



March 8, 2022

**Medway Planning & Economic Development Board
Meeting**

**21 High Street – Multi-Family
Development Options
Informal Pre-Application Discussion**

- Information provided by owner Michael Larkin including a project narrative and 3 design options.

PROJECT NARRATIVE

Property Address: 21 High Street, Medway

PROJECT DESCRIPTION – The Applicant proposes to develop the 3.77-acre property at 21 High Street (Assessors Map 57, Parcel 62). The property consists of a single-family home built in the 1880 with an attached garage. There is also a large secondary garage on the Property. The intention for the project is to keep the existing single-family home but demolish the attached garage and secondary garage.

The property owner is presenting three separate proposals for the Board to review and comment on so that the applicant can submit a full application to the Board for approval.

The three proposals use requires a multi-family housing special permit pursuant to Sections 5.6.4 and 3.4 of the Town of Medway Zoning Bylaw (the “Bylaw”), site plan review and approval pursuant to Section 3.5 of the Bylaw and the Board’s Site Plan Rules and Regulations. The property does include wetland resources and the proposed disturbance area shall be greater than 20,000 square feet. Accordingly, the site falls within the jurisdiction of the Medway Conservation Commission pursuant to Medway General Bylaws, Article XXVI.

Each proposal consists of a similar horseshoe entrance off High Street which mirrors the actual conditions. This allows each proposal to have a large open space area in front of each building with the ability for additional open space at the rear of the buildings.

Proposal 1 – consists of a townhouse style development made up of twenty-one (21) housing units. This proposal is made up on four (4) 5-unit dwelling with the existing house to be rehabbed as unit number 21. The units would consist of three bedroom and a minimum of 1 ½ bathrooms. The total parking spaces for the project shall be 44 spaces with 20 garage spaces and 22 surface parking spaces.

Proposal 2 - consists of three apartment style buildings with 11 units in each building totaling 34 housing units. These buildings have the added feature of having parking underneath. The units would consist of a mix of one and 2 bedrooms. The density with this style development is triggered by the cost of installation of elevators in each building. This allows greater accessibility for persons with disabilities and the elderly. The total parking spaces for the project shall be 54 spaces with 36 garage spaces and 18 surface parking spaces.

Proposal 3 – similar to proposal 2 consists of two apartment style buildings with 12 units in each building totaling 25 housing units. These buildings eliminate the parking under the building which allows for greater flexibility with density. These units would consist of 3 bedrooms so as not to compete with the large project on Main Street currently under construction. The total parking spaces for the project shall be 50 surface spaces.

Each proposal will include extensive landscaping & dark sky lighting in accordance with the bylaw. Adequate snow storage will be provided on the Property. Household refuse will be disposed of by individual waste containers for each household and by a central waste container for the apartment style dwelling units. Connections will be made to the existing Town sewer and water services in High Street. The applicant has met with the DPW to mark existing trees that would be subject to the Medway Scenic Roads bylaw. Each proposal shall meet the

requirements outlined in the bylaws to incorporate affordable units in each proposal. Private electric and gas utilities will be provided. The project completed an ORAD in 2019 and will update for the current submission as necessary.

Applicability

- 1) Location - The site is within the Multi-Family Housing Overlay District (Section 5.6.4) and thus is eligible for the multi-family housing proposal.
- 2) Traffic capacity – High Street is a local street connecting Main Street (Rt. 109) and Village Street and has sufficient capacity to handle the traffic from the new units that are proposed. The applicant shall complete a traffic study for the full submittal to the Board.
- 3) Parcel size & frontage – The site consists of 3.77 (164,221 sq. ft.) which exceeds the minimum area requirement of 22,500 sq. ft. for the underlying Village Residential zoning district. The site has a total of 290.88 ft of frontage, so it meets the minimum 150-foot frontage requirement of the Bylaw.

