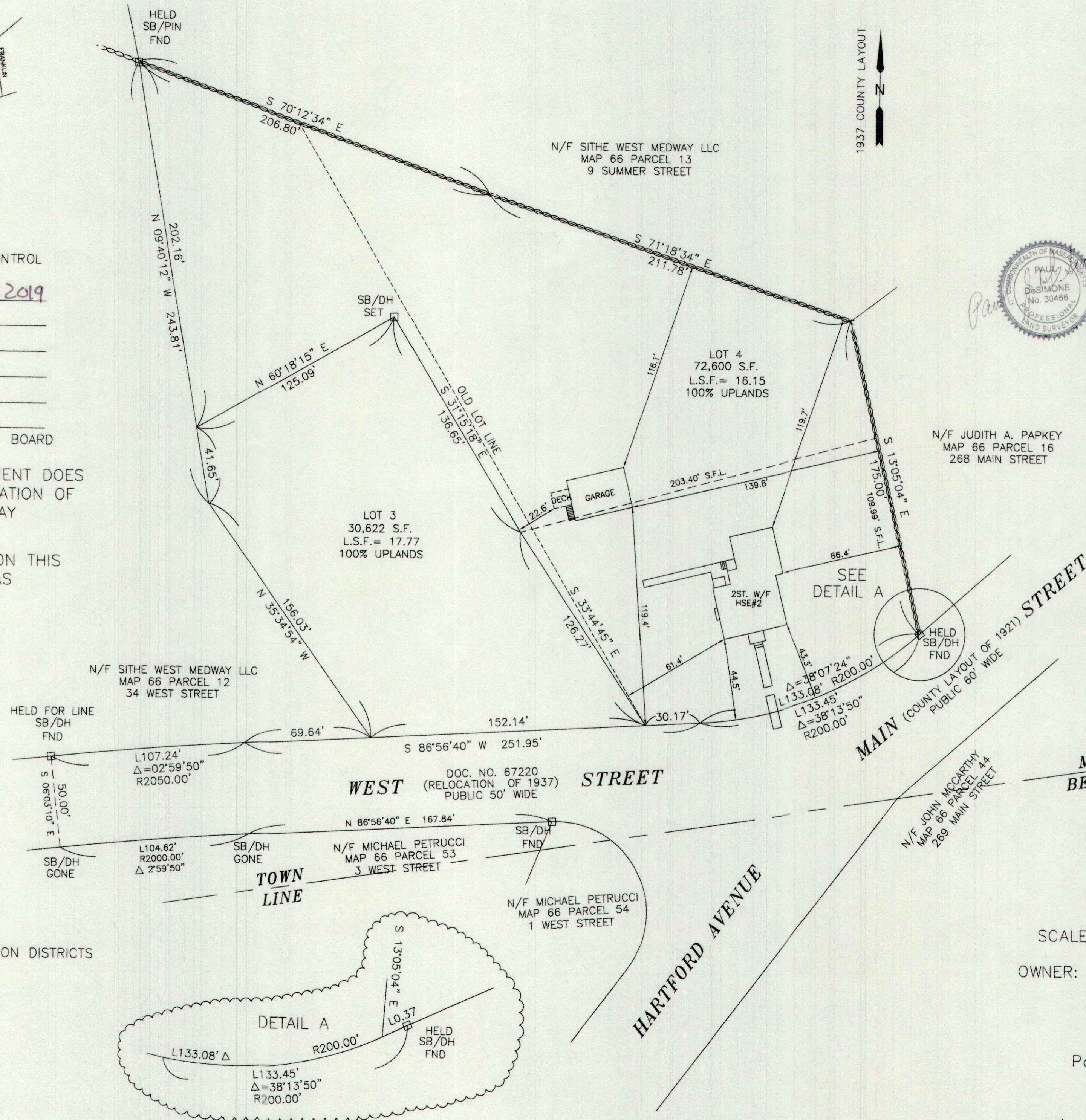
DATE APPROVED: January 09, 2019

*[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.

ZONE AR II  
AREA=22,500 S.F.  
FRONTAGE= 150.00'  
FRONT SETBACK= 35.00'  
SIDE SETBACK= 15.00'  
REAR SETBACK= 15.00'  
SHAPE FACTOR= 22.00  
NOT IN GROUNDWATER PROTECTION DISTRICTS  
NOT WITHIN THE FLOOD PLAIN.



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: JAN. 8, 2019

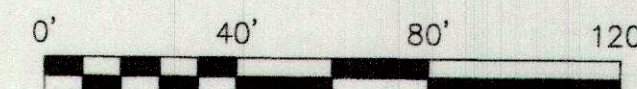
*[Signature]*  
PAUL J. DESIMONE P.L.S.

