

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 9, 2019

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 29 Village Street

At its January 8, 2019 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

Name of Plan: Taking Plan of Land – 29 Village Street, Medway, MA
Location/Address: 29 Village Street
Assessor's Reference: Map 72, Parcel 10
Zoning District: AR-II
Property Owners: Jerry and Carol Falk
29 Village Street
Medway, MA 02053
Applicant: Town of Medway
155 Village Street
Medway, MA 02053
Plan Date: July 12, 2018, last revised January 8, 2019
Prepared by: Robert E. Constantine, PLS
Guerriere and Halnon, Inc.
55 West Central Street
Franklin, MA 02038
Scale: 1 inch = 40 feet

An ANR plan dated July 12, 2018 and the associated ANR application were filed with the Planning and Economic Development office on January 4, 2019. The ANR plan shows the creation of a 16,040 sq. ft. parcel to be split off from the existing 106,956 sq. ft. property at 29 Village Street owned by Jerry and Carol Falk. The purpose of the land split is to formalize the "taking" of this parcel as voted by the 1976 Annual Town Meeting to provide access to the Town's well located on abutting property at 31R Village Street. The remaining land at 29 Village

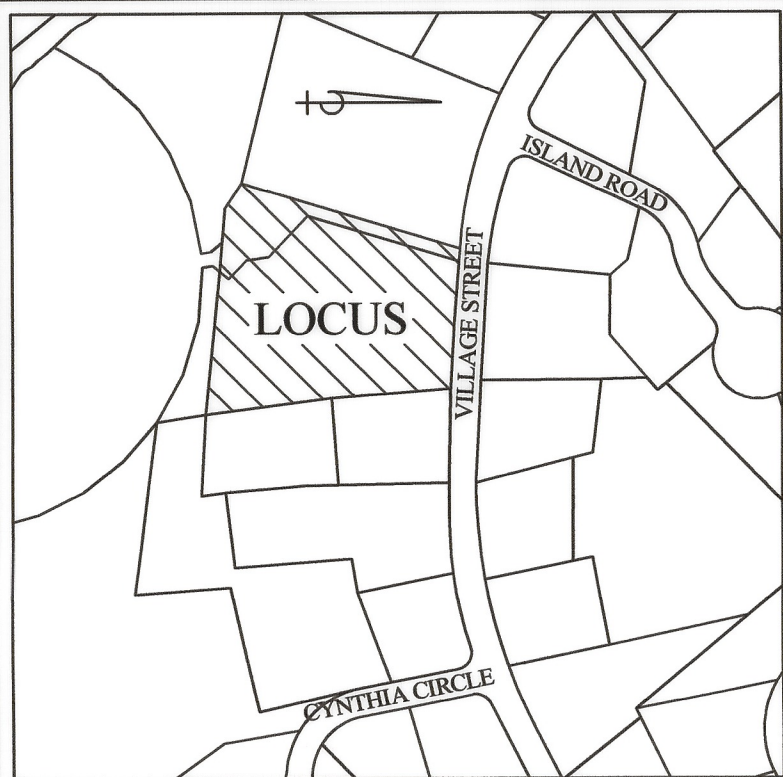
Street, shown as Lot 1 on the ANR plan, is a compliant house lot with 90,916 sq. ft. of area and more than 180' of frontage on Village Street.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated January 7, 2019. Mr. Carlucci indicated that the ANR plan met the substantive and technical requirements for plan endorsement but lacked a few minor information points that are required to be shown on the plan before the Board's endorsement. A revised plan dated January 8, 2019 was prepared and submitted which addressed the informational deficiencies; Mr. Carlucci 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 subject *Plan of Land* **DID NOT** show a subdivision as no new lots were being created and the remaining property had frontage on an existing public way. At its January 8, 2019 meeting, the Board voted to endorse the submitted *Taking Plan of Land for 29 Village Street* dated July 12, 2018, last revised January 8, 2019. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

Please note that the land split 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
Allison Potter, Assistant Town Administrator
David D'Amico, DPS Director
Jerry and Carol Falk

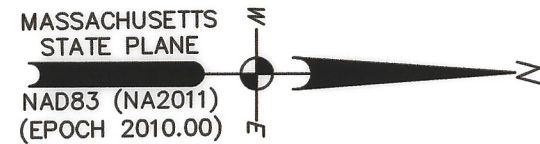


CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

NOTE:

1. THIS PROPERTY REFERS TO ASSESSOR MAP 72 LOT 10.
2. THIS PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

PLAN REFERENCE:
PLAN NO. 578 OF 1993 PL. BK. 416



SCALE: 1"=500'

