



**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**

August 5, 2019

TO: Maryjane White, Town Clerk  
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator  
RE: **ANR (Subdivision Approval Not Required) Plan** – 274-276 Village Street

At its July 30, 2019 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

**Name of Plan:** 274-276 Village Street ANR Plan of Land in Medway, MA  
**Location/Address:** 274 & 176 Village Street  
**Assessor's Reference:** Map 59, Parcels 54 & 55  
**Zoning District:** AR-II  
**Property Owners:** DTRT LLC - P.O. Box 95, Truro, MA 02666  
and  
Keith & Judith Spinney - 276 Village Street, Medway, MA 02053  
**Applicant:** DTRT LLC  
P.O. Box 95  
Truro, MA 02666  
**Plan Date:** July 15, 2019, last revised July 19, 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 July 15, 2019, an ANR application, and associated documents were filed with the Planning and Economic Development office on July 16, 2019. The ANR plan adjusts the lot line, through a land swap, between 274 and 276 Village Street. Parcel B (2,924 sq. ft. is created from 274 Village Street and Parcel A (5,858 sq. ft.) is created from 276 Village Street. Parcel A will be conveyed to the owner of 274 Village Street and Parcel B will be conveyed to the owner of 276 Village.

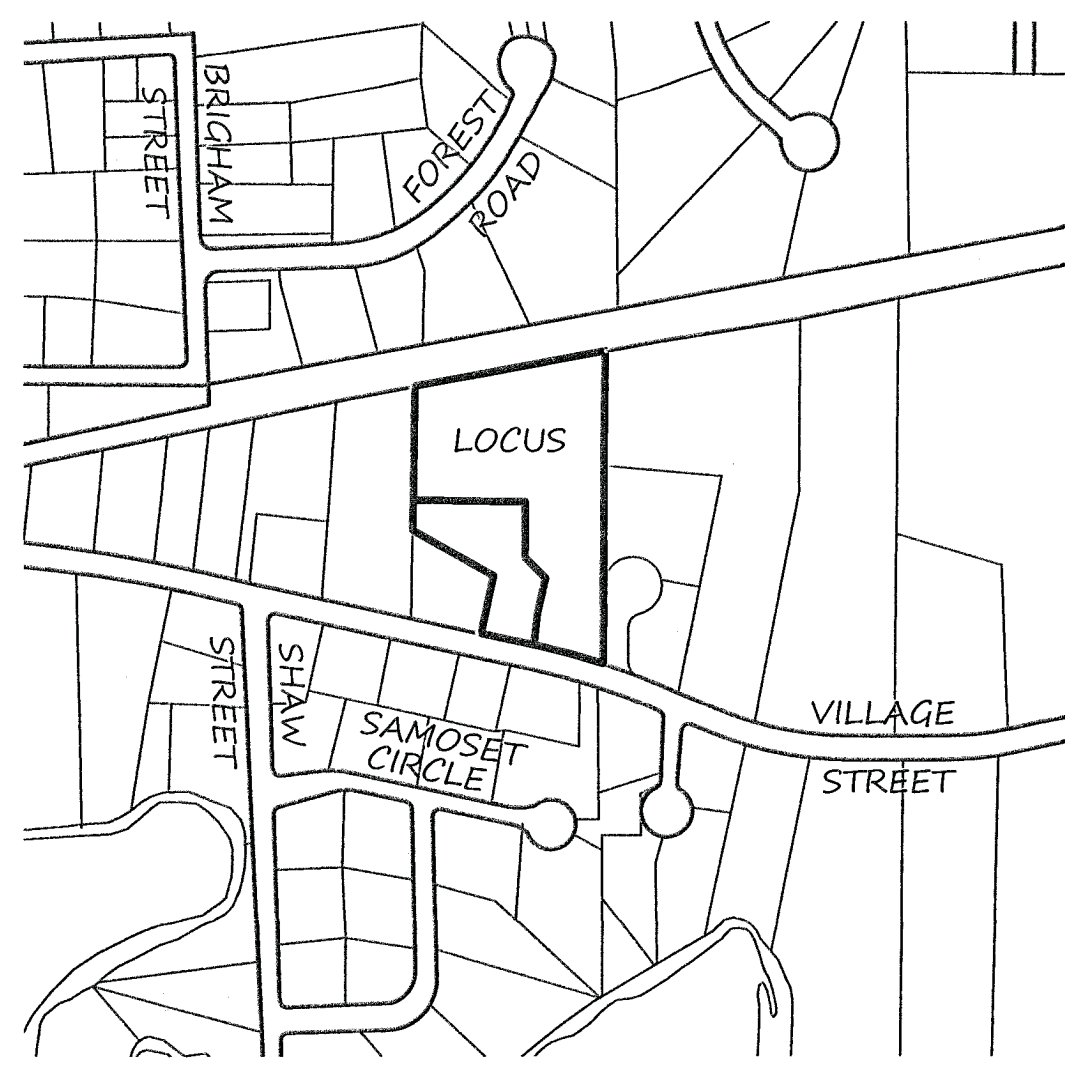
The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated July 18, 2019. Mr. Carlucci indicated that there were two minor technical deficiencies with the plan and recommended those be remedied. A revised plan dated July 19, 2019 was provided which showed the noted revisions. Mr. Carlucci determined that the revised ANR plan met the technical and substantive requirements for plan endorsement and recommended that the plan be endorsed by the Board.

