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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
**PLANNING AND ECONOMIC
DEVELOPMENT BOARD**
NOTICE OF PUBLIC HEARING
Proposed Amendments to Medway Zoning Bylaw
Tuesday, March 12, 2024

Pursuant to G.L. c. 40A, §5, the Town of Medway Planning and Economic Development Board (PEDB) will conduct a public hearing on Tuesday, March 12, 2024 at 7:00 p.m. at Sanford Hall, located in Medway Town Hall at 155 Village Street, Medway, to receive comments on proposed amendments to the Medway Zoning Bylaw. As a courtesy, access via Zoom will also be provided.

The proposed amendments have been prepared for inclusion on the warrant for consideration at the May 13, 2024 annual town meeting. The subject matter of the proposed amendments is summarized below. The specific article identifiers will be revised as the Select Board finalizes the warrant and assigns warrant article numbers.

ARTICLE A – Awning Signs – To modify the computation of sign area for awning signs.

ARTICLE B – Parking – To change the minimum required parking spaces for ARCPUD housing from 2 parking spaces to 1.5 parking spaces per unit.

ARTICLE C – Outdoor Display – Add a new Section 5.4.1 to allow businesses to have outdoor display of merchandise by right if certain criteria are met, in zoning districts which allow outdoor display, and amend Table 1: Schedule of Uses to insert reference to 5.4.1.

ARTICLE D – Housekeeping – This article proposes the following non-substantive changes:

- 1) Delete Section 1.5 Amendments in its entirety as unnecessary (governed by G.L. c. 40A).
- 2) Make correction to Central Business District zoning section on rowhouses Section 10.4.C.1.a.
- 3) Make correction to Central Business District zoning section 10.3.D.7, which provides for special permits to allow increase in maximum height.

ARTICLE E – MBTA Communities zoning – To establish multi-family housing overlay district allowing multi-family housing by right, subject to modified site plan review, at a density to comply with G.L. c. 40A, §3A, known as the MBTA Communities zoning. Would also repeal the Town’s existing multi-family housing overlay district, and establish two new multi-family housing districts compliant with c. 40A, §3A: one district would be a portion of 154 Summer Street, the other would be 33-39 Main Street.

ARTICLE F – Open Space Residential Development – Proposes major revisions to the OSRD bylaw, including allowing OSRD subdivisions by right, and changing the yield analysis which determines the maximum density.

ARTICLE G – Lighting – Amend Section 7.1.2.E.3 to expand the exemption for overnight lighting to include residential uses and delete Section 7.1.2.E.4.

Drafts of the proposed amendments are on file at the offices of the Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, and may be reviewed during regular business hours. The proposed amendments will also be posted online at the PEDB's web page at the Town's web site:

<https://www.townofmedway.org/planning-economic-development-board>. For further information or questions, contact the Planning office at 508-533-3291. Written comments may be sent to the PEDB at 155 Village Street, Medway, MA 02053 or emailed to: planningboard@townofmedway.org.

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