



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

RECEIVED

SEP 20 2018

TOWN CLERK

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew Hayes, P.E.
Richard Di Iulio

Memorandum

September 20, 2018

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 1 and 2 Nirvona (Nirvana) Way,
formerly known as 32R Hill Street



At its August 28, 2018 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, Massachusetts
Location/Address: 1 and 2 Nirvona (Nirvana) Way (formerly known as 32R Hill Street)
Assessor's Reference: 03 – 033 (2 Nirvana Way) and 03-033-0001 (1 Nirvana Way)
(both formerly known as Map 8, Parcel 16)
Zoning District: AR-I
Property Owner: Christine E. Price
32R Hill Street
Medway, MA 02053
Applicant: Christine Price
Plan Date: August 1, 2018
Prepared by: Paul J. DeSimone, PLS
Colonial Engineering Consultants, Inc.
11 Awl Street, Medway, MA 02053
Scale: 1 inch = 40 feet

The ANR application dated August 2, 2018 and the associated ANR Plan dated August 1, 2018 were filed with the Planning and Economic Development Board on August 9, 2018. The subject property is that shown on the Hill View Estates Definitive Subdivision Plan endorsed by the Planning and Economic Development Board on October 10, 2017 and recorded at the Norfolk County Registry of Deeds on December 5, 2017 (Plan Book 664, Pages 6 – 14). The subdivision plan showed the land being divided into two parcels and a private roadway. The current map/parcel numbers are 03-033 (2 Nirvana Way) and 03-033-0001 (1 Nirvana Way).

The ANR plan shows an adjustment of the lot line between the two subdivision lots. Lot C, a 1.79 acre unbuildable parcel, is being separated out of vacant lot 10-C (now known as 03-033-0001). Lot 10-B (now known as 03-033) has the existing house on it. The resultant reduced size vacant Lot 10-C will have 6.3 acres. Parcel C and Lot 10-B (now known as 03-033) are to be combined for a total of 5.82 acres. There are no changes to the roadway parcel.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated August 24, 2018. He indicated that the ANR plan meets the substantive and technical requirements for plan endorsement and recommended that the Board endorse the plan as presented.

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. At its August 28, 2018 meeting, the Board voted to endorse the submitted Plan of Land dated August 1, 2018. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