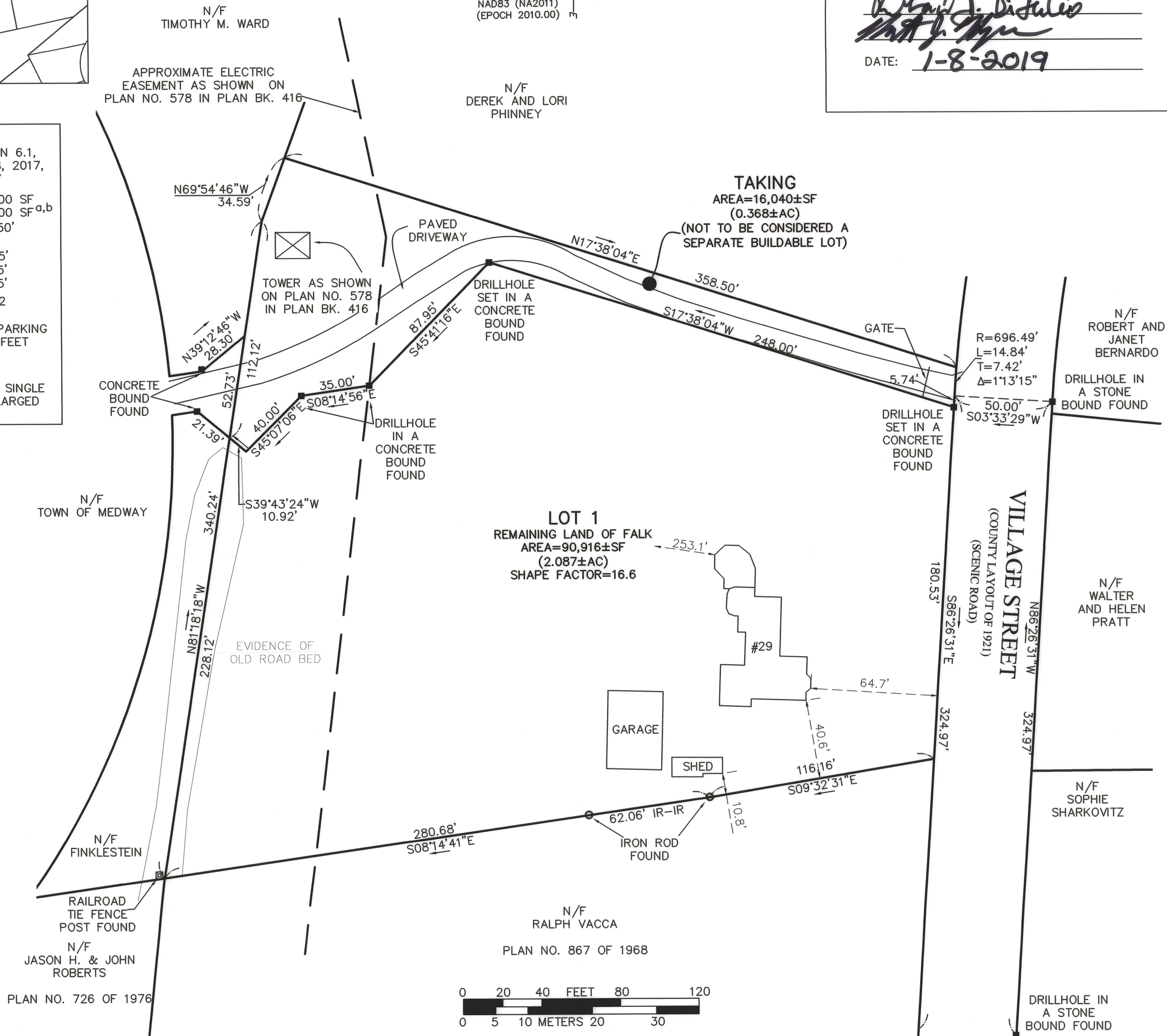
ZONE: AR-II

MEDWAY ZONING BYLAW SECTION 6.1,
TABLE 2; LAST AMENDED MAY 8, 2017,
PUBLISHED JULY 10, 2017

MINIMUM LOT AREA	22,500 SF
	30,000 SF ^{a,b}
MINIMUM LOT FRONTAGE	150'
MINIMUM YARDS	
FRONT	35'
SIDE	15'
REAR	15'
MAXIMUM SHAPE FACTOR	22

^aFOR A TWO FAMILY HOUSE. NO PARKING SHALL BE PERMITTED WITHIN 10 FEET OF AN ADJOINING LOT LINE

^bFOR A NEWLY CONSTRUCTED TWO-FAMILY HOUSE OR WHEN A SINGLE FAMILY DETACHED HOUSE IS ENLARGED FOR A 2 FAMILY HOUSE.



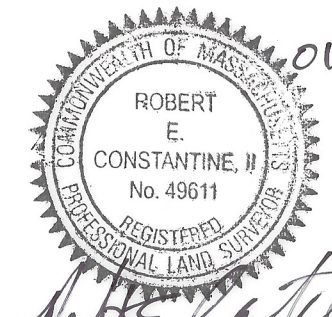
PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

MEDWAY PLANNING BOARD

Carol Ann...
Robert J. DiStasio
Matthew...

DATE: 1-8-2019



OWNERS:
JERRY FALK
CAROL FALK
29 VILLAGE STREET
MEDWAY, MA 02053
DEED BK. 25364 PG. 197

REVISIONS

DATE	REVISED
01.08.2019	PER CONSULTANT COMMENTS.



**Guerriere
&
Halnon, Inc.**

Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.gandhengineering.com

**TAKING
PLAN OF LAND
29 VILLAGE STREET
MEDWAY
MASSACHUSETTS**

DATE JULY 12, 2018	SCALE 1"=40'
SHEET 1 OF 1	JOB NO. F4216

JOB NO. **F4216**