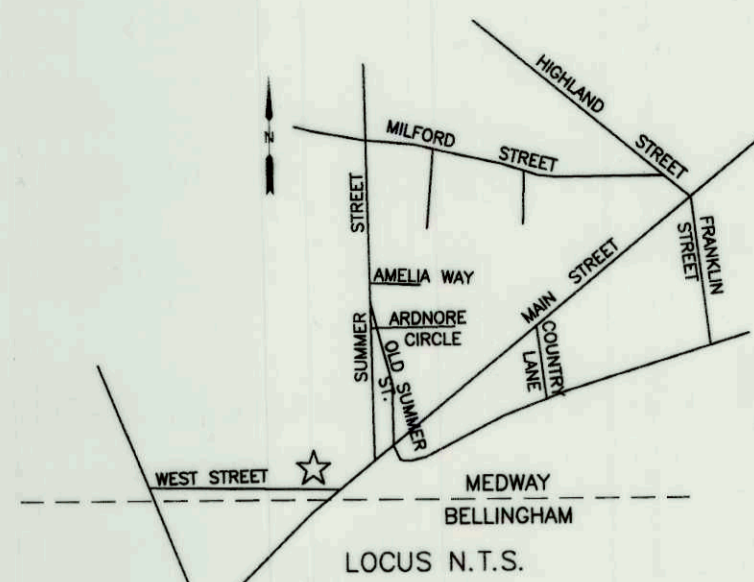
PLAN OF LAND  
IN  
**MEDWAY, MA.**

SCALE: 1"=40' JANUARY 8, 2019

OWNER: Jon & Lorreen Hollingsworth  
59 Standish Road  
Wellesley, Ma. 02481  
MAP 66 PARCEL 17

Paul J. DeSimone P.L.S.  
403 Mahan Circle  
Medway, Ma. 02053





APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.

DATE APPROVED: January 29, 2019

*[Signature]*  
*[Signature]*  
 TOWN OF MEDWAY PLANNING BOARD

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N/F SITHE WEST MEDWAY LLC  
 MAP 66 PARCEL 12  
 34 WEST STREET

N/F SITHE WEST MEDWAY LLC  
 MAP 66 PARCEL 13  
 9 SUMMER STREET

LC LOT 7  
 72,079 S.F.  
 PARCEL D  
 521 S.F.  
 TOTAL AREA  
 72,600 SQ. FT.  
 L.S.F. = 16.15  
 100% UPLANDS

LC LOT 6  
 30,441 S.F.  
 PARCEL C  
 181 S.F.  
 TOTAL AREA  
 30,622 SQ. FT.  
 L.S.F. = 17.77  
 100% UPLANDS

N/F JUDITH A. PAPKEY  
 MAP 66 PARCEL 16  
 268 MAIN STREET

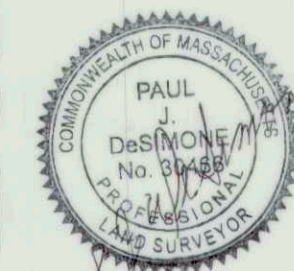
I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006. BETWEEN JAN. 21, 2016 & FEB. 16, 2016. AND THE CONDITIONS ON THE GROUND ARE THE SAME AS OF NOV. 1, 2018. ALL SURVEY POINTS HAVE BEEN FOUND.

REGISTERED LAND SURVEYOR

DATE: NOVEMBER 8, 2018

PRECISION RATIO = 1' IN 35,408'  
 UNADJUSTED LINEAR ERROR OF CLOSURE = 0.038'  
 DIRECTIONAL ERROR OF CLOSURE = S 19°20'11.6" W  
 EDM TOPCON GTS 225  
 ACCURACY +/- (5MM + 5PPM)

OFFSETS TO STRUCTURES TAKEN AT THE CORNERBOARDS.



1937 COUNTY LAYOUT

WEST STREET

MAIN (COUNTY LAYOUT OF 1921) STREET

MEDWAY BELLINGHAM

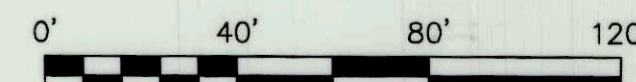
HARTFORD AVENUE

LC #12715E  
 PLAN OF LAND  
 IN  
**MEDWAY, MA.**

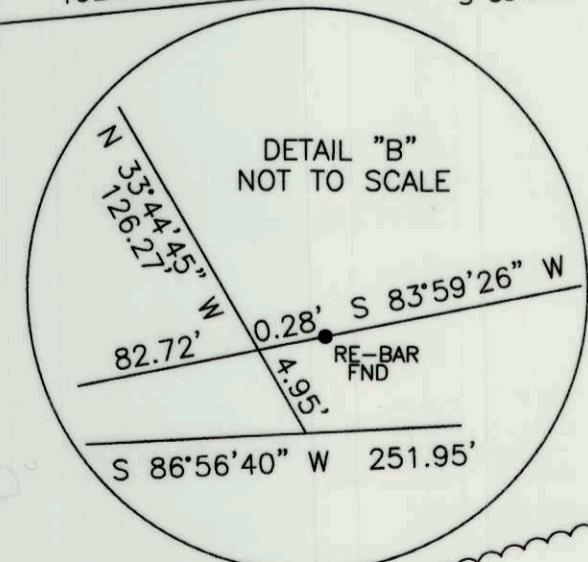
SCALE: 1" = 40' NOVEMBER 8, 2018

OWNER: Jon & Lorreen Hollingsworth  
 59 Standish Road  
 Wellesley, Ma. 02481  
 MAP 66 PARCEL 17

Paul J. DeSimone P.L.S.  
 403 Mahan Circle  
 Medway, Ma. 02053



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 REAR SETBACK = 15.00'  
 SHAPE FACTOR = 22.00  
 NOT IN GROUNDWATER PROTECTION DISTRICTS  
 NOT WITHIN THE FLOOD PLAIN.



DETAIL A  
 NOT TO SCALE

1928 LAND COURT LINE  
 L101.86'  
 $\Delta = 35^\circ 16' 00''$   
 R165.48'

LC LOT 6  
 30,441 S.F.

PARCEL C  
 181 S.F.

PARCEL D  
 521 S.F.

1937 RELOCATION LINE  
 OF WEST STREET  
 DOC. NO. 67220