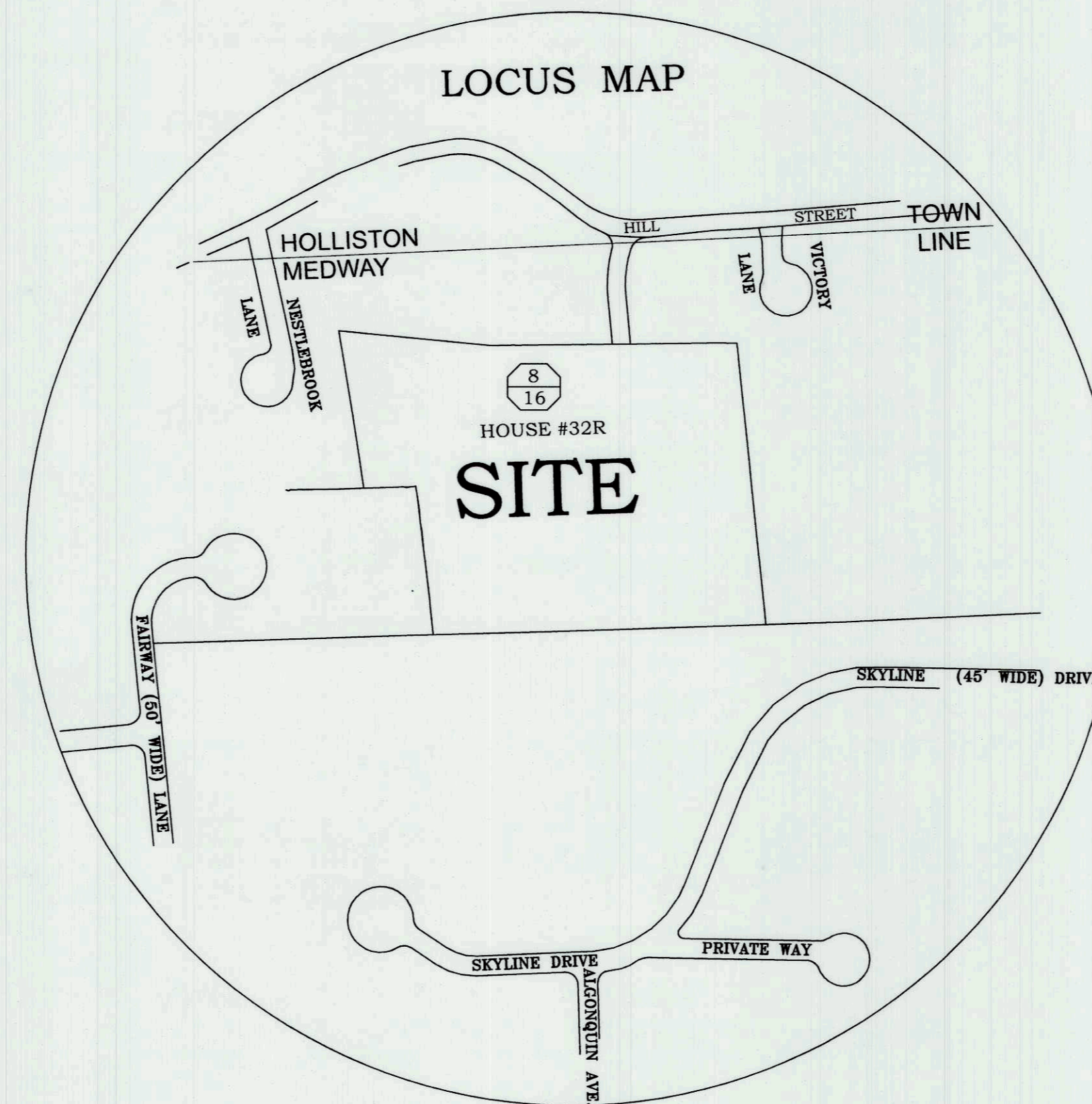
Please note that this plan has not yet been recorded at the Norfolk County Registry of Deeds.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
Dave D'Amico DPS Director
Bridget Graziano, Conservation Agent
Christine E. Price
Tony Biocchi
Paul DeSimone, Colonial Engineering

LEGAL REFERENCE

PL. BK. 664 PL # 6
PL. BK. 275 PL # 408
PL. BK. 286 PL # 1027
PL. BK. 480 PL # 668-2000
DEED BK 38021 PG 60
DEED BK 14558 PG 459

LOCUS MAP



NOTE: LOT 10C & PARCEL C BEING A SUBDIVISION
OF LOT 10A AS SHOWN ON A PLAN RECORDED AT
THE NORFOLK COUNTY REGISTRY OF DEEDS
IN PL. BK #664 PLAN # 6

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: 8/2/18



APPROVAL UNDER SUBDIVISION CONTROL
LAW IS NOT REQUIRED.

DATE APPROVED:

APPROVED BY: [Signature]
[Signature]
[Signature]

MEDWAY PLANNING BOARD

DATE ENDORSED: August 28, 2018

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

NOTE:

THE SUBJECT PROPERTY IS NOT
CLASSIFIED AS CHAPTER 61A OR 61B.
THE SUBJECT PROPERTY DOES NOT
LIE WITHIN THE FLOOD PLAIN.
HILL STREET IS AN SCENIC ROAD

MEDWAY ZONE AR-1

MIN. FRONTAGE	180 FT.
FRONT SETBACK	35 FT.
SIDE SETBACK	15 FT.
REAR SETBACK	15 FT.
MIN. LOT AREA	44,000 SQ. FT.