Dimensional Requirements

- 4) Dimensional Adjustments – The dimensional requirements of the underlying Village Residential zoning district apply to the project, as set forth in Table 2 of Section 6 of the Bylaw. Each proposal meets the required front, rear and side yard setback requirement. Each proposal shall comply with the maximum building coverage requirements (30% maximum allowed). Each proposal shall also comply with maximum impervious coverage requirements (40% maximum allowed)
- 5) Building Height - The height of the new buildings will comply with the zoning bylaw and shall be less than the maximum 40 feet allowed.

Density

- 6) Density – Pursuant to the Zoning Bylaw in effect at the time of applications, the maximum possible density for multi-family projects is 8 units per whole acre for townhouse style units and 12 units per whole acre for apartment style units. With 3.77 acres, the Property could potentially include a maximum possible twenty four (24) townhome style units and thirty six (36) apartment style dwelling units. As presented the proposals either meets this criteria or is less than the maximum allowed density.

Special Regulations

- 7) Affordable housing – As this Multi-Family Development results in a net increase of new Dwelling Units, the Affordable Housing Bylaw shall apply pursuant to Section 8.6 of the Bylaw.
- 8) Open Space - Minimum Open Space shall be met as per the Medway Bylaws.
- 9) Parking spaces – Each proposal shall meet the parking requirements under the zoning Bylaw including Electric Vehicle Parking: The townhome style development shall equip each new housing unit will be equipped with a 200 Amp electric panel, which will be sufficient to provide

for electric vehicle charging if the new owners choose to install that upgrade. EV parking for the other proposals shall meet the bylaw requirements.

10) Town water and sewer service - The project will be served by Town water and sewer service presently located in High Street.

11) Number of units - The number of total new and existing units proposed for each proposal is less than the maximum potential number of units allowed under the Bylaw for a property of this size.

12) Historic Properties – The existing dwelling at the Property was built in 1880. The proposal before the Board will keep the existing home unchanged as part of this Project. The applicant has received approved from the Historical Commission to demolish the attached garage while preserving the existing single-family unit.

Decision Criteria

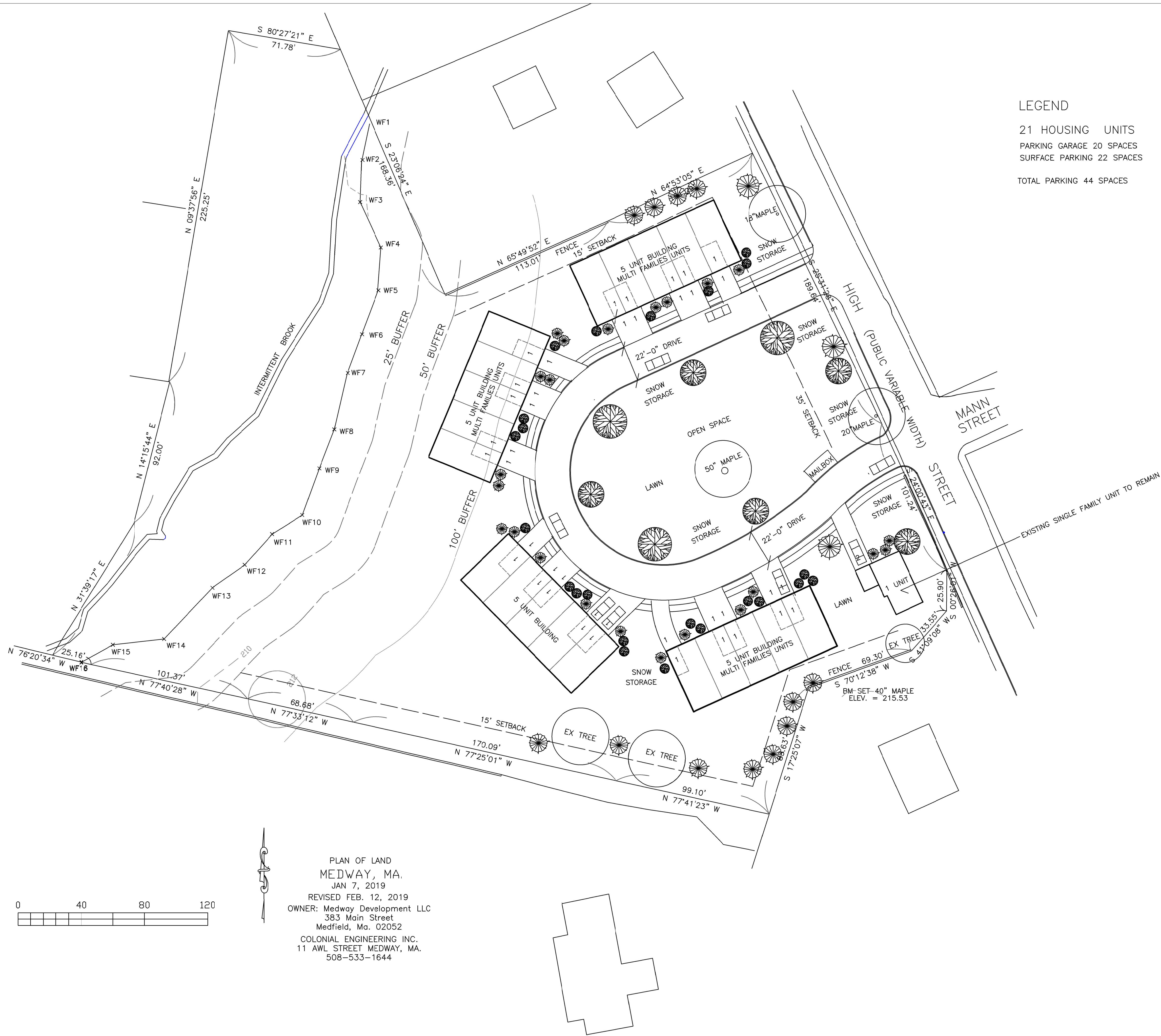
13) Meets purposes of Multi-Family Housing section of the Bylaw (Section 5.6.4) and the Site Plan Rules and Regulations - The project meets the following purposes of the Multifamily Housing section of the Bylaw: (1) provide a diversity of housing types in the form of townhouse style conditions; (2) promote pedestrian oriented development as the subject property is located within an older, walkable neighborhood. It also meets the purpose of the Site Plan Rules and Regulations.

