

Board Members

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Member



TOWN OF MEDWAY

Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
DEC 2 '21 AM 10:15

Memorandum

December 2, 2021

TO: Stefany Ohannesian, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 39 Waterview Drive

At its November 23, 2021 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, MA
Location/Address: 39 Waterview Drive
Assessor's Reference: Map 67, Parcel 026
Zoning District: Agricultural Residential II
Property Owners: Michelle Earle and Todd Houle
39 Waterview Drive
Medway, MA 02053
Applicant: Michelle Earle and Todd Houle
39 Waterview Drive
Medway, MA 02053
Plan Date: November 22, 2021
Prepared by: Anthony M. Dellorco, PLS
Colonial Engineering Inc.
11 Awl Street
Medway, MA 02053
Scale: 1 inch = 20 feet

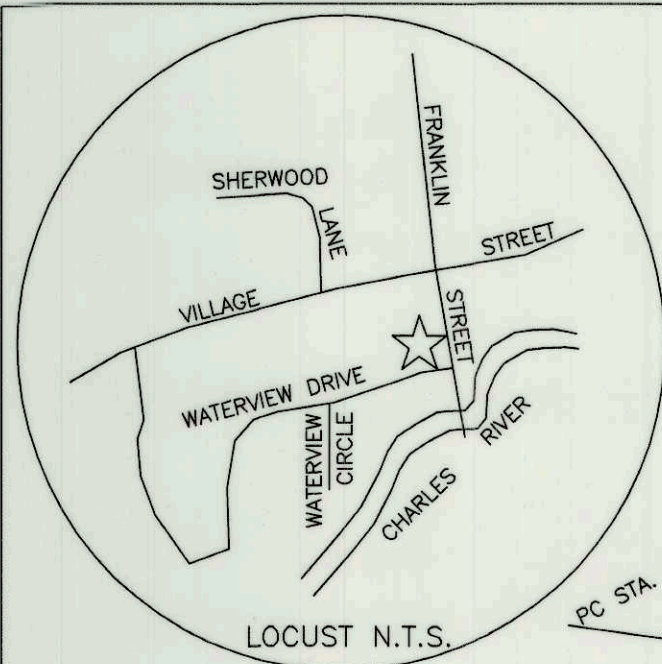
An ANR plan dated November 12, 2021, an ANR application, and associated documents were filed with the Planning and Economic Development office on November 12, 2021. The plan shows Lot 17A at 39 Waterview Drive, (Medway Map 67, Parcel 26) (22,523 sq. ft.), which is a corner lot with approximately 232' of frontage on Waterview Drive and Franklin Street and the adjacent Parcel A, a 7,997 sq. ft. parcel, which is a portion of the abandoned Consolidated Rail Corporation railroad bed that runs along the northern property line of 39 Waterview Drive

with approximately 41' frontage on Franklin Street. Colonial Engineering has explained that the Applicants wish to claim ownership of Parcel A to add to their property and has indicated that other properties along the railroad bed have done so as well over the years. The Applicants have not supplied any information to support their claim to ownership of Parcel A. It is identified on the plan as not being a separate buildable lot under the *Zoning Bylaw*.

The ANR plan was reviewed internally by Town Staff. A number of minor items were missing from the plan but not determined to be critical for the Board's action. The plan was also reviewed by Town Counsel KP Law which recommended that a notation be added to the plan stating that endorsement of the plan does not confer any right, title or easement in land shown on the plan to any property owner. The Applicant was so informed and a revised plan dated November 22, 2021 was prepared and submitted which includes the above noted statement. It was determined that the specified plan revision had been made and that the updated plan was suitable for the Board's endorsement.

The Planning and Economic Development Board determined that the subject *Plan of Land for 39 Summer Street* **DID NOT** show a subdivision and the lot and adjacent parcel have sufficient frontage and access on Waterview Drive or Franklin Street, both public ways. At its November 23, 2021 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* (for 39 Waterview Drive) dated November 22, 2021. A copy of the endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached for others.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
Pete Pelletier, DPW Director
Paul DeSimone, Colonial Engineering



N/F CONSOLIDATED RAIL CORP.

LOT 18A
N/F Darrick & Andrea Kerr
37 Waterview Drive
Map 67 Parcel 27

N/F CONSOLIDATED RAIL CORP.

PARCEL A
7,997 S.F.
NOT A BUILDABLE LOT
UNDER CURRENT TOWN
OF MEDWAY ZONING

LOT 17A
22,523 S.F.
Map 67 Parcel 26

BITUMINOUS
DRIVE

2ST. W/F
HSE#39

DECK

SHED

WATERVIEW (PUBLIC 50' WIDE) DRIVE

FRANKLIN (PUBLIC 50' WIDE) STREET
(COUNTY LAYOUT OF 1981)

N/F Kimberly M. Kasten
38 Waterview Drive
Map 67 Parcel 71

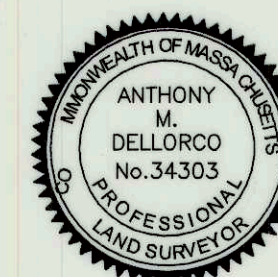
N/F Phillip & Cathy D'Alesio
40 Waterview Drive
Map 67 Parcel 72

ZONE AR II
AREA 22,500 S.F.
FRONTAGE 150'
SETBACK 35'
SIDEYARD 15'
REARYARD 15'

SIDELINE OF ABANDONED RAILROAD BED

CENTERLINE OF ABANDONED RAILROAD BED

SIDELINE OF ABANDONED RAILROAD BED



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: NOVEMBER 22, 2021

APPROVAL UNDER SUBDIVISION CONTROL
LAW IS NOT REQUIRED.

DATE APPROVED: _____

[Signatures]
11-22-2021

TOWN OF MEDWAY PLANNING BOARD

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

NOTE: PROPERTY SHOWN ON THIS
PLAN IS NOT CLASSIFIED AS
CHAPTER 61A OR 61B.

NOTE: ENDORSEMENT OF THIS PLAN DOES NOT
CONFER ANY RIGHT, TITLE OR EASEMENT IN LAND
SHOWN ON THIS PLAN TO ANY PROPERTY OWNER.

PLAN OF LAND

IN

MEDWAY, MA.

SCALE: 1"=20' NOV. 22, 2021

OWNER: Michelle S. Earle
& Todd Houle
39 Waterview Drive
Medway, Ma. 02053

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