PLAN OF LAND

IN
MEDWAY, MA

MAP 8 PARCEL 16

ZONING AR1 DISTRICT

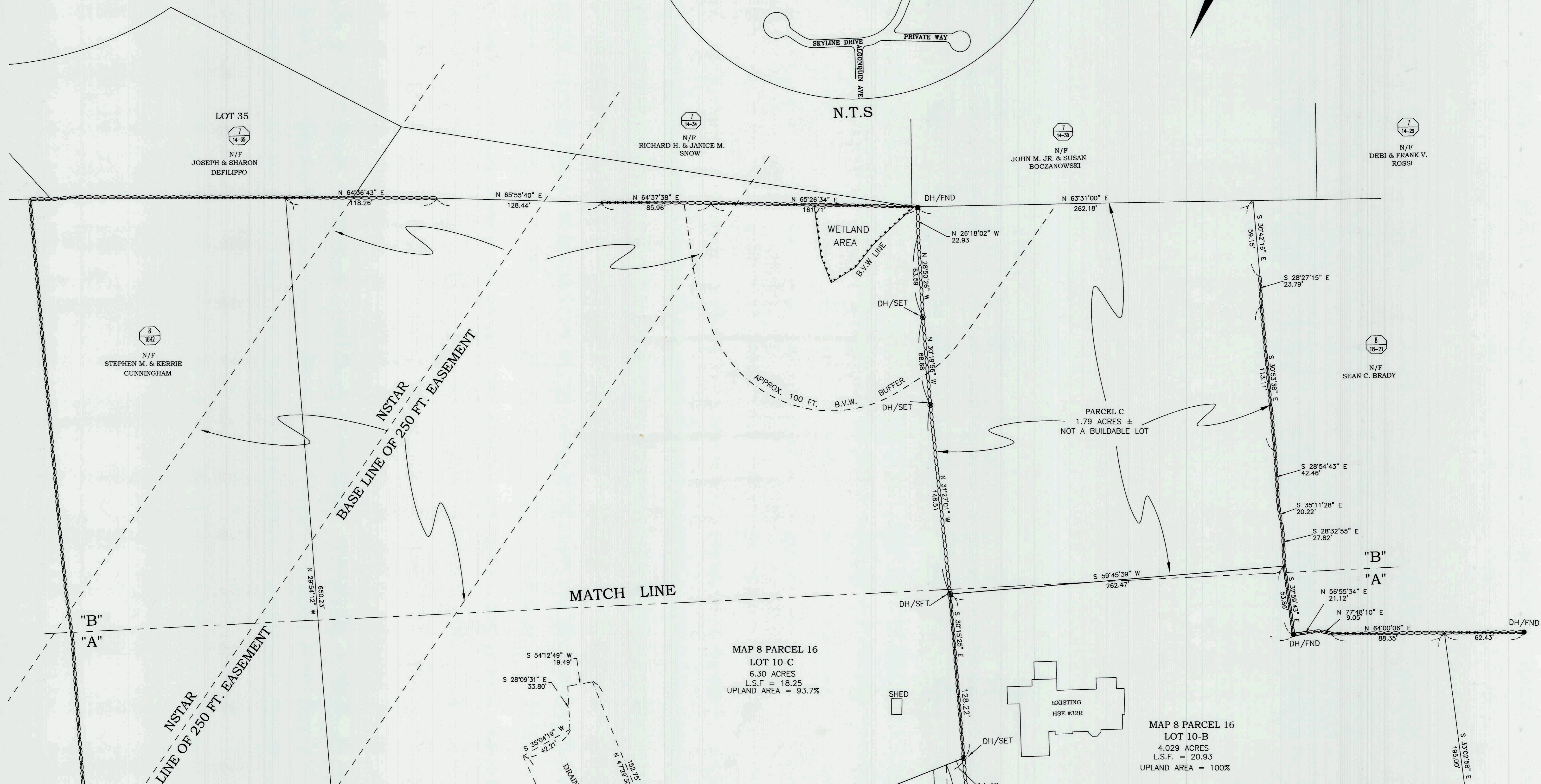
OWNER: CHRISTINE PRICE
32R HILL STREET
MEDWAY, MA 02053

DATE: AUGUST 1, 2018
SCALE 1" = 40'

