

## Board Members

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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### Memorandum

February 16, 2023

TO: Stefany Ohannesian, Town Clerk  
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator  
RE: **ANR (Subdivision Approval Not Required) Plan – 28 Pond Street**

At its February 14, 2023 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as follows:

**Name of Plan:** Plan of Land for 28 Pond Street  
**Location/Address:** 28 Pond Street  
**Assessor's Reference:** Map 30, Parcel 084  
**Zoning District:** Agricultural Residential II  
**Property Owner:** Flintlock Development, LLC  
57 Fuber Avenue  
North Andover, MA 01854  
**Applicant:** Flintlock Development, LLC  
57 Fuber Avenue  
North Andover, MA 01854  
**Plan Date:** January 18, 2023, revised February 10, 2023  
**Prepared by:** Colonial Engineering, Inc.  
P.O. Box 95  
Medway, MA 02053  
Stamped by: Anthony M. Dellorco, R.L.S.  
**Scale:** 1 inch = 40 feet

An ANR plan dated January 18, 2023, an ANR application, and associated documents were filed with the Planning and Economic Development office on January 23, 2023. As the Board would not be able to review and act on the application until its February 14, 2023 meeting, the applicant provided a written authorization to extend the deadline for the Board to act on the plan until February 17, 2023.

The Plan of Land shows the division of the 1.77+/- acre property at 28 Pond Street as follows:

- Lot A1: 25,129 sq. ft. with 150 linear feet of continuous frontage on Flintlocke Lane, an existing public way. Address for this lot to be determined. Lot A1 includes an existing shed which the applicant plans to raze. Applicant is expected to construct a new house on this lot. NOTE – Area and frontage meet the minimum zoning requirements for the AR-II zone.
- Lot A2: 22,546 sq. ft. with 292+/- linear feet of continuous frontage on Flintlocke Lane and Pond Street, both existing public ways. Address for this lot to be determined. NOTE – Area and frontage meet the minimum zoning requirements for the AR-II zone. The plan shows an 18' wide and utility access easement on the northwest corner of Lot A2 to provide access to the existing house located on new Lot A3. Applicant is expected to construct a new house on this lot.
- Lot A3: 29,682 sq. ft. with 150 linear feet of continuous frontage on Pond Street, an existing public way. Lot A3 is where the existing house is located. NOTE – Area and frontage meet the minimum zoning requirements for the AR-II zone.

The ANR plan was reviewed internally by Town staff and a review memorandum dated February 8, 2023 was prepared. Two minor labeling clarifications were needed, and the applicant was directed to revise the plan accordingly. A revised plan dated February 10, 2023 was submitted on February 13, 2023; it addressed the noted items. It was determined that the specified plan revisions had been made and that the updated plan was suitable for Board endorsement.

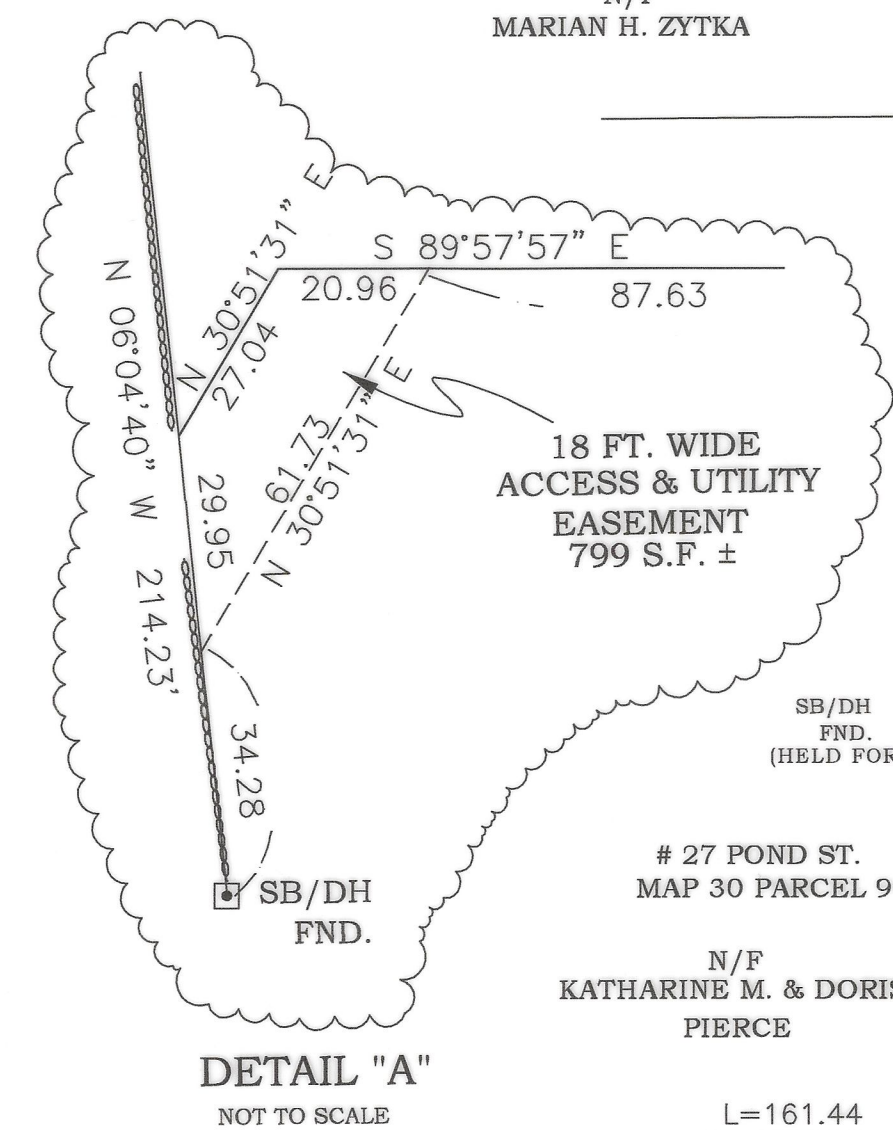
The Planning and Economic Development Board determined that the Plan of Land for 28 Pond Street did not show a subdivision. All three lots are provided adequate “on the ground” paved access via either Pond Street or Flintlocke Lane. At its June 14, 2022 meeting, the Board voted to endorse the submitted *14 Franklin Street Plan of Land* dated January 18, 2023, last revised February 10, 2023, stamped by Anthony Dellorco, R.L.S. on February 10, 2023. A copy of the endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached for others.

***Please note that the land division depicted on the subject plan does not take effect until the plan is recorded at the Norfolk County Registry of Deeds.***

***The Applicant is advised that future development of these parcels is likely subject to the Medway Stormwater Management and Land Disturbance Bylaw. The Applicant is advised to consult with the Conservation Commission and follow the required application procedures.***

*Copies to:* Chris Park, Principal Assessor  
Jon Ackley, Building Commissioner  
Pete Pelletier, DPW Director  
Bridget Graziano, Conservation Agent  
Brendan Larkin, Flintlocke Development, LLC  
Colonial Engineering





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