The Planning and Economic Development Board determined that the subject *Plan of Land* **DID NOT** show a subdivision and that resulting Lot C-2 for 274 Village Street and Lot C-2 for 276 Village Street have sufficient frontage, area, and access for ANR purposes. At its July 30, 2019 meeting, the Board voted to endorse the submitted *274 & 276 Village Street ANR Plan of Land in Medway, MA* dated July 15, 2019, last revised July 19, 2019. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

Please note that the land division/rearrangement does not take effect until the endorsed 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  
Larry Rucki, DTRT, LLC  
Dan Merrikin, Legacy Engineering  
Paul DeSimone, Colonial Engineering





LOCUS MAP  
PLAN SCALE: 1"=400'



NOTES:

1. PARCEL A IS PLANNED TO BE COMBINED WITH LOT C-2. PARCEL B IS PLANNED TO BE COMBINED WITH LOT C-1.
2. ALL EXISTING BUILDINGS ON PARCEL 59-55 ARE TO BE DEMOLISHED, INCLUDING THE SHED LOCATED ON THE PROPOSED LOT LINE.
3. REFER TO A GRANT OF VARIANCE DATED AUGUST 1, 1984 RECORDED IN BOOK 6510, PAGE 482 FOR A FRONTAGE VARIANCE APPLICABLE TO LOT C-1. THE PROPOSED CHANGE IN LOT CONFIGURATION DOES NOT AFFECT THE LOT'S FRONTAGE.

FOR REGISTRY USE

ZONING REQUIREMENTS:

ZONE: AGRICULTURAL RESIDENTIAL II  
MIN. LOT AREA: 22,500 S.F.  
MIN. FRONTAGE: 150'  
MIN. FRONT SETBACK: 35'  
MIN. SIDE SETBACK: 15'  
MIN. REAR SETBACK: 15'  
MAX. LOT SHAPE FACTOR: 22

LOT C-1:  
AREA: 28,483 S.F.  
PERIMETER: 790.15'  
SHAPE FACTOR: 21.9

LOT C-2:  
AREA: 39,930 S.F.  
PERIMETER: 906.58'  
SHAPE FACTOR: 20.6

LOT C-1 & PARCEL B:  
AREA: 32,407 S.F.  
PERIMETER: 794.49'  
SHAPE FACTOR: 19.5

LOT C-2 & PARCEL A:  
SAME AS FOR LOT C-2

BEING A SUBDIVISION OF LAND SHOWN AS MAP 59 PARCEL 54 & 55 AS SHOWN IN PLAN BOOK 315 PAGE 1166.

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: 7/22/19

Paul J. Delmonico  
REGISTERED LAND SURVEYOR

MAP AND PARCEL:  
59-54 (#276)  
59-55 (#274)

ZONING CLASSIFICATION:  
AGRICULTURAL RESIDENTIAL II  
MULTIFAMILY OVERLAY DISTRICT

DEED/PLAN REFERENCES:  
DEED BOOK 6563 PAGE 42 (#274)  
DEED BOOK 19198 PAGE 100 (#276)  
PLAN BOOK 315 NO. 1166 OF 1984

OWNERS:  
DTRT, LLC  
P.O. BOX 95  
TRURO, MA 02666

KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

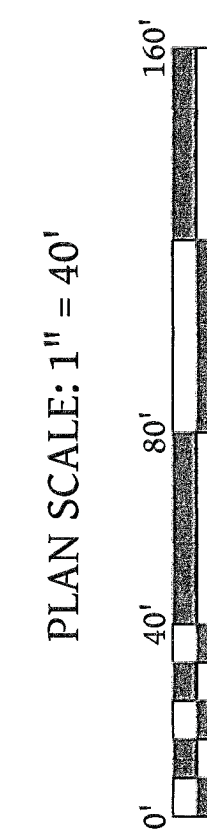
APPLICANT:  
DTRT, LLC  
P.O. BOX 95  
TRURO, MA 02666

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Paul J. Delmonico  
July 30, 2019  
MEDWAY PLANNING BOARD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW.

THE PROPERTY IS NOT CLASSIFIED AS EITHER 61A OR 61B LAND.



DATE	BY	D.J.M.
2019-07-19		
REVISION		
REVISIONS PER TOWN COMMENTS		

PLAN DATE: JULY 15, 2019

274 & 276 VILLAGE STREET  
ANR  
PLAN OF LAND  
IN  
MEDWAY, MA

COLONIAL ENGINEERING, INC.  
P.O. BOX 95  
MEDWAY, MA 02053  
508-533-1644