COLONIAL ENGINEERING, INC.
11 AWL STREET
MEDWAY, MA 02053
508-533-1644

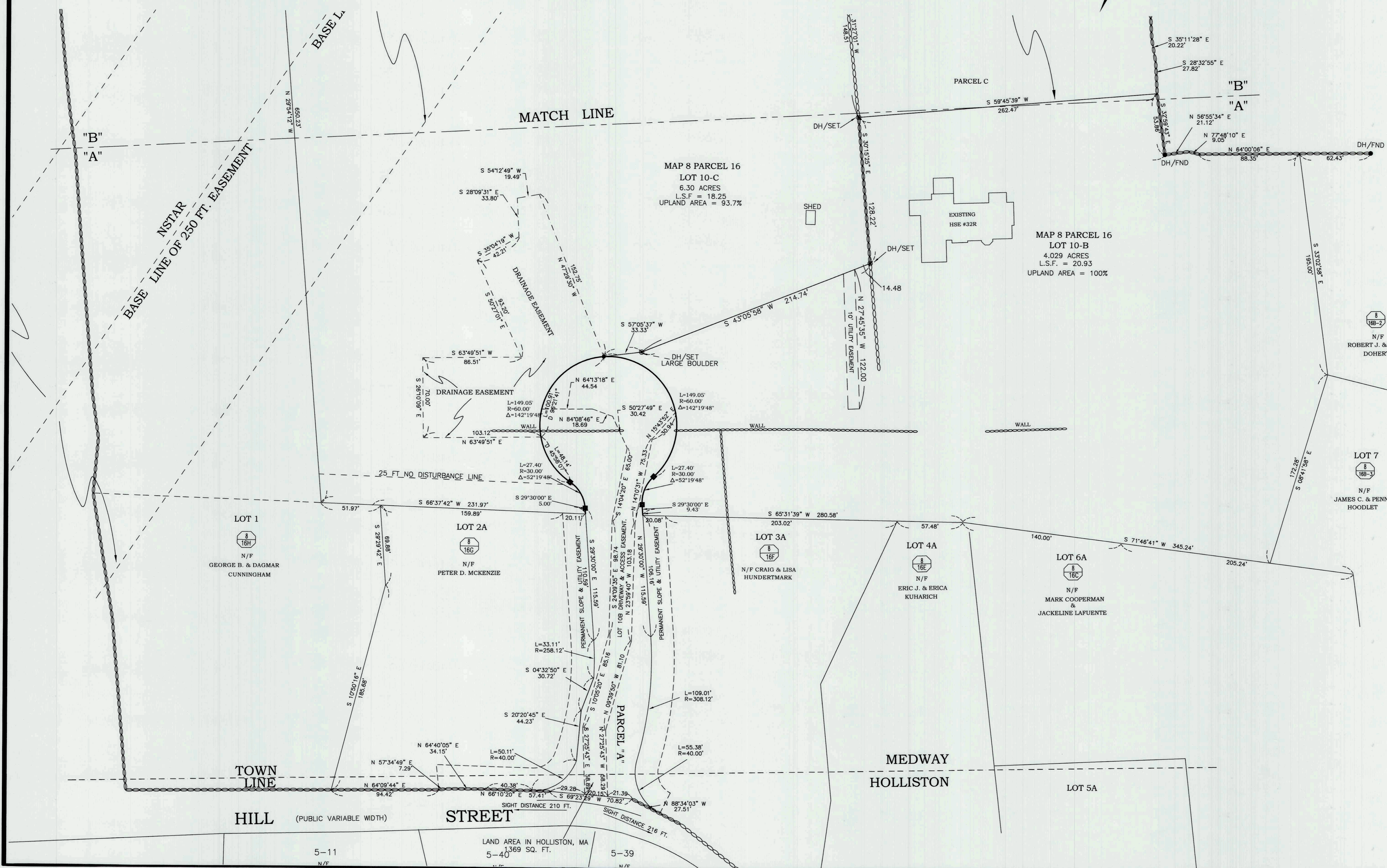


SHEET 1 OF 2



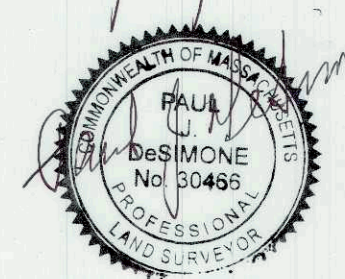
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LAW IS NOT REQUIRED.

DATE APPROVED: _____

Paul J. Desimone
PAUL J. DESIMONE
REGISTERED PROFESSIONAL ENGINEER
NO. 20495
MEDWAY PLANNING BOARD

DATE ENDORSED August 28, 2018

8
168-2
N/F
ROBERT J. & KAREN L.
DOHERTY

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