14) Consistent with the Medway Housing Production Plan - The development meets the HPP's implementation strategy of encouraging the use of the Multifamily Housing special permit provision of the Bylaw and providing additional options for multi-family housing.

15) Impact on abutting properties and adjacent neighborhoods - The impact on abutting properties and adjacent neighborhoods will be addressed through vegetative screening, fencing and the positive aesthetics of the buildings to be constructed.

16) Variety of housing stock - The development increases the variety of housing stock in the community by providing a either townhome style condominiums or apartment style dwellings to the town's predominantly single-family detached housing supply.

17) Designed to be reflective of or compatible with the character of the surrounding neighborhood - The surrounding neighborhood includes a mix of housing types including single family, two-family and multi-family residences. Therefore, the proposed development is compatible with the surrounding neighborhood.



LEGEND

- 21 HOUSING UNITS
- PARKING GARAGE 20 SPACES
- SURFACE PARKING 22 SPACES
- TOTAL PARKING 44 SPACES

PLAN OF LAND
 MEDWAY, MA.
 JAN 7, 2019
 REVISED FEB. 12, 2019
 OWNER: Medway Development LLC
 383 Main Street
 Medfield, Ma. 02052
 COLONIAL ENGINEERING INC.
 11 AWL STREET MEDWAY, MA.
 508-533-1644

Project

MEDWAY
 DEVELOPMENT
 LLC

383 Main Street
 MEDFIELD, MA
 02052

KATTMAN
 CORPORATION

Landscape Architects

Landscape Architecture
 Planning

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Sheet Title

SITE PLAN
 4 Multi Families
 BUILDINGS

Scale: 1"=30'-0"
 Date: FEB 23, 2022
 Revisions:

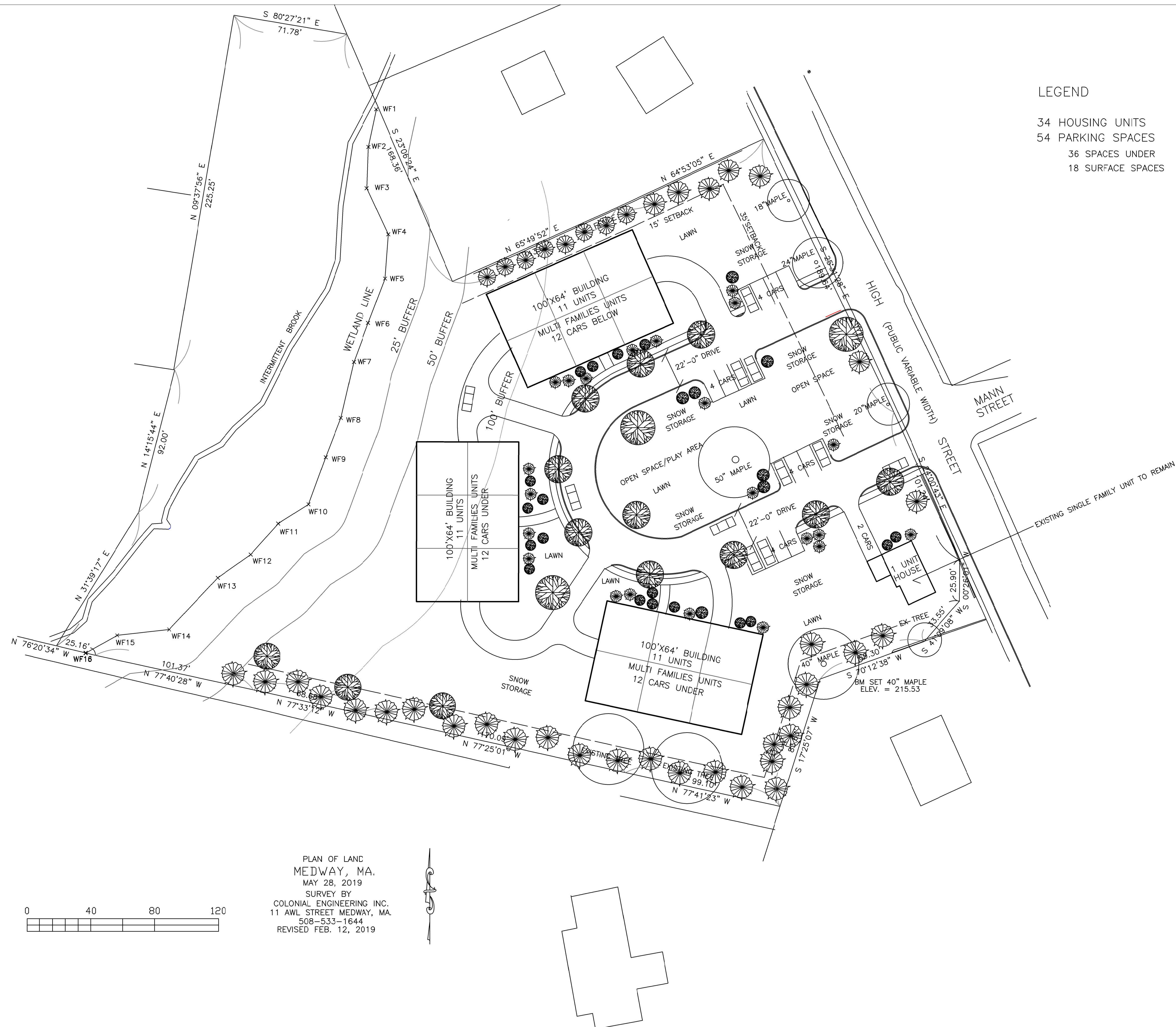
Sheet Number
 L3

MEDWAY
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Revisions:
22'-0" DRIVEWAY
Sheet Number
L2



MEDWAY
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Landscape Architecture
Planning

Sheet Title

SITE PLAN
2 MULTI FAMILIES
BUILDINGS

Sheet Number
L1

